



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness & Permit to Alter Case Report

HEARING DATE: SEPTEMBER 19, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2017-009220PTACOA-03
Project Address: Multiple
Historic Designation: Lillie Hitchcock Coit Tower – Landmark No. 165
Washington Square – Landmark No. 226
Civic Center Landmark District
Jackson Square Landmark District
Kearny-Market-Mason-Sutter Conservation District
New Montgomery-Mission-Second Street Conservation District
Kearny-Belden Conservation District
Pine-Sansome Conservation District
Zoning: Multiple
Block/Lot: Multiple
Applicant: San Francisco Public Works
30 Van Ness Ave, Suite 4100
San Francisco, CA 94102
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

PROPERTY DESCRIPTION

The Project proposes to fully replace the existing non-historic public toilets and kiosks located in the public right-of-way or on lots operated by the Recreation and Park Department. The project includes a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. A total of 6 public toilets and 34 kiosks are located within the boundaries of Article 10 and Article 11 landmarks, landmark districts, and conservation districts including: Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, Jackson Square Landmark District, Kearny-Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District.

The existing public toilets and kiosks were designed in a turn of the 20th century style and installed in 1995 and are therefore non-historic and non-contributing to the adjacent landmarks and surrounding districts. The existing design features fluted and modeled fascia, domes, brass knobs, and green with gold trim color scheme.

The existing public toilets feature a single-stall, measure approximately 12' in length by 7' in width and 10' in height, and have a rounded footprint and shape. They are self-cleaning, accessible, and connected directly to city sewer, water and electrical lines.

The existing kiosks come in two types and sizes, both range in size from 14 to 17' tall, 5 to 6' in diameter, have three 12' tall illuminated vertical panels, and feature a circular footprint and shape. 12 of the existing kiosks located in Article 10 and Article 11 landmarks and districts were designed to contain newsstands and the rest function as non-functional advertising kiosks with one advertising panel dedicated to city/public service uses and two panels dedicated for advertising purposes. All of the Article 10 and Article 11 locations are listed below:

6 Public Toilets:

- 1 toilet at Coit Tower, City Landmark No. 165
- 1 toilet at Washington Square Park, City Landmark No. 226 and Washington Square Landmark District (California Register)
- 2 toilets within Civic Center Landmark District (Article 10, California and National Register)
- 2 toilets within Kearny-Market-Mason-Sutter Conservation District (Article 11 and California Register)

34 Kiosks:

- 2 kiosks within Civic Center Landmark District (Article 10, California and National Register)
- 1 kiosk within Jackson Square Landmark District (Article 10, California and National Register)
- 1 kiosk within Kearny-Belden Conversation District (Article 11 and California Register)
- 23 kiosks within Kearny-Market-Mason-Sutter Conservation District (Article 11 and California Register)
- 6 kiosks within New Montgomery-Mission-2nd St Conservation District (Article 11 and California Register)
- 1 kiosk within Pine-Sansome Conservation District (Article 11 and California Register)

PROJECT DESCRIPTION

The Project Sponsor proposes to replace all of the existing non-historic public toilets and kiosks with new public toilets and kiosks within or nearby existing locations due to the expiration of the original agreement with JCDecaux. These efforts are part of a new enhancement program to replace the existing structures with a more contemporary design.

The contemporary design proposed for the replacement is a departure from the existing structures, which convey a pseudo-historic aesthetic. The proposed design is intended to reference the aesthetic of new City street furniture such as Market Street subway entrances, bus shelters, Civic Center kiosk, etc. The kiosks and toilets in the new design are curved, abstract, sculptural structures: the toilets would be roughly a rounded hour-glass shape in plan, and the kiosks, a rounded triangle. In elevation, these structures are wider at the middle and taper towards the top and bottom. A bowed glass surface would cover the advertising panels on the kiosks and seamlessly connect with the adjoining sculpted surfaces. The public toilets would feature a durable concrete base and formed textured stainless steel panels for the walls and door with a fiberglass roof that includes a skylight. The exterior shell of the kiosks would

consist of glazed poster/display space and formed textured stainless steel panels for the walls and door with a fiberglass cap hiding antennas. The two proposed textures meet the design intent of providing matte, scratch-hiding surfaces. Further engineering and testing, which will occur during the project's mock-up phase, is required to determine what pattern best maintains its appearance after being bent and curved,. Staff is recommending a Condition of Approval that will require the Project Sponsor to submit a materials board to Planning Department Preservation staff to verify the final material choice and finish.

The proposed public toilets will come in two sizes, including single- and double-stall toilets. The proposed single-stall toilet will be slightly larger and taller than the existing, specifically measuring 14' in length, 9' in width, and 13.5' in height, resulting in an increase of 2' in width and length, and 3.5' in height. The proposed double-stall toilets will be approximately 4' longer. They will continue to be self-cleaning, accessible, and connected directly to city sewer, water and electrical lines.

The Project Sponsor is exploring enlarging some of the existing single-stall toilets to double-stalls, based on demand. At this time, the specific number and locations of the double-stall toilets has not been determined by the Project Sponsor; however the following potential locations relate to Article 10 and 11:

- Public toilet at Market & Powell Streets within the Article 11 Kearny-Market-Mason-Sutter Conservation District
- Public toilet at Grove & Larkin Streets within the Article 10 Civic Center Landmark District
- Public toilet at Market & 7th Street (United Nations Plaza) within the Article 10 Civic Center Landmark District

The proposed replacement kiosks would either be designed as multi-service or interactive kiosks, intended to serve micro-businesses, way-finding and neighborhood services, or as standard advertising kiosks. The proposed replacement kiosks will have similar dimensions to the existing, ranging from 14 to 17' tall, 5 to 6' in diameter, with three illuminated vertical panels approximately 12' tall. The proposal includes two types of the standard kiosks, including a smaller and a larger version, to respond to the varying size, usage, and level of pedestrian foot traffic of the existing sidewalks. Some of the proposed kiosks will have the potential for changeable electronic displays. All images displayed on these will be silent and static, with no video or animation as per Article 6 of the Planning Code. All of the kiosks will be replaced with similar functionality to existing and only select locations will have vending doors open where path of travel requirements are met.

ISSUES & OTHER CONSIDERATIONS

Based on the review and comment provided at the July 18, 2018 joint HPC and Civic Design Review (CDR) Committee of the Arts Commission hearing, the Project Sponsor has revised the proposal to respond to the recommendations outlined in the "Meeting Notes from the Review and Comment at the July 18, 2018 Joint HPC and CDR Committee of AC hearing", see attachment for details of the recommendations and concerns identified. In summary, the recommendations included a more rounded version of kiosks and more pronounced curves in the toilets, treatment of the roof, more interactive components and programming on the structures, and materials that would be scratch

resistant and reduce glare. The proposal has been revised to address the Commission's recommendations, see details below:

- The convex portion of the long sides of the toilet has been squeezed at the top to make the curve more pronounced;
- The rounded version of the kiosks has been further refined with display glass curving in the horizontal direction and metal surround panels curving in both horizontal and vertical directions creating the desired pillowed profile;
- Vegetation has been removed from the roof and replaced with a single-piece fiberglass structure that would match in color, appearance, and pattern to the sides of the toilets and a skylight is proposed centered over the toilet section to provide light;
- Additional interactive components and programming is proposed on a panel located opposite the "use instructions" panel on the public toilets;
- Revised materials include textured stainless steel panels that deter deliberate scratching and hide wear-and-tear due to its bumpy texture and pattern. Additionally, the textured stainless steel panels are matte in order to reduce glare. Design intent is to reflect color and shadow, but not images. Material samples will be available at the hearing for review.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the current proposal of the project at the date of this report. The Department has received a letter of opposition from Telegraph Hill Dwellers (THD) for the original proposal reviewed at the December 6, 2017 ARC hearing, included as an attachment. THD also expressed opposition to the proposal reviewed at the July 18, 2018 Joint HPC and Civic Design Review Committee of the Arts Commission hearing.

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate of Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other

policies. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.6 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section 1004(c), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Notwithstanding the foregoing, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

Lillie Hitchcock Coit Tower – Landmark No. 165

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Landmark as described in designating ordinance¹.

¹ The Lillie Hitchcock Coit Tower Designating Ordinance may be found on the Planning Department website at: http://sfplanninggis.org/docs/landmarks_and_districts/LM165.pdf or in Case No. 1983.450L.

Washington Square Park – Landmark No. 226

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Landmark as described in the designating ordinance².

ARTICLE 10 – Appendix B – Jackson Square Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Landmark District as described in Appendix B of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance³.

ARTICLE 10 – Appendix J – Civic Center Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Landmark District as described in Appendix J of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance⁴.

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to the Planning Department Preservation Staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTION 1111.6 OF THE PLANNING CODE

Section 1111.6 of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

The proposed project is consistent with Article 11. Please reference the analysis.

² The Washington Square Park Designating Ordinance may be found on the Planning Department website at: http://sfplanninggis.org/docs/landmarks_and_districts/LM226.pdf or in Case No. 1998.270L.

³ The Jackson Square Landmark District information may be found in Appendix B to Article 10 of the Planning Code, available through the Planning Department website.

⁴ The Civic Center Landmark District information may be found in Appendix J to Article 10 of the Planning Code, available through the Planning Department website.

- (b) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings.

The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Please reference the analysis.

- (c) Proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building.

The proposed project does not include any alterations to exterior features of any buildings in the districts. Please reference the analysis.

ARTICLE 11 – Appendix E – Kearny-Market-Mason-Sutter Conservation District

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Conservation District as described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance⁵.

ARTICLE 11 – Appendix F – New Montgomery-Mission-Second Street Conservation District

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Conservation District as described in Appendix F of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance⁶.

ARTICLE 11 – Appendix I – Kearny-Belden Conservation District

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Conservation District as described in Appendix I of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance⁷.

ARTICLE 11 – Appendix J – Pine Sansome Conservation District

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Conservation District as

⁵ The Kearny-Market-Mason-Sutter Conservation District information may be found in Appendix E to Article 11 of the Planning Code, available through the Planning Department website.

⁶ The New Montgomery-Mission-Second Street Conservation District information may be found in Appendix F to Article 11 of the Planning Code, available through the Planning Department website.

⁷ The Kearny-Belden Conservation District information may be found in Appendix I to Article 11 of the Planning Code, available through the Planning Department website.

described in Appendix J of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance⁸.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project would not remove or alter any features or spaces, which characterize the landmark building or surrounding districts. The existing public toilets and kiosks were designed in a turn of the 20th century style and installed in 1995. The existing structures falsely evoke a historic aesthetic and are non-contributing to the adjacent landmarks or surrounding districts. Therefore, the replacement of the existing public toilets and kiosks will not remove or alter any features that characterize the surrounding resources. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The proposed design of the new structures would be clearly distinguished as contemporary features of the sites. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project would not destroy or damage any contributing elements to the adjacent landmarks or surrounding districts. The overall scale, proportion, and massing allows the structures to be distinct and the curved shape further reduces the perception of the volume, allowing the structures to recede as subordinate elements of their sites. The design of the structure would be sufficiently differentiated from the historic buildings through the use of contemporary materials while maintaining a compatible appearance through the small scale,

⁸ The Pine-Sansome Conservation District information may be found in Appendix J to Article 11 of the Planning Code, available through the Planning Department website.

rounded form, and shaped massing of the structures. The replacement toilets will slightly increase in size and height while the replacement kiosks will retain similar dimensions to existing. The clean and minimalist detailing and curved shapes of the replacement toilets and kiosks will result in subdued forms within the City's designated districts and adjacent to Landmark properties. Therefore, the proposed project complies with Rehabilitation Standard #9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project is not additive in nature, but would replace the existing non-historic public toilets and kiosks with a slightly larger and contemporary design. The structures would continue to be free-standing and not attached to any of the existing buildings and if removed in the future, the essential form and integrity of the adjacent landmarks and surrounding districts would remain intact. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

STAFF ANALYSIS

Based on the requirements of Article 10 and 11 and the *Secretary of Interior's Standards*, staff has determined that the proposed work is compatible and will not adversely affect the subject landmarks and surrounding landmark and conservation districts. The proposed work will not damage or destroy any distinguishing original qualities or character of any buildings and is compatible with the character-defining features of Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, Jackson Square Landmark District, Kearny-Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District. Specifically:

Overall Relationship:

Staff finds that the historic character and spatial relationship of the adjacent landmarks and surrounding districts will be retained and preserved by the proposed replacement due to the small scale, rounded form, shaped massing, and contemporary design. The existing structures were installed in 1995 and designed in a turn of the 20th century style. As such, the existing public toilets and kiosks do not possess a strong relationship with the adjacent landmarks and surrounding districts. The proposed contemporary design has clean and minimalist detailing that defines the base and the bowed surface of the body while distinguishing itself as a sculptural piece. The overall shape of the structures evokes a three-part composition with the top and base portions tapering inwards.

Form and Massing:

Staff finds the proposed rounded hour-glass shape of the toilets and the rounded triangle shape of the kiosks is compatible with the surroundings and fully addresses the recommendations of the HPC and CDR Committee of the Arts Commission provided at the previous hearings. The kiosks and toilets in

the new design are curved, abstract, sculptural structures: the toilets would be roughly a rounded hour-glass shape in plan, and the kiosks, a rounded triangle. In elevation, they are wider at the middle and taper towards the top and bottom. The new replacement toilets will slightly increase in size and height while the replacement kiosks will retain similar dimensions to the existing, resulting in a minimal change. The overall scale, proportion, and massing allows the structures to be distinct and the curved shape further reduces the perception of the volume, allowing the structures to recede as subordinate elements of their sites.

Materials:

Staff finds the proposed materials palette to be consistent with the *Standards*. The public toilets would feature a durable concrete base and formed textured stainless steel panels for the walls and door with a fiberglass roof that includes a skylight. The exterior shell of the kiosks would consist of glazed poster/display space and formed textured stainless steel panels for the walls and door with a fiberglass cap hiding antennas. A bowed glass surface would cover the advertising panels on the kiosks and seamlessly connect with the adjoining sculpted surfaces. Material samples will be available for review at the hearing.

Lillie Hitchcock Coit Tower – Landmark No. 165:

Coit Tower is significant for its importance as a visual landmark, as a reminder of the role Telegraph Hill played in San Francisco's maritime history, as an example of early support for civic improvement and beautification, and as the site of an important series of murals by a number of noted twentieth century artists. Although the proposed work will remove the existing non-historic public toilet, this change will not alter the features, materials, spaces and spatial relationships that characterize Coit Tower, since the existing structure does not possess a strong relationship with the landmark. The proposed work will not damage or destroy distinguishing original qualities or character of the landmark. Coit Tower will remain a powerful visual landmark since the replacement structure is small in scale and not attached to the landmark. The new public toilet is clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The new structure is consistent with the scale and character of the surrounding park. Staff finds that the historic character of the Coit Tower Landmark will be retained and preserved and installation of the replacement toilet will not result in the alteration of the overall character-defining features and spatial relationships that characterize the landmark.

Washington Square – Landmark No. 226:

Washington Square is significant for its continued use and design as a public park with large areas of open space, vegetation and pathways. Although the proposed work will remove the existing non-historic public toilet, this change will not alter the features, materials, spaces and spatial relationships that characterize Washington Square since the existing structure does not possess a strong relationship with the landmark. The new public toilet is clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The new structure is consistent with the scale and character of the surrounding park and staff finds the essential form and integrity of the landmark will be unimpaired by the proposed project.

Civic Center Landmark District:

Civic Center possesses a unique place and significance in the areas of architecture, history, and environment worthy of protection as an historic district. Although the proposed work will remove the existing non-historic toilet, this change will not alter the features, materials, spaces and spatial relationships that characterize Civic Center since the existing structures do not possess a strong relationship with the landmark district. The proposal aligns with the recommendations outlined in [The San Francisco Civic Center: A Study in Urban Form](#), dated October 1987. Specifically, the structures located in the plaza are of metal and glass, feature a rounded footprint, are designed symmetrically with the intention of being approached from all directions, and the square footage is kept to a minimum, housing only the essential functional elements. The new structures are clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The relatively small scale allows the new structures to recede as subordinate elements of the district while the overall shape evokes a three-part composition with the top and base portions tapering inwards. Therefore, the proposed composition is consistent with the characteristics of the district outlined in Appendix J to Article 10. The new structures are consistent with the scale and character of the surrounding district and staff finds the essential form and integrity of the district will be unimpaired by the proposed project.

Jackson Square Landmark District:

Jackson Square is significant as the city's only surviving early commercial area with an identifiable scale and common architectural features. Although the proposed work will remove the existing non-historic kiosk, this change will not alter the features, materials, spaces and spatial relationships that characterize the landmark district since the existing structure does not possess a strong relationship with the district. The proposed kiosk is pedestrian oriented, which aligns with the basic nature of the area since the Jackson Square Landmark District is predominantly oriented to the pedestrian rather than the automobile as outlined in Appendix B of the Planning Code. The new kiosk is clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The relatively small scale allows the new structure to recede as a subordinate element of the district while the overall shape evokes a three-part composition with the top and base portions tapering inwards. Therefore, the proposed composition is consistent with the characteristics of the district outlined in Appendix B to Article 10. The new structure is consistent with the scale and character of the landmark district and staff finds the essential form and integrity of the district will be unimpaired by the proposed project.

Kearny-Market-Mason-Sutter Conservation District:

Staff finds that although the proposed work will remove the existing non-historic structures, this change will not alter the features, materials, spaces and spatial relationships that characterize the conservation district since the existing structures do not possess a strong relationship with the district. The new structures are clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The relatively small scale allows the new structures to recede as subordinate elements of the district while the overall shape evokes a three-part composition with the top and base portions tapering inwards. Therefore, the proposed composition is consistent with the characteristics of the district outlined in Appendix E to Article 11. The new

structures are consistent with the scale and character of the surrounding district and staff finds the essential form and integrity of the district will be unimpaired by the proposed project.

New Montgomery-Mission-Second Street Conservation District:

Staff finds that although the proposed work will remove the existing non-historic structures, this change will not alter the features, materials, spaces and spatial relationships that characterize the conservation district since the existing structures do not possess a strong relationship with the district. The new structures are clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The relatively small scale allows the new structures to recede as subordinate elements of the district while the overall shape evokes a three-part composition with the top and base portions tapering inwards. Therefore, the proposed composition is consistent with the characteristics of the district outlined in Appendix F to Article 11. The new structures are consistent with the scale and character of the surrounding district and staff finds the essential form and integrity of the district will be unimpaired by the proposed project.

Kearny-Belden Conservation District:

Staff finds that although the proposed work will remove the existing non-historic structures, this change will not alter the features, materials, spaces and spatial relationships that characterize the conservation district since the existing structures do not possess a strong relationship with the district. The new structures are clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The relatively small scale allows the new structures to recede as subordinate elements of the district while the overall shape evokes a three-part composition with the top and base portions tapering inwards. Therefore, the proposed composition is consistent with the characteristics of the district outlined in Appendix I to Article 11. The new structures are consistent with the scale and character of the surrounding district and staff finds the essential form and integrity of the district will be unimpaired by the proposed project.

Pine-Sansome Conservation District:

Staff finds that although the proposed work will remove the existing non-historic structures, this change will not alter the features, materials, spaces and spatial relationships that characterize the conservation district since the existing structures do not possess a strong relationship with the district. The new structures are clearly differentiated in materials and design while maintaining compatibility through the small scale, rounded form and shaped massing. The relatively small scale allows the new structures to recede as subordinate elements of the district while the overall shape evokes a three-part composition with the top and base portions tapering inwards. Therefore, the proposed composition is consistent with the characteristics of the district outlined in Appendix J to Article 11. The new structures are consistent with the scale and character of the surrounding district and staff finds the essential form and integrity of the district will be unimpaired by the proposed project.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Addendum

to FND finds that since the preparation of the FMND in 1993, there have been no changes in the project or the project's circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project's significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation, requirements of Article 10, and the provisions of Article 11 of the Planning Code regarding Major Alteration within Conservation Districts.

- Prior to commencement of construction, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials.
- Prior to commencement of construction, the Project Sponsor shall provide final mock-up and shop drawings to Planning Department Preservation staff for review.

ATTACHMENTS

- Draft Motion – Certificate of Appropriateness for Landmark No. 165
- Draft Motion – Certificate of Appropriateness for Landmark No. 226
- Draft Motion – Certificate of Appropriateness for Civic Center Landmark District
- Draft Motion – Certificate of Appropriateness for Jackson Square Landmark District
- Draft Motion – Permit to Alter
- Exhibits:
 - Site Photo of Public Toilet
 - Site Photo of Kiosk
- Meeting Notes from the Review and Comment at the July 18, 2018 Joint HPC and CDR Committee of AC hearing
 - Project Sponsor previous submittal for Joint hearing, dated June 18, 2018
- Meeting Notes from the Review and Comment at the December 6, 2017 ARC hearing
 - Project Sponsor previous submittal for ARC hearing, dated October 25, 2017
- Environmental Analysis, to be provided at hearing
- Public Comment, including:
 - Letter of opposition from Telegraph Hill Dwellers, dated September 25, 2017
- Project Sponsor submittal, dated September 4, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Certificate of Appropriateness

HEARING DATE: SEPTEMBER 19, 2018

Case No.: 2017-009220COA-03
Project Address: 1 TELEGRAPH HILL BOULEVARD
Historic Landmark: Lillie Hitchcock Coit Tower – Landmark No. 165
Zoning: P (Public)
OS Height and Bulk District
Block/Lot: 0086/012
Applicant: San Francisco Public Works
30 Van Ness Ave, Suite 4100
San Francisco, CA 94102
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PUBLIC TOILET AND KIOSK REPLACEMENT PROJECT LOCATED ON LOT 012 IN ASSESSOR'S BLOCK 0086, WITHIN P (PUBLIC) ZONING DISTRICT, AND OS HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 3, 2017, San Francisco Public Works ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for demolition and new construction of a non-historic structure. The proposed work is located on lot 012 in Assessor's Block 0086, adjacent to the Coit Tower Landmark, and includes one public toilet.

WHEREAS, The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Addendum to FND finds that since the preparation of the FMND in 1993, there have been no changes in the project or the project's circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project's significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

WHEREAS, on September 19, 2018, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2017-009220COA-03 ("Project").

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA-03 based on the following findings:

CONDITIONS OF APPROVAL

- Prior to commencement of construction, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials.
- Prior to commencement of construction, the Project Sponsor shall provide final mock-up and shop drawings to Planning Department Preservation staff for review.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Lillie Hitchcock Coit Tower Landmark as described in the [Designation Report](#):

- The proposal would replace the existing non-historic structure, which was designed in a turn of the 20th century style and installed in 1995. The existing structure falsely evokes a historic aesthetic and is non-contributing to the Coit Tower Landmark.
- The proposed scale of the replacement structure would be compatible with the Coit Tower Landmark. The overall size, proportion, and massing allows the structures to be distinct and the curved shape further reduced the perception of the volume, allowing the structure to recede as a subordinate element of the Tower and Pioneer Park setting.
- The design of the structure would be sufficiently differentiated from the Coit Tower through the use of contemporary materials while maintaining a compatible appearance through the small scale, rounded form and shaped massing of the structure.

- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The proposed design of the new structure would be clearly distinguished as contemporary feature of the site.
- If the proposed structure was removed in the future, the essential form and integrity of the site would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the 1338 Filbert Street Cottages for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the districts in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards the Designating Ordinance, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the structures located within Civic Center and Jackson Square Landmark Districts for proposed work in conformance with the renderings and architectural sketches dated September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA-03.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 19, 2018.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 19, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Certificate of Appropriateness

HEARING DATE: SEPTEMBER 19, 2018

Case No.: 2017-009220COA-02
Project Address: 600 COLUMBUS AVENUE
Historic Landmark: Washington Square – Landmark No. 226
Zoning: P (Public)
OS Height and Bulk District
Block/Lot: 0102/001
Applicant: San Francisco Public Works
30 Van Ness Ave, Suite 4100
San Francisco, CA 94102
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PUBLIC TOILET AND KIOSK REPLACEMENT PROJECT LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0102, WITHIN P (PUBLIC) ZONING DISTRICT, AND OS HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 3, 2017, San Francisco Public Works ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for demolition and new construction of a non-historic structure. The proposed work is located on lot 001 in Assessor's Block 0102, on the sidewalk adjacent to Washington Square Park and includes one public toilet.

WHEREAS, The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Addendum to FND finds that since the preparation of the FMND in 1993, there have been no changes in the project or the project's circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project's significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

WHEREAS, on September 19, 2018, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2017-009220COA-03 ("Project").

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA-03 based on the following findings:

CONDITIONS OF APPROVAL

- Prior to commencement of construction, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials.
- Prior to commencement of construction, the Project Sponsor shall provide final mock-up and shop drawings to Planning Department Preservation staff for review.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Washington Square Park Landmark as described in the [Designation Report](#):

- The proposal would replace the existing non-historic structure, which was designed in a turn of the 20th century style and installed in 1995. The existing structure falsely evokes a historic aesthetic and is non-contributing to the Washington Square Park Landmark.
- The proposed scale of the replacement structure would be compatible with Washington Square Park. The overall size, proportion, and massing allows the structures to be distinct and the curved shape further reduced the perception of the volume, allowing the structure to recede as a subordinate element of the park.
- The design of the structure would be sufficiently differentiated from the historic features of the park through the use of contemporary materials while maintaining a compatible appearance as curved, abstract, sculptural structure.

- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The proposed design of the new structure would be clearly distinguished as contemporary feature of the park.
- If the proposed structure was removed in the future, the essential form and integrity of the park would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the 1338 Filbert Street Cottages for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the districts in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of the Designation Ordinance, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the structures located within Civic Center and Jackson Square Landmark Districts for proposed work in conformance with the renderings and architectural sketches dated September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA-02.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 19, 2018.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 19, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Certificate of Appropriateness

HEARING DATE: SEPTEMBER 19, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2017-009220COA
Project Address: None
Landmark District: Civic Center
Zoning: Multiple
Block/Lot: None
Applicant: San Francisco Public Works
30 Van Ness Ave, Suite 4100
San Francisco, CA 94102
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PUBLIC TOILET AND KIOSK REPLACEMENT PROJECT LOCATED WITHIN CIVIC CENTER LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on September 13, 2017, San Francisco Public Works ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for demolition and new construction of non-historic structures. The proposed work is located within the Civic Center Landmark District and includes two public toilets and two kiosks.

WHEREAS, The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Addendum to FND finds that since the preparation of the FMND in 1993, there have been no changes in the project or the project's circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project's significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

WHEREAS, on September 19, 2018, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2017-009220COA ("Project").

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA based on the following findings:

CONDITIONS OF APPROVAL

- Prior to commencement of construction, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials.
- Prior to commencement of construction, the Project Sponsor shall provide final mock-up and shop drawings to Planning Department Preservation staff for review.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Civic Center Landmark Districts as described in [Appendix J to Article 10](#) of the Planning Code:

- The proposal would replace the existing non-historic structures, which were designed in a turn of the 20th century style and installed in 1995. The existing structures falsely evoke a historic aesthetic and are non-contributing to the Civic Center Landmark District.
- The proposal aligns with the recommendations outlined in [The San Francisco Civic Center: A Study in Urban Form](#), dated October 1987. Specifically, the structures located in the plaza are of metal and glass, feature a rounded footprint, are designed symmetrically with the intention of being approached from all directions, and the square footage is kept to a minimum, housing only the essential functional elements.
- The proposal complements and is intended to reference the aesthetic of the recently approved Civic Center Kiosk per Motion No. 0313, which is located adjacent to one of the existing public toilets.

- The proposed scale of the replacement structures would be compatible with the Civic Center Landmark District. The overall size, proportion, and massing allows the structures to be distinct and the curved shape further reduced the perception of the volume, allowing the structures to recede as subordinate elements of the site.
- The design of the structures would be sufficiently differentiated from the historic buildings through the use of contemporary materials while maintaining a compatible appearance through the small scale, rounded form and shaped massing of the structures.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The proposed design of the new structures would be clearly distinguished as contemporary features of the site.
- If the proposed structures were removed in the future, the essential form and integrity of the Civic Center Landmark District would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS

NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the 1338 Filbert Street Cottages for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.
 - B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the districts in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Appendix J to Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the structures located within Civic Center Landmark District for proposed work in conformance with the renderings and architectural sketches dated September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 19, 2018.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 19, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Certificate of Appropriateness

HEARING DATE: SEPTEMBER 19, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2017-009220COA
Project Address: None
Landmark District: Jackson Square
Zoning: Multiple
Block/Lot: None
Applicant: San Francisco Public Works
30 Van Ness Ave, Suite 4100
San Francisco, CA 94102
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PUBLIC TOILET AND KIOSK REPLACEMENT PROJECT LOCATED WITHIN JACKSON SQUARE LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on September 13, 2017, San Francisco Public Works ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for demolition and new construction of non-historic structures. The proposed work is located within the Jackson Square Landmark District and includes one kiosk.

WHEREAS, The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Addendum to FND finds that since the preparation of the FMND in 1993, there have been no changes in the project or the project's circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project's significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

WHEREAS, on September 19, 2018, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2017-009220COA ("Project").

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA based on the following findings:

CONDITIONS OF APPROVAL

- Prior to commencement of construction, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials.
- Prior to commencement of construction, the Project Sponsor shall provide final mock-up and shop drawings to Planning Department Preservation staff for review.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the Jackson Square Landmark District as described in [Appendix B to Article 10](#) of the Planning Code:

- The proposal would replace the existing non-historic structure, which was designed in a turn of the 20th century style and installed in 1995. The existing structure falsely evokes a historic aesthetic and is non-contributing to the Jackson Square Landmark District.
- The proposed scale of the replacement structure would be compatible with the Jackson Square Landmark District. The overall size, proportion, and massing allows the structure to be distinct and the curved shape further reduced the perception of the volume, allowing the structure to recede as subordinate element of the Jackson Square Landmark District.
- The proposed kiosk, located at the intersection of Kearny Street and Pacific Avenue, is pedestrian oriented, which aligns with the basic nature of the area since the Jackson Square Landmark District is predominantly oriented to the pedestrian rather than the automobile as outlined in Appendix B.

- The design of the structure would be sufficiently differentiated from the historic buildings through the use of contemporary materials while maintaining a compatible appearance through the small scale, rounded form and shaped massing of the structures.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The proposed design of the new structure would be clearly distinguished as contemporary feature of the site.
- If the proposed structure was removed in the future, the essential form and integrity of the site would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the 1338 Filbert Street Cottages for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the districts in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Appendix B of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the structures located within Jackson Square Landmark District for proposed work in conformance with the renderings and architectural sketches dated September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 19, 2018.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 19, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter

MAJOR ALTERATION

HEARING DATE: SEPTEMBER 19, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2017-009220PTA
Project Address: None
Conservation District: Kearny-Market-Mason-Sutter
New Montgomery-Mission-Second Street
Kearny-Belden
Pine-Sansome
Category: None
Zoning: Multiple
Block/Lot: None
Applicant: San Francisco Public Works
30 Van Ness Ave, Suite 4100
San Francisco, CA 94102
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye - (415) 558-6625
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PUBLIC TOILET AND KIOSK REPLACEMENT PROJECT LOCATED WITHIN KEARNY-MARKET-MASON-SUTTER, NEW MONTGOMERY-MISSION-SECOND STREET, KEARNY-BELDEN, AND PINE-SANSOME CONSERVATION DISTRICTS.

PREAMBLE

WHEREAS, on September 13, 2017, San Francisco Public Works ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for demolition and new construction of non-historic structures. The proposed work is located within the Kearny-Market-Mason-Sutter, New Montgomery-Mission-Second Street, Kearny-Belden, and Pine-Sansome Conservation Districts and includes two public toilets and 31 kiosks.

WHEREAS, The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Addendum to FND finds that since the preparation of the FMND in 1993, there have been no changes in

the project or the project's circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project's significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

WHEREAS, on September 19, 2018, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2017-009220PTA ("Project").

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby **APPROVES WITH CONDITIONS** the Permit to Alter, in conformance with the architectural plans dated September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220PTA based on the following findings:

CONDITIONS OF APPROVAL

- Prior to commencement of construction, the Project Sponsor shall submit a materials board to Planning Department Preservation staff to verify the final material choice and finish for all of the proposed exterior materials.
- Prior to commencement of construction, the Project Sponsor shall provide final mock-up and shop drawings to Planning Department Preservation staff for review.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Historic Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the conservation districts and meets the requirements of Article 11 of the Planning Code including [Appendix E, F, L and J](#):

- The proposal would replace the existing non-historic structures, which were designed in a turn of the 20th century style and installed in 1995. The existing structures falsely evoke a historic aesthetic and are non-contributing to the surrounding landmark districts.
- The proposed scale of the replacement structures would be compatible with the surrounding districts. The overall size, proportion, and massing allows the structures to be distinct and the

curved shape further reduced the perception of the volume, allowing the structures to recede as subordinate elements of the site.

- The design of the structures would be sufficiently differentiated from the historic buildings through the use of contemporary materials while maintaining a compatible appearance through the small scale, rounded form and shaped massing of the structures.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The proposed design of the new structures would be clearly distinguished as contemporary features of the site.
- If the proposed structures were removed in the future, the essential form and integrity of the site would remain intact.
- The proposed project meets the following Secretary of Interior's Standards for Rehabilitation:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior's Standards for Rehabilitation*.

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.
 - B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the districts in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations within Conservation Districts.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Permit to Alter** for the structures located within the Kearny-Market-Mason-Sutter, New Montgomery-Mission-Second Street, Kearny-Belden, and Pine-Sansome Conservation Districts for proposed work in conformance with the architectural submittal dated September 4, 2018 and labeled Exhibit A on file in the docket for Case No. 2017-009220PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. 0192. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on September 19, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

RECUSED:

ABSENT:

ADOPTED: September 19, 2018

Site Photo of Public Toilet



Site Photo of Kiosk



Certificate of Appropriateness and
Permit to Alter Hearing
Case Number 2017-009220PTACOA-03



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 23, 2018

TO: Beth Rubenstein, San Francisco Public Works

CC: Chelsea Fordham, Planning Department
Historic Preservation Commission
Civic Design Review Committee of the San Francisco Arts Commission

FROM: Natalia Kwiatkowska, Preservation Planner, (415) 575-9185

REVIEWED BY: Historic Preservation Commission (HPC)
Civic Design Review (CDR) Committee of the Arts Commission

RE: **Meeting Notes from the Review and Comment at the July 18, 2018
Joint HPC and CDR Committee of the Arts Commission hearing for
San Francisco Public Works Replacement of Public Toilets and Kiosks
Case No. 2017-009220PTACOA-02**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

At the request of the Planning Department, the Historic Preservation Commission (HPC) and the Civic Design Review (CDR) Committee of the Arts Commission was asked to review and comment on San Francisco Public Works Replacement of Public Toilets and Kiosks Project.

Currently, the proposed project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA).

HPC and CDR Committee RECOMMENDATIONS:

Recommendations on Overall Relationship

The HPC and CDR Committee of the Arts Commission concur with staff determination that the revised contemporary design relates better and is compatible with the surrounding landmarks and districts. The revised design with clean and minimalist detailing defines the base and the bowed surface of the body while distinguishing itself as a sculptural piece.

- The Commissions encouraged a more interactive components and programming on the structures that could potentially include exhibits, historic interpretations, or wayfinding; provided, the structures continue to read as minimalist sculptural objects.
- The Commissions recommended further refinement of the roof surface of the structures, given visibility from nearby buildings. If proposing vegetation, the plants should be carefully selected to be complimentary of the structures. The Commissions encourages exploring other options of roof treatment.

Recommendations on Form and Massing

The Commissions concur with the staff determination that the revised rounded form of the structures is more compatible with the surroundings.

- The Commissions encourage the Project Sponsor to explore opportunities to provide a more pronounced curve in the public toilets and a rounded corner version of the kiosks.

- Further, the Commissioners find that design 02.C of the kiosks, as shown in the Project Sponsor's presentation, relates better with the surroundings due to the "pillowed" edges.

Recommendations on Materials and Color

The Commissions would like to see material samples to further understand the potential options for the structures.

- The Commissions recommend proposing materials that are scratch resistant in order to increase durability.
- Further, the Commissions recommend materials that would not reflect light in order to reduce glare for safety measures.

SAN FRANCISCO'S AmeniTREES

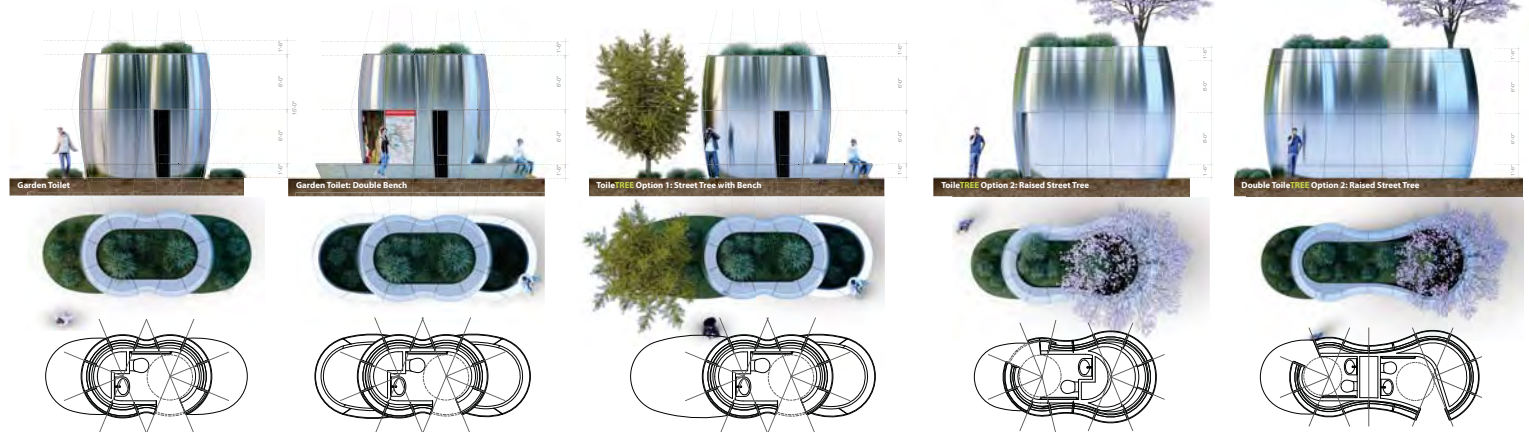
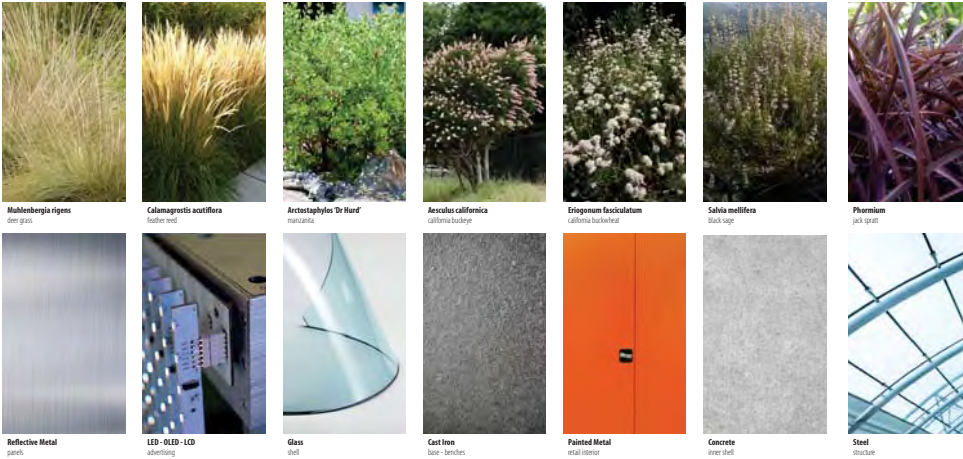


<https://youtu.be/8QUBGp3>



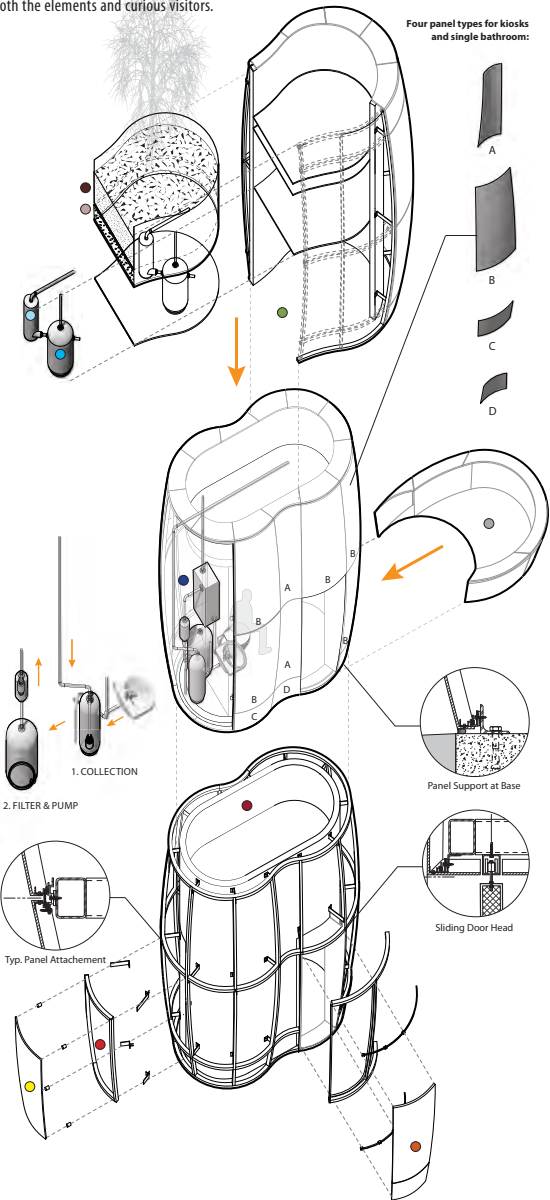
A Water Story

The pavilion design tells a story of sustainability and conservation, an intentional narrative that is very much of San Francisco. The many variations of the pavilion design creates an opportunity for water collection, treatment and reuse. The kiosks can be engineered to collect rainwater, when it rains, and runoff to wash the units, water the vegetation or flush toilets. The kiosks tell the water story through featured native and low-maintenance vegetation familiar to San Francisco's micro-climates, reducing maintenance of the green roofs and trees. Each of these features work together to minimize reliance on the city's potable water – an important feature for water-conscious San Franciscans.



Simplicity in its Kit of Parts

The AmeniTREES are designed as a kit of parts for ease in buildability and maintenance. The pavilions' unique sculptural shape displays a sense of complexity, yet, the kit of parts assembly is simple having been composed of repeated and rotated panels. This concept limits the number of exterior panel variations providing cost saving opportunities. In addition, the advertising kiosks inner shell is a flat base with a bent surface for static or digital advertising. The exterior shell for the structure consists of a glass and metal skin to give the iconic pavilion shape while protecting the technology within from both the elements and curious visitors.



SMITHGROUP JJR

Variations for a City of Unique Neighborhoods

New structures are iconic in their design and adaptability – transforming to varied site needs. The AmeniTREES design provides a set of options allowing for the structures to physically adjust to climate and contextual conditions of San Francisco. The ToiletTREES forms come in four transformational variations: a simple single or double unit bathroom pavilion, double bench pavilion, street level tree with bench pavilion and raised tree-topped pavilion. The retail kiosk, when open, reveals vibrant colored interiors adapting to specific context, as well. Developing these design alternatives, along with the incorporation of varied native grasses and trees, allow for a cohesive collection of pavilions that are as varied as San Francisco's neighborhoods.



1 SINGLE TOILET
SCALE: 1/2" = 1'-0"



2 SINGLE TOILET
SCALE: 1/2" = 1'-0"

P-101



P-301



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 29, 2018

TO: Simon Bertrang, San Francisco Department of Public Works

CC: Chelsea Fordham, Planning Department
Historic Preservation Commission
Civic Design Review Committee of the San Francisco Arts Commission

FROM: Natalia Kwiatkowska, Preservation Planner, (415) 575-9185

REVIEWED BY: Architectural Review Committee (ARC) of the Historic Preservation Commission (HPC)

RE: **Meeting Notes from the Review and Comment at the December 6, 2017
ARC hearing for SFDPW Replacement of Public Toilets and Kiosks
Case No. 2017-009220PTACOA-02**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

At the request of the Planning Department, the Architectural Review Committee (ARC) of the Historic Preservation Commission (HPC) was asked to review and comment on SFDPW Replacement of Public Toilets and Kiosks project. Representing the ARC were Commissioners Aaron Hyland and Jonathan Pearlman.

Currently, the proposed project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA).

ARC RECOMMENDATIONS/COMMENTS:

Overall Recommendations

Recommendations on Overall Relationship

The ARC concurs with the staff determination that the proposed contemporary design, although not faux historic, does not improve on the relationship with the adjacent landmarks and surroundings districts. The current proposal reads utilitarian and not unique to San Francisco. Commission Hyland suggested some ideas to explore as this design evolves further, he stated: "there's an opportunity to really define the base, cap, and a body of the design, which I think this lacks, and the shape, footprint".

- The ARC stated they are open to a contemporary design; however, the Project Sponsor should further evolve this design and define the base, body, cap, shape, and footprint of the structures to better relate the structures to their context.
- The ARC finds that the proposed design worsens the relationship with the Coit Tower and Civic Center specifically. The public toilets at Coit Tower and Civic Center should receive special treatment to better relate to the adjacent landmarks and surrounding districts.

Recommendations on Form and Massing

The ARC concurs with the staff determination that the rounded shape is in greater conformance with the *Standards* than the proposed rectangular form and massing. Commission Pearlman expressed that the

rounded shape reduces the perception of the volume, he stated: “I agree with the notion, that by making them rectilinear, it does completely change the way you see them, because any curved surface, of course there’s the sense of going around the corner, the sense that this is actually smaller than it actually is because of that shape”.

- Further, the ARC finds that the round shape is more compatible with adjacent landmarks and surrounding districts due to the apparent smaller massing that allows the structures to fit better and compliment the surrounding resources.
- The ARC finds that the public toilets at Coit Tower and Civic Center specifically should remain rounded in form and massing to relate to their context.

Recommendations on Materials and Color

The ARC disagrees with staff’s determination to recommend the proposed gray color for all of the locations. Commission Hyland expressed a desire to change the material and color of the proposed structures, he stated: “I think the stainless steel is probably not the direction, something a little more baked enamel, whether it’s the green or the brown, or some combination”.

- The ARC finds that a medium to darker color be more appropriate for the proposed public toilets and kiosks.
- Also, the ARC finds the proposed stainless steel material to be incompatible and the Project Sponsor will need to select alternate materials that better relate to the adjacent landmarks and surrounding districts.

Recommendations on Reversibility

The ARC concurs with staff’s determination that the proposed public toilets and kiosks are reversible and overall supports the project.

Site Specific Recommendations

Recommendations on Coit Tower

The ARC concurs with staff’s determination that relocating the public toilet farther away from the Coit Tower would bring the project in greater conformance with the *Standards*.

- The ARC recommends moving the existing public toilet or applying a special treatment to the design in this specific location in addition to retaining a rounded shape.

Recommendations on Washington Square Park

The ARC concurs with staff’s determination and supports a single-stall public toilet at Washington Square Park. Commission Hyland asked whether the public toilet was necessary in this location. The Project Sponsor explained that the public toilet is necessary since the recently expanded public toilet at the northwest corner of the park is closed during the night.

- The ARC recommends the public toilet at Washington Square Park remain a single-stall toilet.

Recommendations on Civic Center

The ARC concurs with staff’s determination that the size of the public toilet at Civic Center Plaza should not increase, since any larger structure would overwhelm the open space and compete with the recently approved Civic Center Kiosk to be located adjacent to the existing public toilet. Commission Pearlman pointed out the Civic Center Kiosk project includes large mechanical vent tubes, which feature a rounded shape and design that respects and compliments the surrounding district. Commission Pearlman

recommended that the public toilets at Civic Center and Coit Tower receive special treatment to seem as updated designs instead of new replacement structures when they're changed so "#1: it won't be so impactful, and #2: it will be compatible with the elements that are there in the plaza".

- The Project Sponsor should apply a special treatment to the design in this specific location in addition to retaining a rounded shape to bring the project further into conformance with the Standards.

The Project Sponsor expressed a desire to propose two single-stall toilets in two separate structures instead of the proposed larger, double-stall public toilet. Although the ARC finds that the replacement public toilet should not increase in size, the ARC is open to two, single-stall toilets instead of one larger, double-stall toilet.

- The Project Sponsor should explore other locations along the perimeter of the plaza if adding a second, single-stall public toilet that will not overwhelm the open space or compete with pedestrian axis corridors.

ADA Single Public Toilet



Double Public Toilet
(1 of 2 stalls is ADA Accessible)



Interactive Kiosk



Public Service
Announcement Kiosk



Multi-Function Kiosk/
Vending*



Union Square
Coit Tower
Washington Square Park

Grove St & Larkin St (Civic Center)
Market St & 7th St (UN Plaza)
Market St & Powell St (Hallidie Plaza)

Geary St & Mason St
Geary St & Powell St
Grant Ave & Bush St
Grant Ave & Maiden Lane
Market St & Montgomery St
Post St & Stockton St
Stockton St & Post St
Market St & Stockton St
Stockton St & Ellis
Stockton St & O'Farrell St

3rd Street & Market St
149 Geary St
249 Post St
Geary St & Kearny St
Kearny St & Sutter St
Market St & 5th St
Market St & Ellis St
O'Farrell St & Powell St
Pine St & Sansome St
Powell St & Post St
Cyril Magnin St & Market St
Market St & Grant Ave
New Montgomery St & Howard St
New Montgomery St & Mission St
Powell St & Sutter St
Market St & Grove St
1140 Market St
Kearny St & Pacific Ave

Market St & 4th St
Market St & Geary St
Market St & New Montgomery St
Market St & Powell St
Powell St & Eddy St

September 25, 2017

(Via email: tim.frye@sfgov.org)

Timothy Frye
Historic Preservation Officer
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94133



RE: **JC Decaux Facilities**

Dear Tim,

Thank you for informing the Telegraph Hill Dwellers (THD) that the Department of Public Works (DPW) has applied for a Certificate of Appropriateness to install new JC Decaux restroom facilities at Coit Tower in addition to the site at Washington Square Park. Thank you also for sending us the graphics of JC Decaux's new toilet and kiosk designs. To date, there has been no outreach by DPW to THD, nor are we aware of any outreach to the Coit Tower Working Group, which meets monthly in the offices of our District 3 Supervisor.

The proposal to install the new JC Decaux restroom facilities at Coit Tower and Washington Square, as well as Decaux's facilities throughout North Beach, were discussed by THD's Board at its meeting on September 12, 2017.

Board comments include the following:

- **THD opposes a new JC Decaux toilet at Coit Tower.** By unanimous vote at its September 12th meeting, THD's Board of Directors adopted a motion to strongly oppose the installation of the new JC Decaux restroom facilities at Coit Tower. THD's Board believes that the proposed new restroom design (whether double or single) is not only much larger than the existing Decaux toilet, but is also generic, urban and hard-edged. It would, therefore, be much more incompatible with the architecture and setting of Coit Tower and Pioneer Park than the existing design and would negatively impact the landmark site.

Further, THD has long expressed its concern about the potpourri of facilities that already mar Coit Tower and Pioneer Park. In addition to the existing Decaux toilet and the approved new food kiosk with its own trash enclosure, there are miscellaneous Rec and Park sheds and trash facilities scattered about. (See attached photos.) THD believes these facilities

September 25, 2017

Page 2

should be consolidated and minimized, not intensified as is now being proposed by DPW.

- **THD supports the removal of the JC Decaux toilet at Washington Square.**
In addition, THD's Board of Directors strongly supports removal of the existing Decaux toilet at Washington Square. Now that a new restroom facility has been constructed within Washington Square, it is past time for Decaux to remove its facility that now clutters the sidewalk and impairs views of Washington Square and Saints Peter and Paul Church.
- **THD urges the City to require the removal of JC Decaux newspaper racks.**
THD also urges DPW to require the removal of all newspaper racks from the sidewalks in North Beach. These racks are now empty eyesores used as receptacles for trash and rubbish, and should be removed from our sidewalks consistent with the City's policies to maintain and enhance the pedestrian environment.

Thank you again for informing THD of DPW's application for a Certificate of Appropriateness to install new JC Decaux restroom facilities at Coit Tower in addition to the site at Washington Square Park. We ask you to please take our comments into consideration and feel free to share them with the Historic Preservation Commission.

Sincerely,



Stan Hayes
Co-Chair, Planning & Zoning Committee
Telegraph Hill Dwellers

cc: Supervisor Aaron Peskin, District 3 aaron.peskin@sfgov.org
Natalia Kwiatkowska (CPC) natalia.kwiatkowska@sfgov.org
Pilar LaValley (CPC) pilar.lavalley@sfgov.org

Enclosures



September 25, 2017

Page 4



JCDecaux Replacement of Public Toilet and Kiosk
CERTIFICATE OF APPROPRIATENESS APPLICATION
9/4/2018



SMITHGROUP

CONTENTS

01: Proposed Scope

- New Toilet and Kiosk Designs
- Historical Significance of PublicToilets
- Map of Public Toilets Locations
- Historical Significance of Kiosks
- Map of Kiosks Locations
- Examples of JCDecaux Street Furnishings

02: Public Toilet Proposal

- Materials, Color and Shaping
- Toilet Design Details
- Maps of Toilets Location
- Toilet Dimensions
- Toilet Design Specifications
- Existing and New Designs

03: Kiosk Proposal

- Types of Kiosks and Programming
- Kiosk Materials, Color and Shaping
- Kiosk Design Details and Dimension
- Maps of Kiosks Locations
- Existing JCDecaux Kiosks
- Comparison of Existing vs New Kiosks
- New Kiosk Designs

Project Description

Public Works in partnership with JCDecaux proposes the removal of the existing 25 public toilets and 114 kiosks and their replacement with new toilets and kiosks. The original 20+ year-long agreement with JCDecaux is expiring in October 2018¹ and these efforts are part of a new enhancement program to replace the existing street furniture with up-to-date technology and a contemporary design.

There are 6 toilets and 34 kiosks located in historic districts. Among them, 2 toilets and 31 kiosks are within the Article 11 Districts, and 4 toilets and 3 kiosks are within the Article 10 Districts. In addition, 2 of the toilets have a special relationship to individual landmarks: one is located on the historic Coit Tower site and the other is on the sidewalk adjacent to Washington Square Park.

The existing and the replacement models of the public toilet are self-cleaning, ADA compliant and connected directly to City sewer, water and electrical lines. The proposed single toilet is approximately 9 feet wide, 14 feet long and 13 ½ feet tall, with the double toilet approximately 4 feet longer.

Both the existing and proposed models of the kiosks range from 14 to 17 feet tall, 5 to 6 feet in diameter, and have three illuminated vertical panels approximately 12 feet tall. 69 of the existing kiosks were designed to contain newsstands. In the new contract, there would be approximately 20 multi-service kiosks that would serve micro-businesses, way-finding and neighborhood services and approximately 94 standard advertising kiosks: the total remains 114 kiosks. In Article 11 Districts, there are currently 23 newsstand kiosks and 8 standard kiosks. In Article 10 Districts, there are currently 1 newsstand kiosk and 2 standard kiosks. At this time, the specific locations of the new multi-function kiosks have not been determined. All of the kiosks, current and proposed ones, have 3 panels with one panel designated for City/public service uses and two panels for general advertising purposes. The total number of advertising panels remains the same in the proposed contract: 114 kiosks x 2 panels = 228 total panels.

In the new contract, on 70 of the 114 kiosks, there can be up to two changeable electronic displays. All images displayed on these will be silent (no audio) and static, with no video/animation as per Article 6 of the SF Planning Code. Blocks of time on the displays would be sold in 8-10 second increments, so the most rapid rate of change would be every eight seconds. Advertisers generally buy several blocks of time, so an 8-second display period would be an unusual condition. This refresh rate is consistent with the SFMTA’s displays in its Clear Channel MUNI bus-shelter contract and Public Works’ Clear Channel pedestal-mounted newsstand contract, and conforms to international industry standards. Electronic light sources would represent a negligible or marginal incremental increase over existing lighted-panel sources. The kiosks would be equipped with wireless Internet connections, which would be concealed within each kiosk, would not be visible to the public, and would require no new utility connections.

Last year Public Works and JCDecaux proposed an initial design concept to the Historic Preservation Commission. After receiving feedback regarding the lack of public process and a desire to create a more forward-looking design, Public Works in partnership with JCDecaux initiated a streamlined invitation-only design competition among 12 diverse San Francisco-based architects and industrial designers. With the program parameters in hand, the invited teams were asked to develop proposals at a conceptual/schematic design level. The jury for the initial round consisted of City staff from Public Works, SF Arts Commission, Historic Preservation Commission, Port of San Francisco and 6 outside experts (a diverse group of San Francisco-based architects). The competition was “blind” so that entries were anonymous to the jurors, and the jurors were unknown to the entrants. The competition focused on the exterior designs, as the interior and mechanics of the structures are designed by JCDecaux.

The jury prioritized proposals that were one-of-a-kind and designed specifically for San Francisco and its vision forward. The design was not to be generic or merely utilitarian. And, by being less thematic or historicist in nature, the design would not fall back on images and identities derived from other places or from other eras.

The jury selected three finalists whose projects presented innovative and unique designs that spoke to the needs and aesthetics of our 21st century iconic city. The three designs were then shared with the Board of Supervisors, community groups, the press, and were exhibited on line, at the SF Main Library in Civic Center and the Heart of the City Farmers Market in UN Plaza. There were several articles about the finalists’ design proposals including in the SF Chronicle, SF Examiner, SF Weekly, SF Better Streets and Curbed San Francisco. More than 200 individual responses were received through an online survey and in person, representing over 20 zip codes in San Francisco. Public Works staff, JCDecaux and community groups joined the vast majority of individual responses in choosing SmithGroup’s proposal as the competition winner, with survey respondents describing the design as “clean, safe and inviting,” “iconic and unique,” “sculptural,” “classic” and one that “wraps fluid beauty around function.”

The design is forward-thinking, combining natural elements and environmental sustainability with modern technology and materials. This 21st-century street furniture reflects our San Francisco values, as we invest in a public realm designed with dignity, inclusivity and beauty. The design of the new toilets and kiosks would complement the contemporary and elegant designs of the soon-to-be completed BART portals on Market Street and the café kiosk at Civic Center Plaza at Larkin and Grove Streets.

Note 1: It is the intention of Public Works to ask for an extension from the Board of Supervisors until December 31, 2018 to allow for the approval process at the Historic Preservation Committee and the SF Arts Commission.

01: Proposed Scope

- **New Toilet and Kiosk Designs**
- **Historical Significance of PublicToilets**
- **Map of Public Toilets Locations**
- **Historical Significance of Kiosks**
- **Map of Kiosks Locations**
- **Examples of JCDecaux Street Furnishings**

ADA Single
Public Toilet



Union Square
Coit Tower
Washington Square Park

Double Public Toilet
(1 of 2 stalls is
ADA Accessible)



Grove St & Larkin St
(Civic Center)
Market St & 7th St
(UN Plaza)
Market St & Powell St
(Hallidie Plaza)

Interactive Kiosk



Market St & Montgomery St
Market St & Stockton St

Public Service Announcement Kiosk

Market St.



Market St & 5th St
Market St & Ellis St
Market St & 3rd Street
Market St & Grant Ave
Market St & Grove St
1140 Market St

Small



149 Geary St
249 Post St
Geary St & Kearny St
Kearny St & Sutter St
O'Farrell St & Powell St
Pine St & Sansome St
Powell St & Post St
New Montgomery St & Howard St
New Montgomery St & Mission St
Powell St & Sutter St
Kearny St & Pacific Ave
Cyril Magnin St & Market St
Stockton St & Ellis
Stockton St & O'Farrell St
Powell St & Eddy St
Stockton St & Post St
Grant Ave & Maiden Lane
Geary St & Mason St
Geary St & Powell St
Grant Ave & Bush St

Multi-Function Kiosk/
Vending*



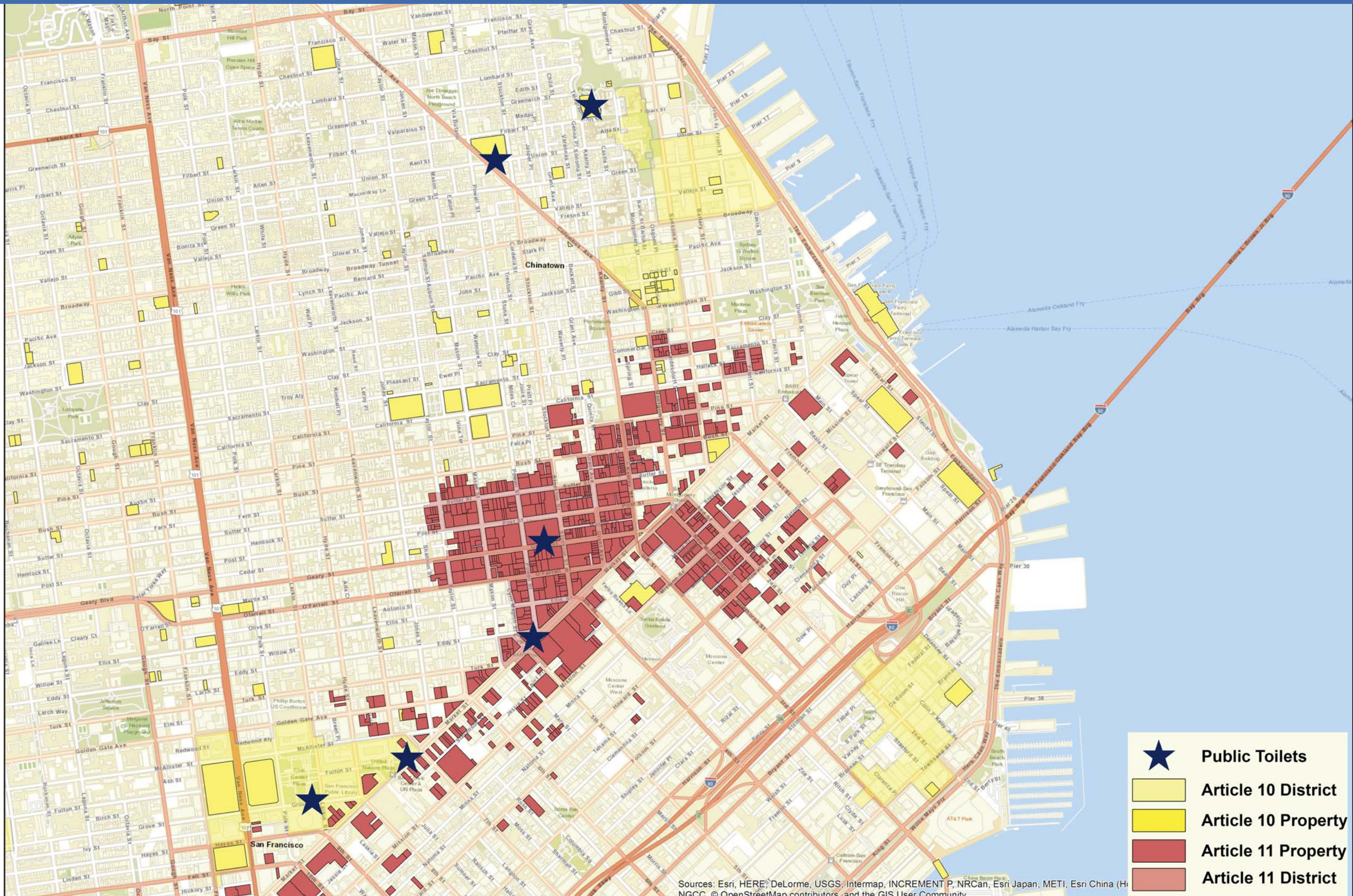
Market St & 4th St
Market St & Geary St
Market St & New
Montgomery St
Market St & Powell St

Historical Significance of Public Toilets

Public Toilet	Article 10	Article 11	Related to Individual Landmark	Number of Stalls	Conservation District/ Landmark Name
Union St & Columbus Ave- Washington Square Park	✓		✓	Single	Washington Square Park
Coit Tower	✓		✓	Single	Coit Tower
Market St & Powell St		✓		Existing Single, Potential for Double	Kearny-Market Mason-Sutter
Geary St & Powell St-Union Square		✓		Single	Kearny-Market Mason-Sutter
Grove St & Larkin St- Civic Center	✓			Existing Single, Potential for Double	Civic Center
Market St & 7 th St- United Nations Plaza	✓			Existing Single, Potential for Double	Civic Center



Map of Public Toilet Locations



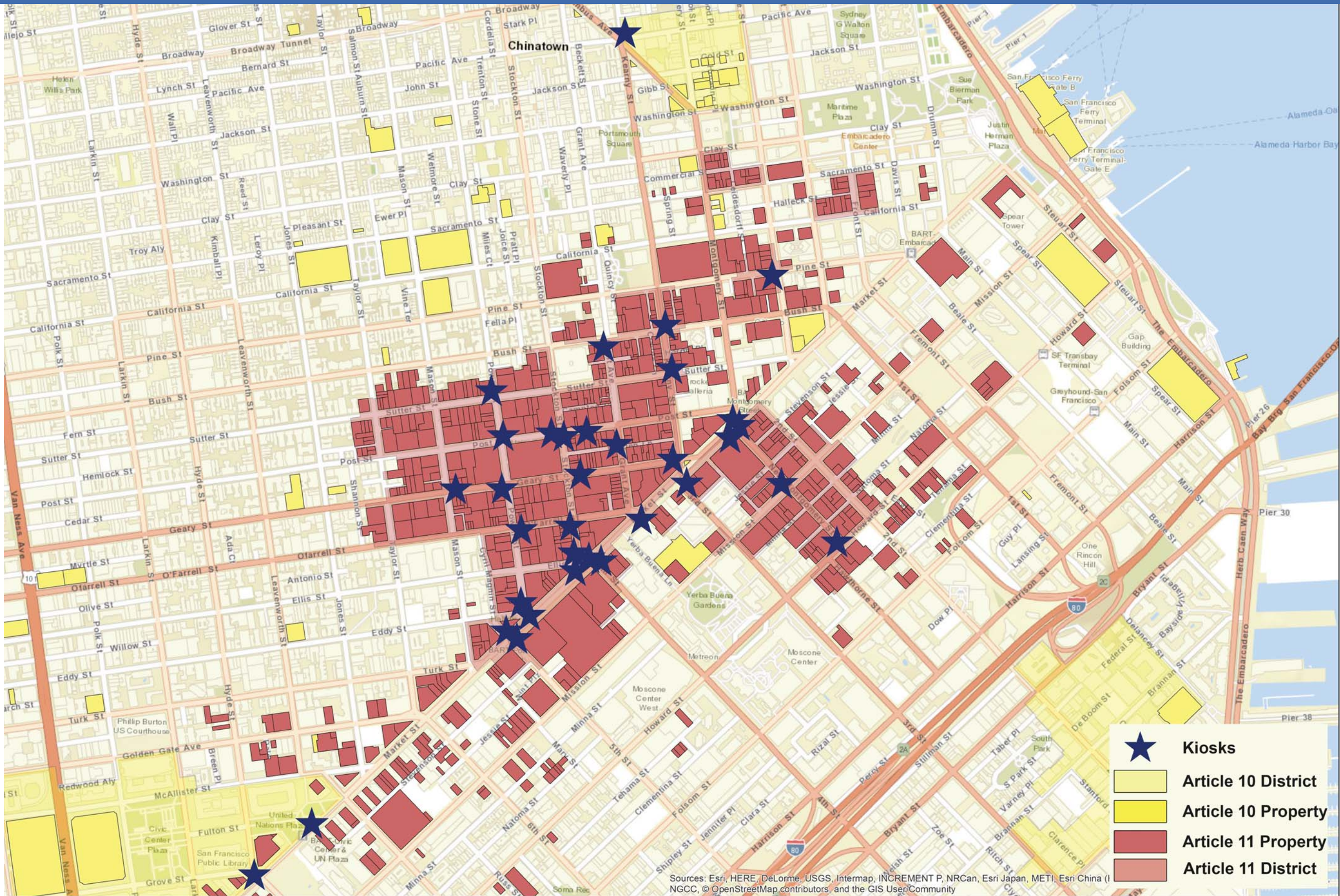
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (H)

Historical Significance of Kiosks

Kiosks	Article 11	Article 10	Conservation District
03RD ST & MARKET ST	✓		New Montgomery-Mission-2nd St
149 GEARY ST	✓		Kearny-Market-Mason-Sutter
249 POST ST	✓		Kearny-Market-Mason-Sutter
GEARY ST & KEARNY ST	✓		Kearny-Market-Mason-Sutter
GEARY ST & MASON ST	✓		Kearny-Market-Mason-Sutter
GEARY ST & POWELL ST	✓		Kearny-Market-Mason-Sutter
GRANT AVE & BUSH ST	✓		Kearny-Market-Mason-Sutter
GRANT AVE & MAIDEN LN	✓		Kearny-Market-Mason-Sutter
KEARNY ST & BUSH ST	✓		Kearny-Belden
KEARNY ST & SUTTER ST	✓		Kearny-Market-Mason-Sutter
MARKET ST & 04TH ST	✓		Kearny-Market-Mason-Sutter
MARKET ST & 05TH ST	✓		Kearny-Market-Mason-Sutter
MARKET ST & ELLIS ST	✓		Kearny-Market-Mason-Sutter
MARKET ST & GEARY ST	✓		New Montgomery-Mission-2nd St
MARKET ST & MONTGOMERY ST	✓		New Montgomery-Mission-2nd St
MARKET ST & NEW MONTGOMERY ST	✓		New Montgomery-Mission-2nd St
MARKET ST & POWELL ST	✓		Kearny-Market-Mason-Sutter
OFARRELL ST & POWELL ST	✓		Kearny-Market-Mason-Sutter
PINE ST & SANSOME ST	✓		Pine-Sansome
POST ST & STOCKTON ST	✓		Kearny-Market-Mason-Sutter
STOCKTON ST & POST ST	✓		Kearny-Market-Mason-Sutter
POWELL ST & POST ST	✓		Kearny-Market-Mason-Sutter
POWELL ST & EDDY ST	✓		Kearny-Market-Mason-Sutter
CYRIL MAGNIN ST & MARKET ST	✓		Kearny-Market-Mason-Sutter
MARKET ST & GRANT AVE	✓		Kearny-Market-Mason-Sutter
MARKET ST & STOCKTON ST	✓		Kearny-Market-Mason-Sutter
NEW MONTGOMERY ST & HOWARD ST	✓		New Montgomery-Mission-2nd St
NEW MONTGOMERY ST & MISSION ST	✓		New Montgomery-Mission-2nd St
POWELL ST & SUTTER ST	✓		Kearny-Market-Mason-Sutter
STOCKTON ST & ELLIS ST	✓		Kearny-Market-Mason-Sutter
STOCKTON ST & OFARRELL ST	✓		Kearny-Market-Mason-Sutter
MARKET ST & GROVE ST		✓	Civic Center
1140 MARKET ST		✓	Civic Center
KEARNY ST & PACIFIC AVE		✓	Jackson Square



Map of Kiosk Locations



Examples of JCDecaux Street Furnishings

JCDecaux has extensive international experience which demonstrates high quality design, fabrication and implementation as well as management and maintenance. Their street furnishings in cities around the world not only provide needed services and a source of revenue to off-set costs but also contribute to the creation of a successful and vibrant public realm. JCDecaux designs emphasize modern aesthetics that blend in with the built form of the environment. The simplicity of Decaux designs can be seen both in cities with rich historic milieus such as Paris, London and New York in addition to more modern environments like Shanghai. From advertising kiosks to toilets to bus shelters, JCDecaux creates street furnishings that achieve a balance between form and function.



Berlin, Germany



Boston, USA



Baku, Azerbaijan



Vancouver, Canada

Examples of JCDecaux Street Furnishings



New York, USA



Paris, France



Vancouver

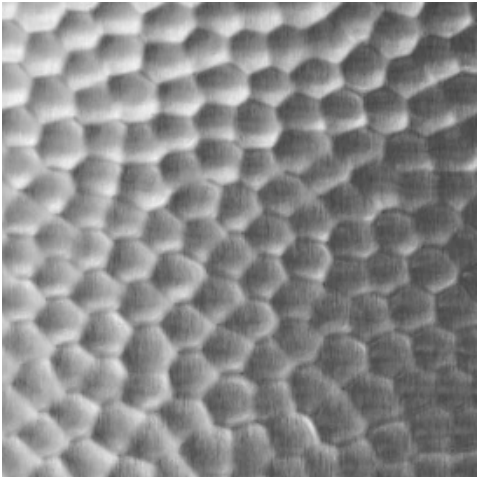


Berlin, Germany

02: Public Toilet Proposal

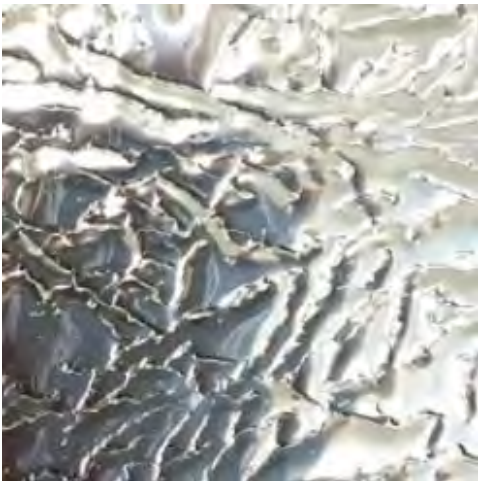
- **Materials, Color and Shaping**
- **Toilet Dimensions**
- **Maps of Toilet Locations**
- **Toilet Design**
- **Existing and New Designs**

Materials, Colors and Shaping



Textured
Stainless Steel

option 1



option 2



Perforated
Stainless Steel
(base of door)



Durable
Concrete base

Design Approach

Simplicity in its Kit of Parts

The furnishings are designed as a kit of parts for ease in buildability and maintenance. The toilet's unique sculptural shape displays a sense of complexity, yet, the kit of parts assembly is simple having been composed of repeated and rotated panels. The exterior shell consists of a durable concrete base and formed texture stainless steel panels for the walls and door. A fiberglass roof includes a skylight for daylight illumination inside.

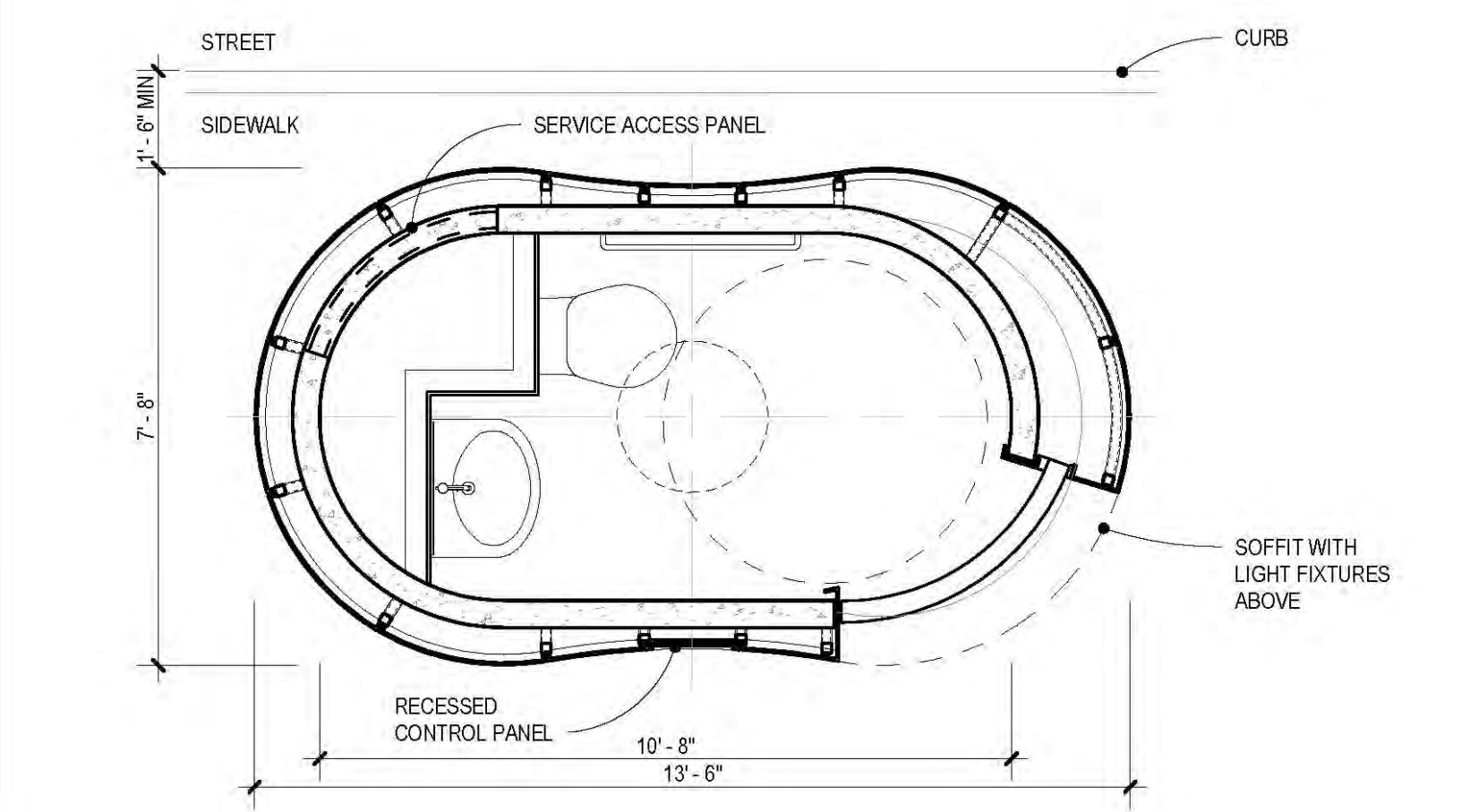
Maintainability

State of the Art engineering to deliver ruggedized furniture for everyday useage. They are designed to keep the challenges of structures in an urban context. This includes climate, graffiti, and pedestrian activity.

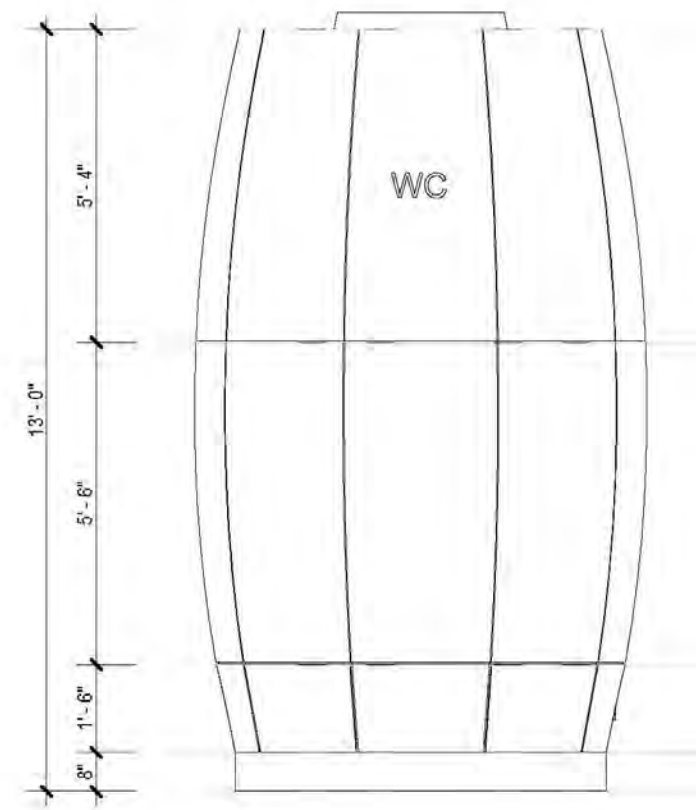
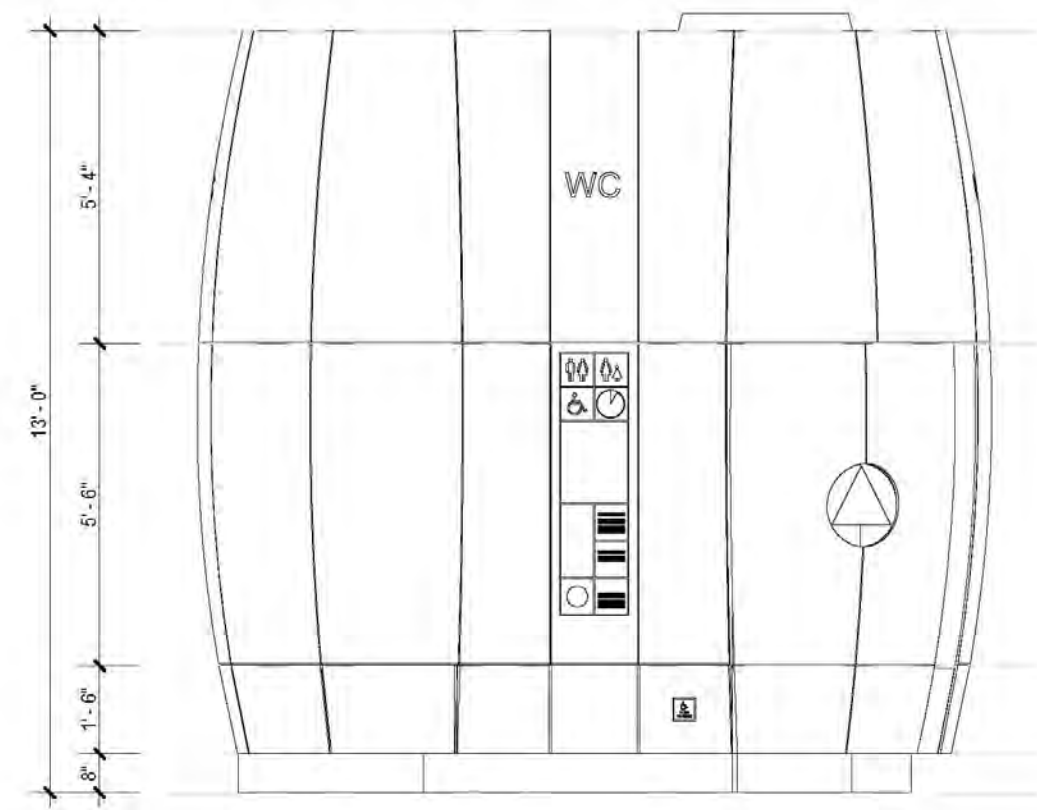
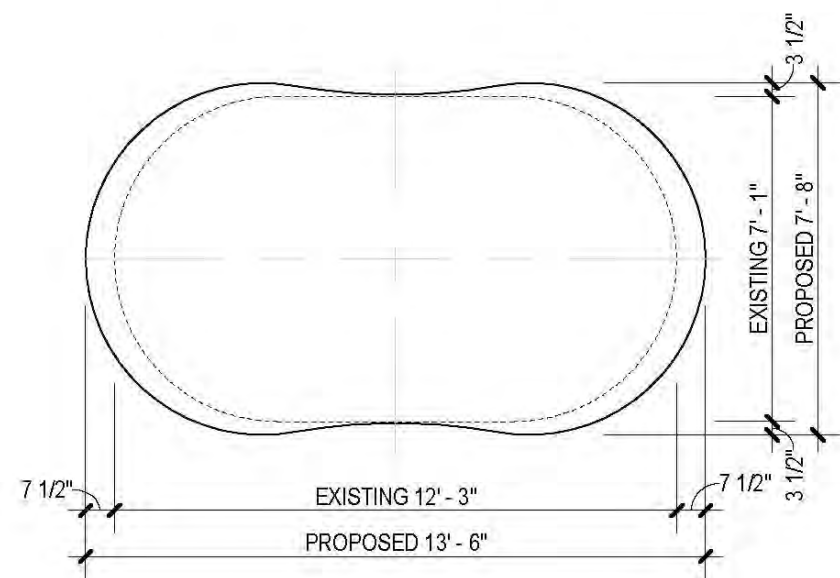
Safety

Illumination of the toilet using LED lighting for enhanced perception of safety and ease of use. Lighting is located around door frame and in seam between concrete base and SS panels

Single Public Toilet Dimensions

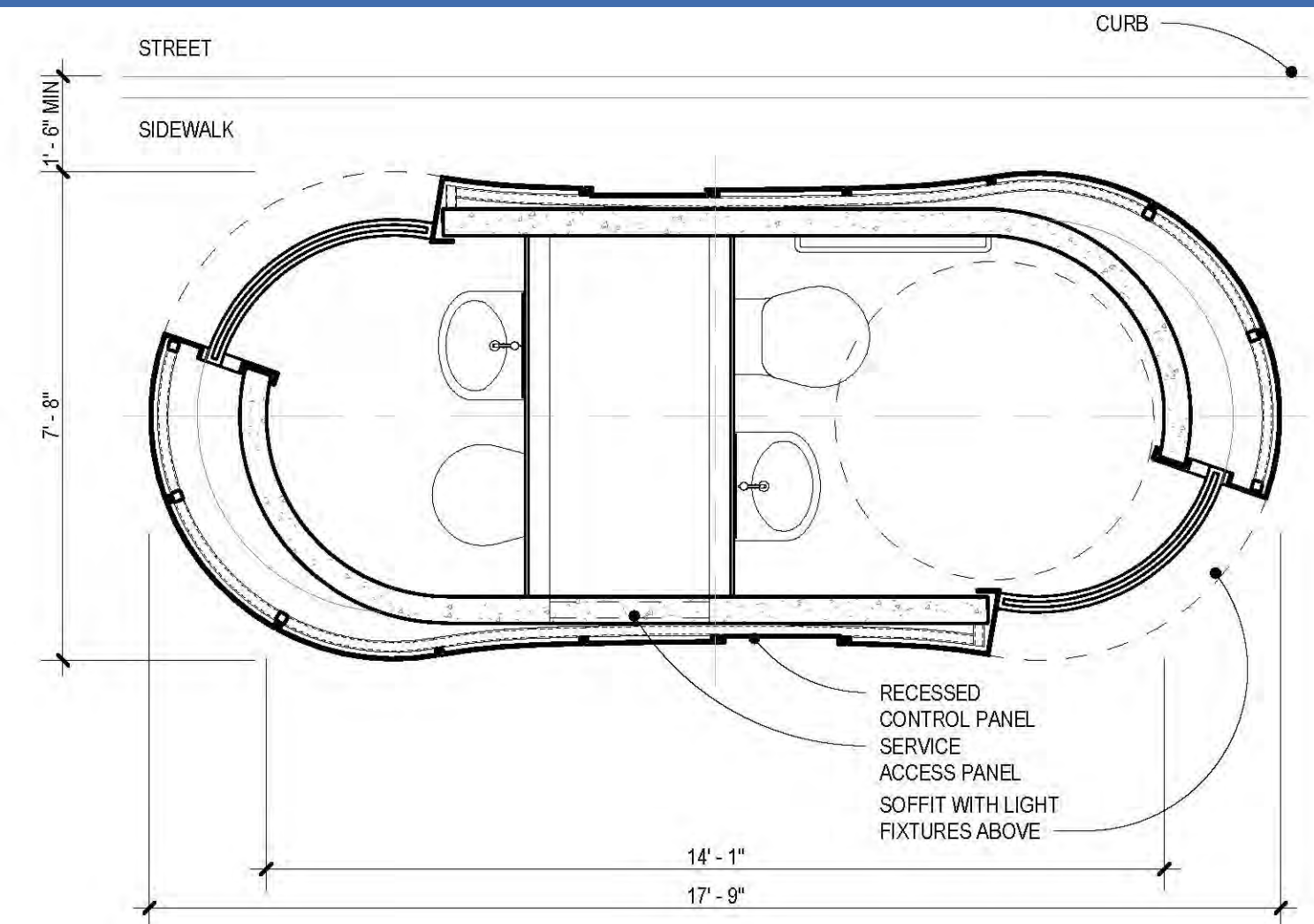


FOOTPRINT OVERLAY EXISTING & PROPOSED - ADA SINGLE TOILET

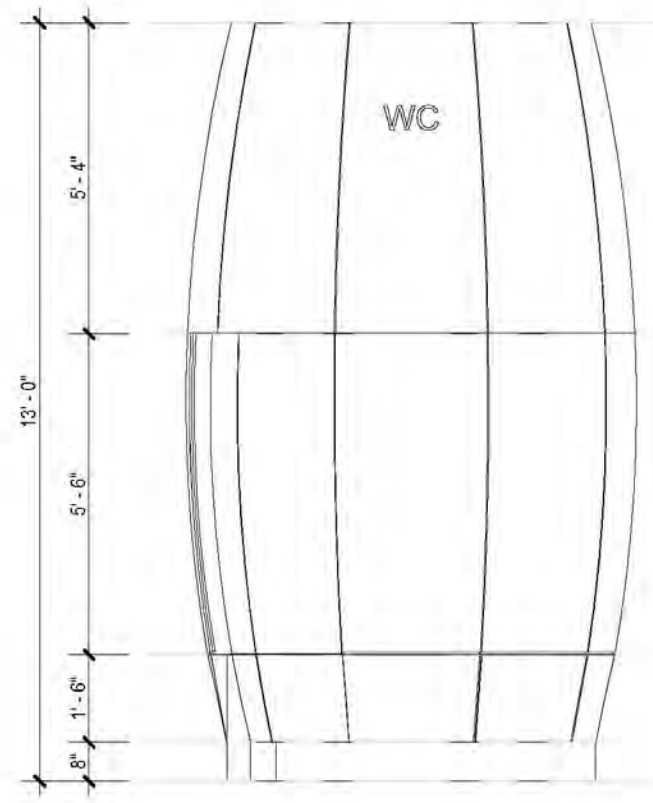
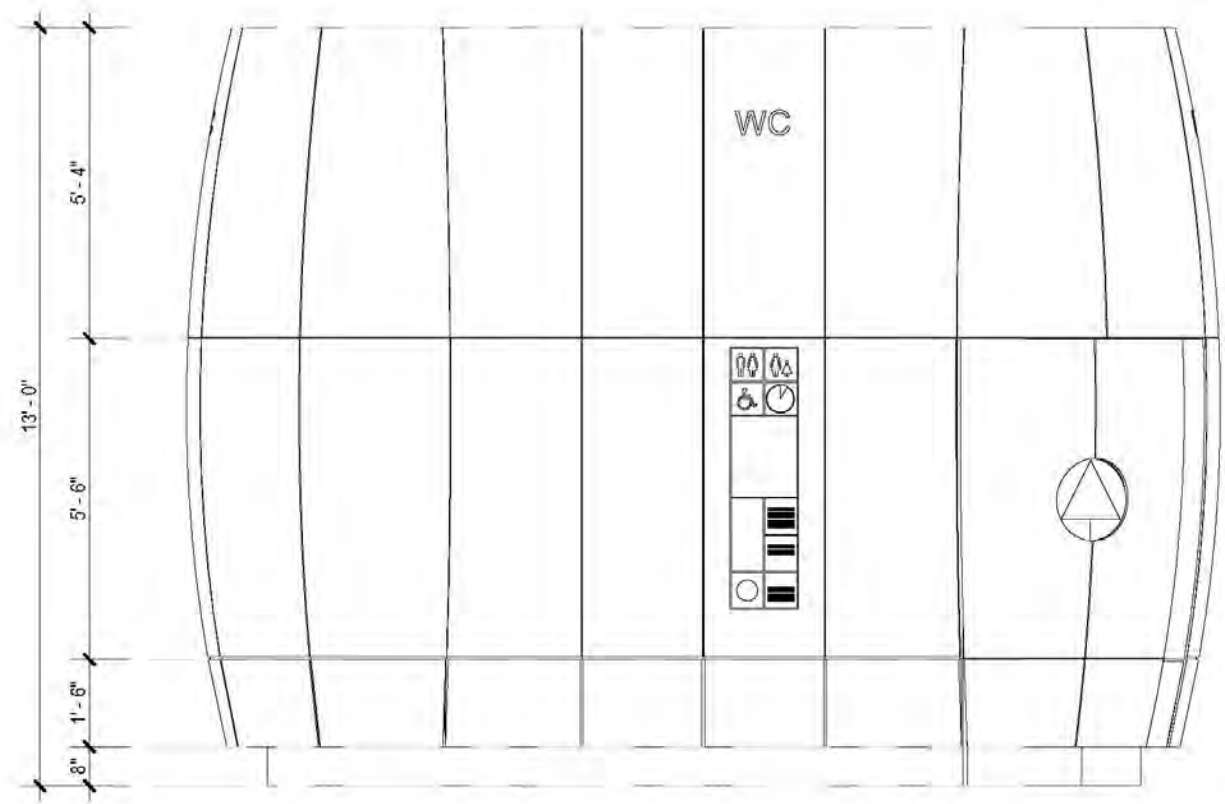
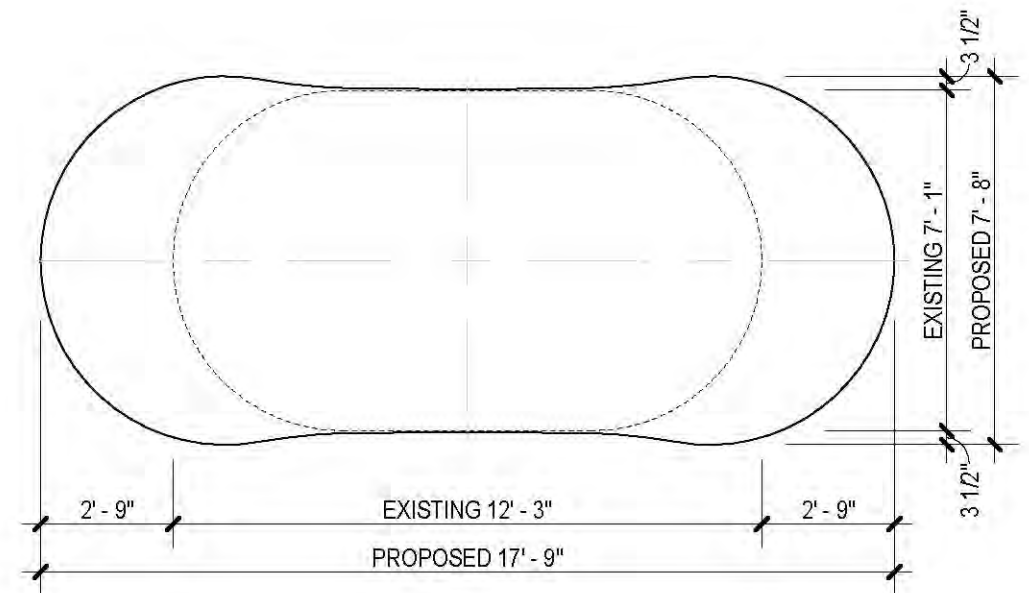


The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

Double Public Toilet Dimensions

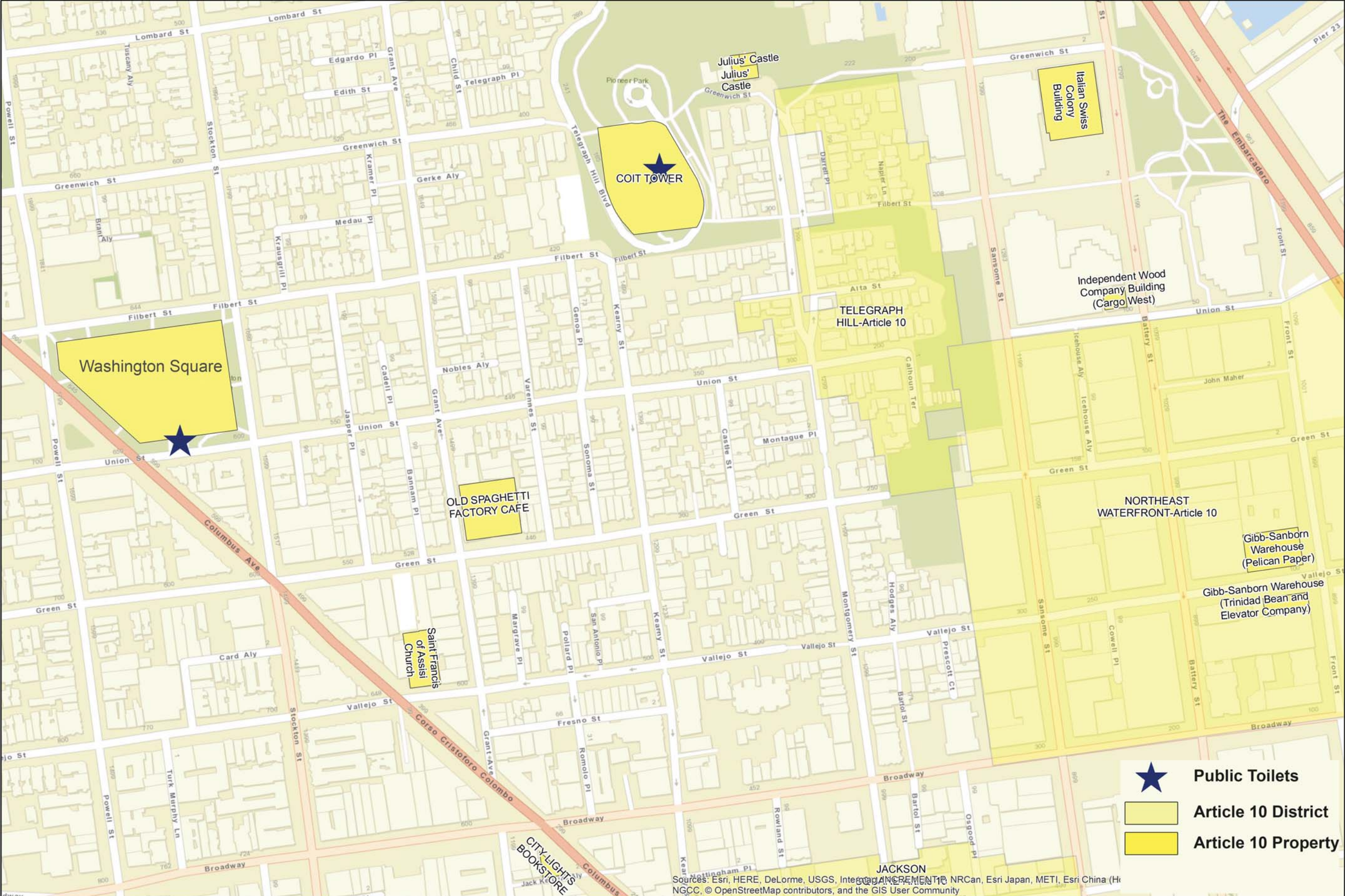


FOOTPRINT OVERLAY EXISTING & PROPOSED - DOUBLE TOILET

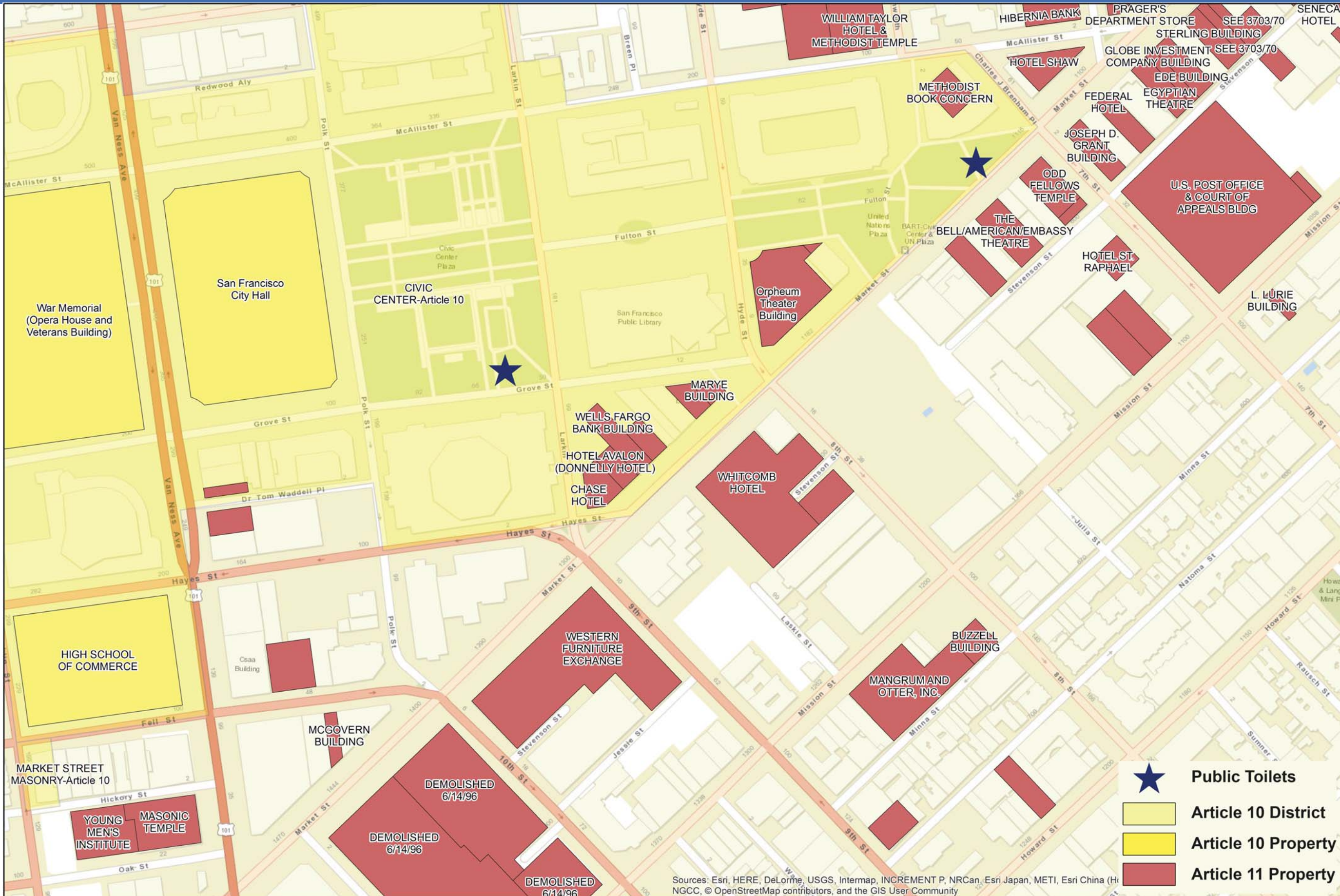


The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

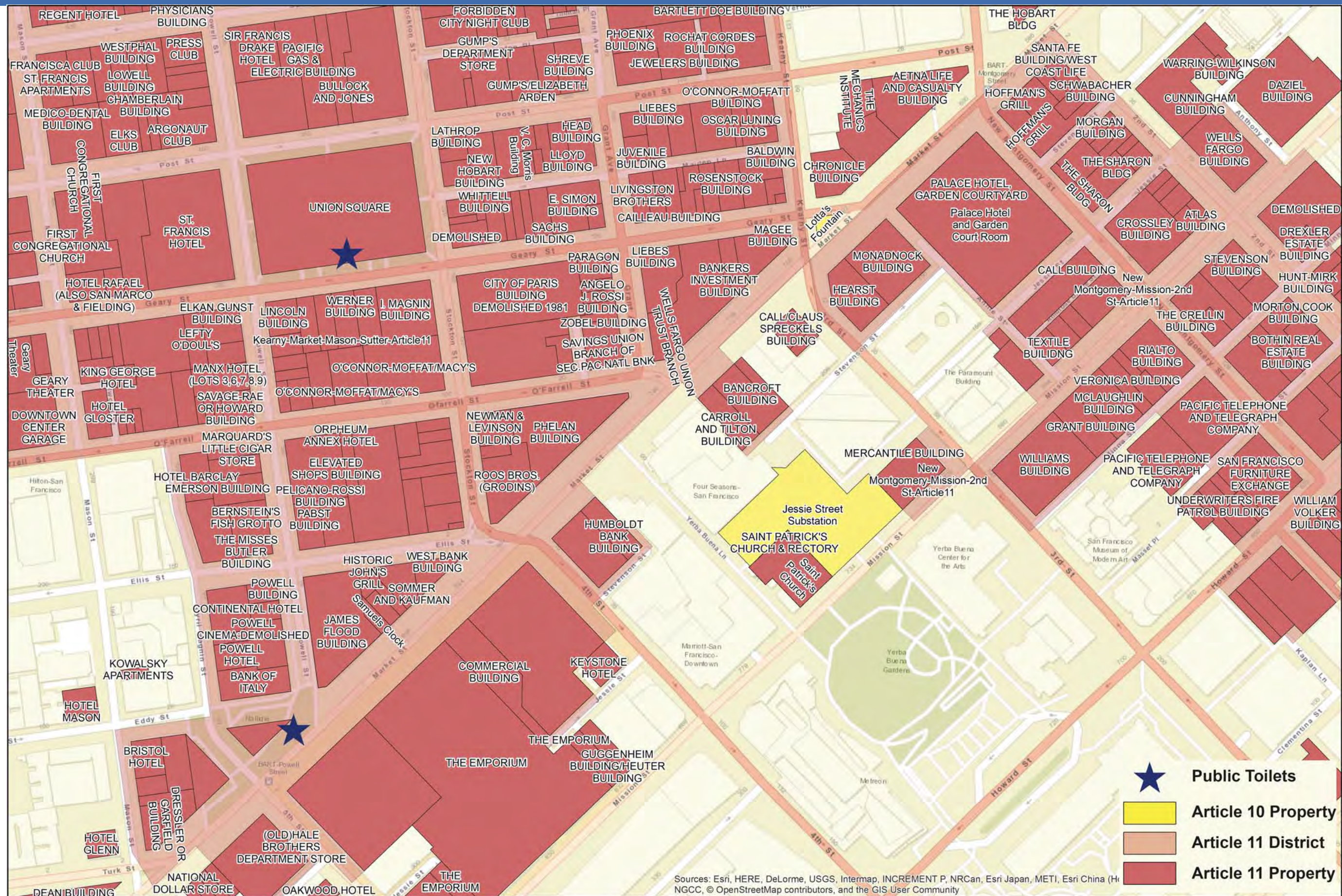
Maps of Public Toilet Locations at Coit Tower & Washington Square



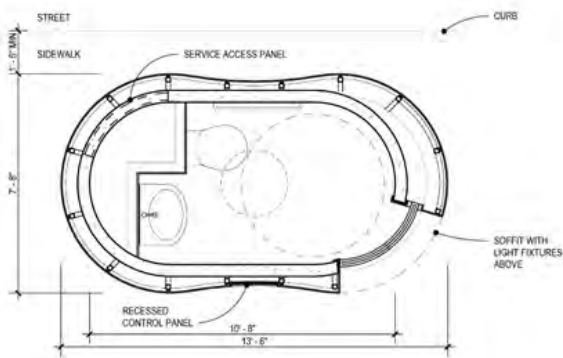
Maps of Public Toilet Locations at Grove St & Larkin St (Civic Center) and United Nations Plaza



Maps of Public Toilet Locations at Union Square and Market St & Powell St



Single Public Toilet Design

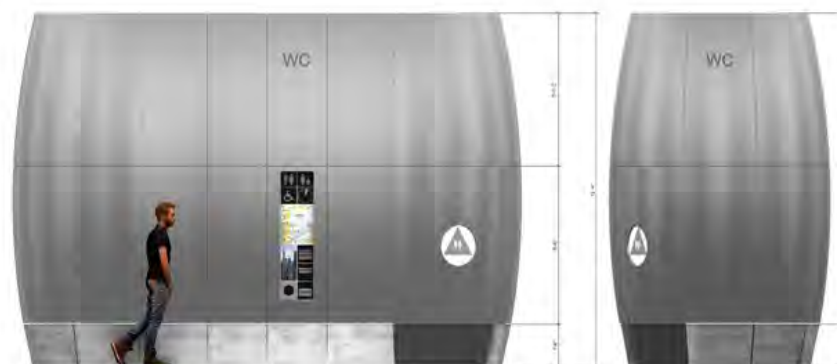


Double Public Toilet Design



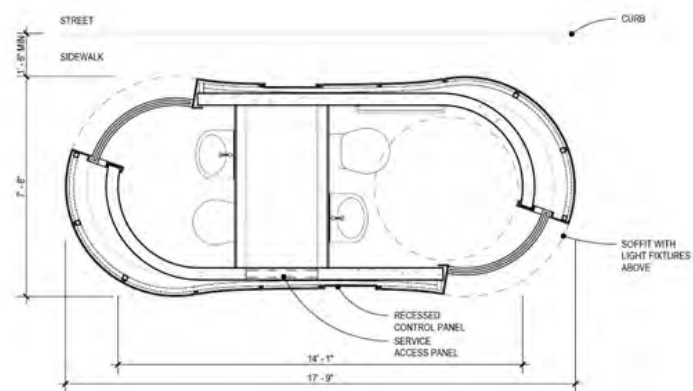
Perspective - From Sidewalk

Perspective - From Street



Elevation - From Sidewalk

Elevation - Side



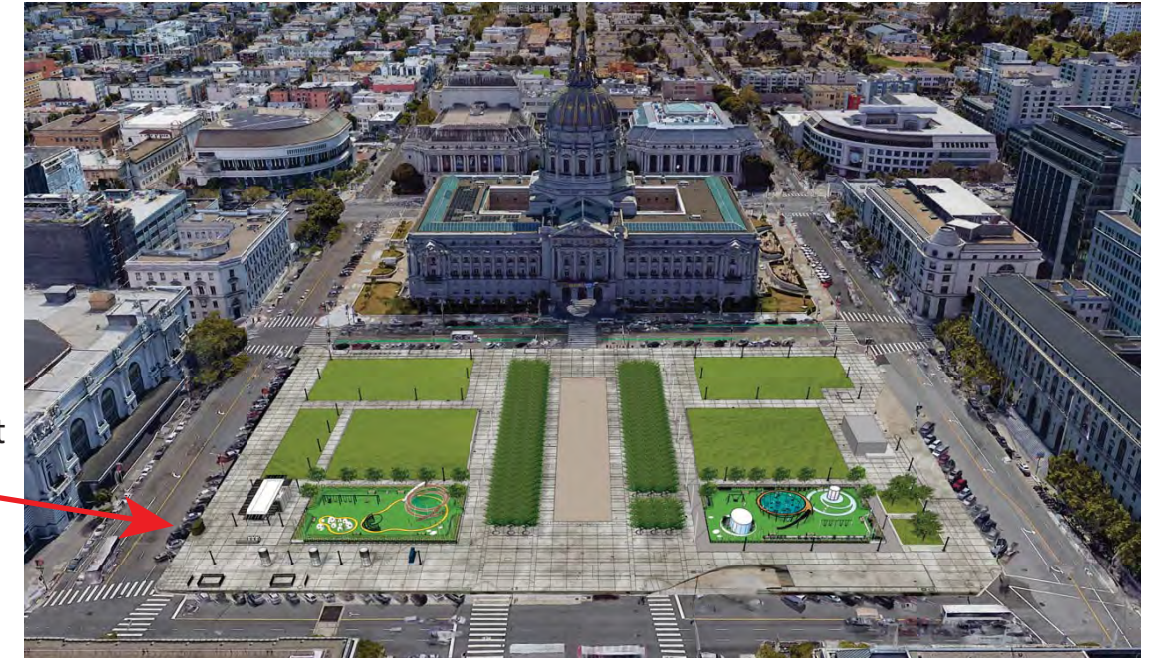
Plan



Article 10



Source: (Civic Center Kiosk Certificate of Appropriateness)



Location of the existing JCDecaux toilet

Grove St & Larkin St: Civic Center

Article 10

Existing Toilet

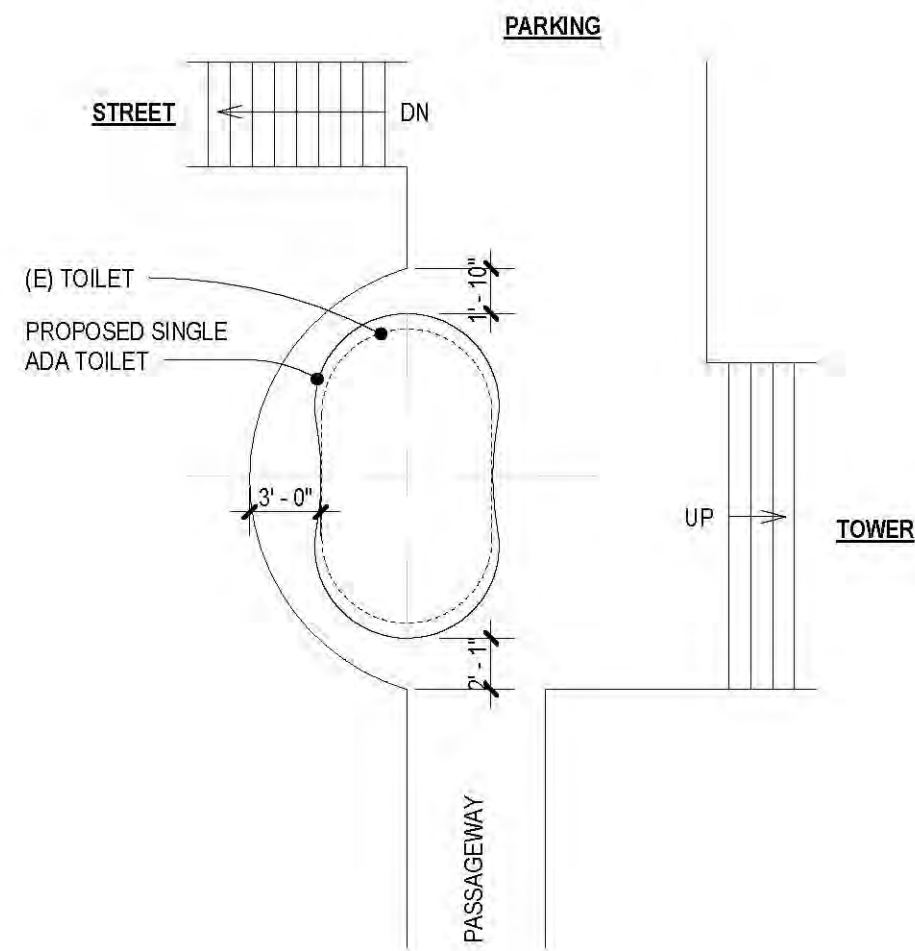


Proposed Toilet



Coit Tower

Article 10, Proximal to Landmark, Cultural Landmark: 165



Site Plan - Coit tower



Coit Tower

Article 10, Proximal to Landmark, Cultural Landmark: 165

Existing Toilet



Proposed Toilet



Existing Toilet

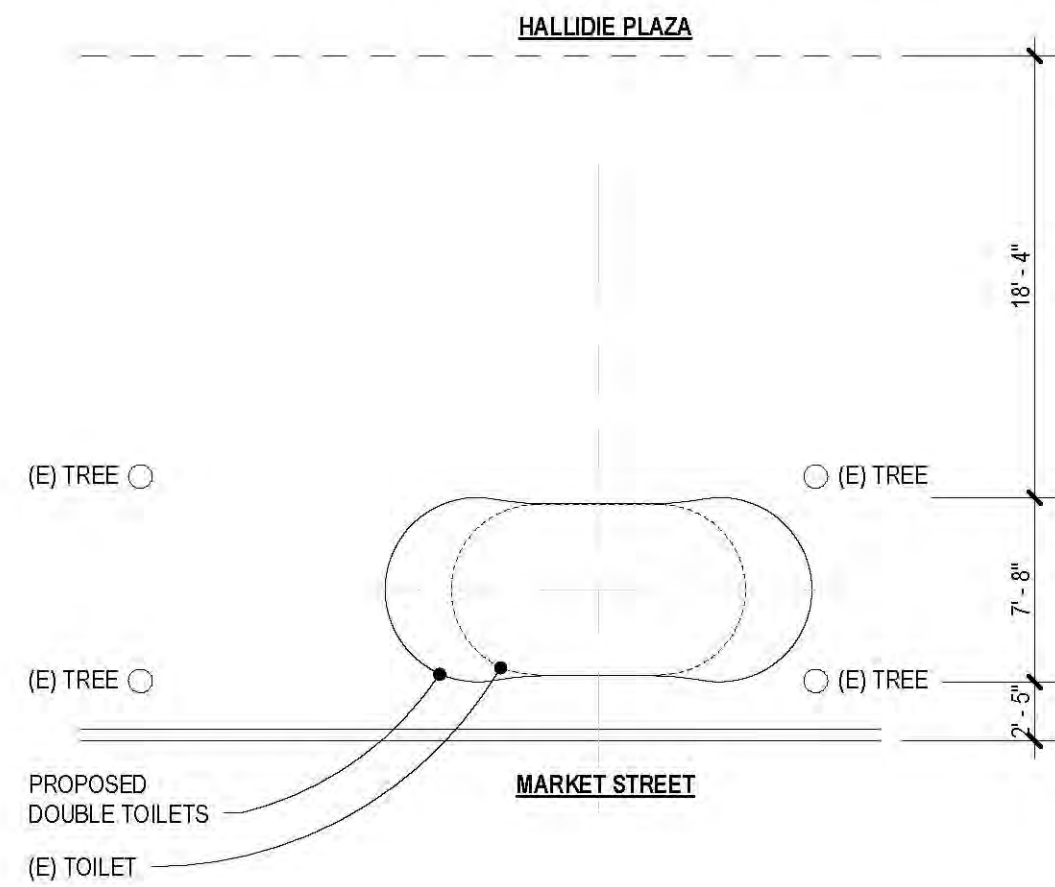


Proposed Toilet



Powell St & Market St

Article 11



Site Plan - Powell and Market



Powell St & Market St

Article 11

Existing Toilet

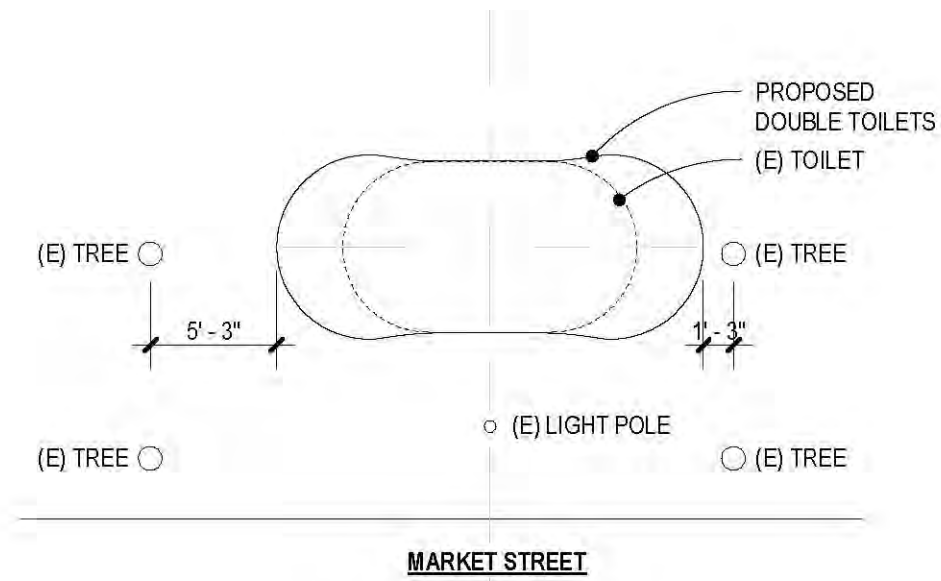


Proposed Toilet



United Nations Plaza

Article 10



Site Plan - UN Plaza



United Nations Plaza

Article 10

Existing Toilet

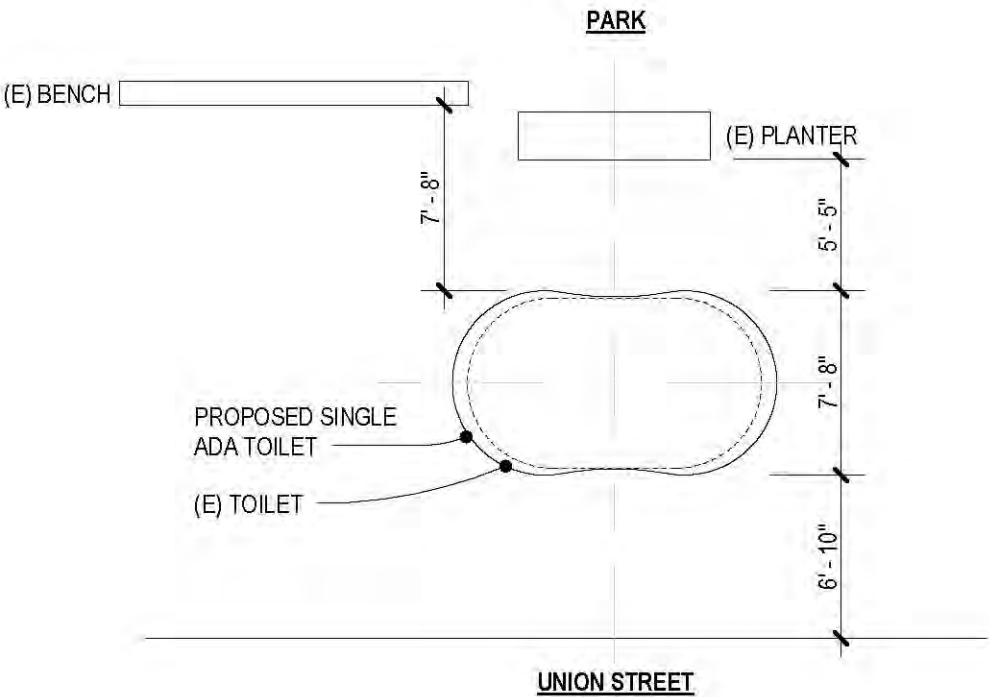


Proposed Toilet



Washington Square Park

Article 10, Proximal to Landmark



Site Plan - Washington Square



Washington Square Park

Article 10, Proximal to Landmark

Existing Toilet

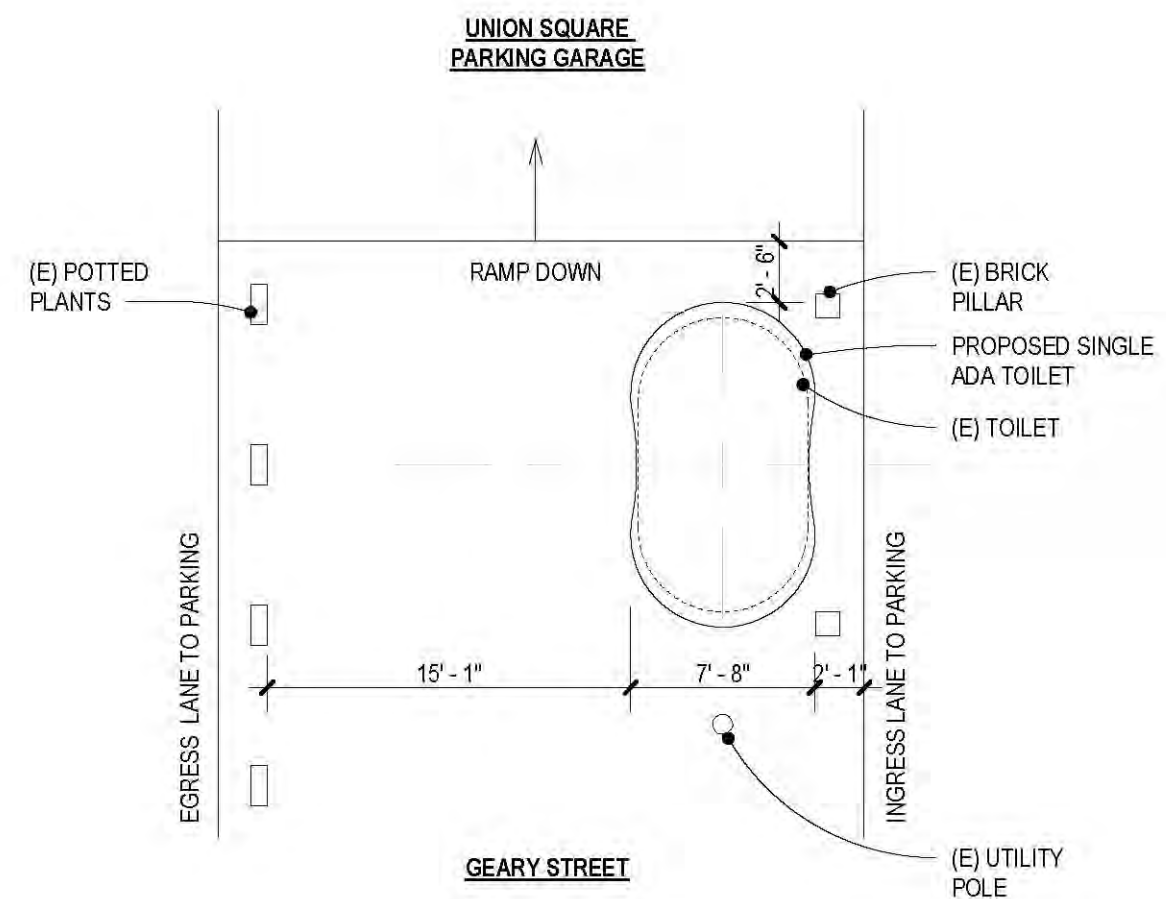


Proposed Toilet



Union Square

Article 11, California Register



Site Plan - Union Square



Union Square

Article 11, California Register

Existing Toilet



Proposed Toilet



03: Kiosk Proposal

- **Types of Kiosks and Programming**
- **Kiosk Materials, Color and Shaping**
- **Kiosk Design Details and Dimensions**
- **Maps of Kiosk Locations**
- **Existing JCDecaux Kiosks**
- **Comparison of Existing vs New Kiosks**

Types of Kiosks and Programming



Small

3 Sided Panel Kiosk

The City panel is a full length poster space for a public service announcement including the Market Street Art Commission poster program.



Market Street



Multi-Function / Retail Kiosk

The service side is a vending area. The service side is divided in 2 sections. Lower section has 2 French doors that swing open underneath an awning. The upper section above the awning is a space reserved for a public service announcements poster or digital clock.



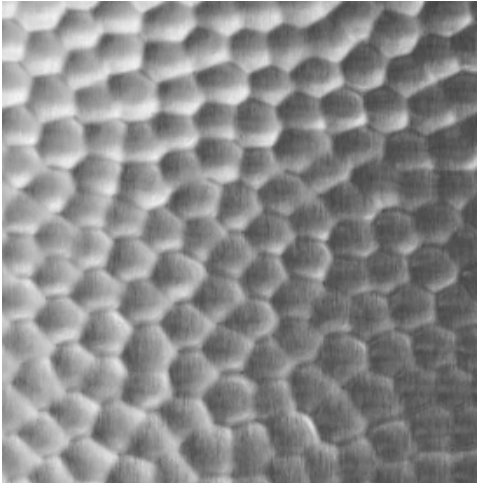
Interactive / Info Kiosk

The service side has 2 sections. The lower section underneath a small awning has information/ map and an interactive digital screen. The upper section above the awning is reserved for a public service announcement poster.

Please note that in every case, existing kiosk will be replaced with the similar one in terms of functionality.

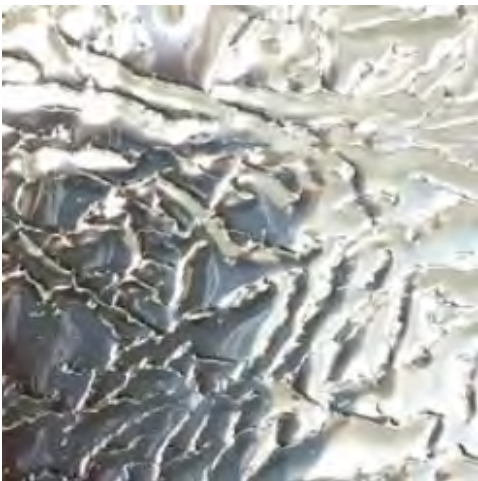
Multi-function kiosks will have the ability to provide a variety of service and retail uses, such as wayfinding assistance, ATMs or vending of coffee, magazines, and/or sundries. Only select locations will have vending doors open where path of travel requirements are met.

Kiosk Materials, Colors and Shaping

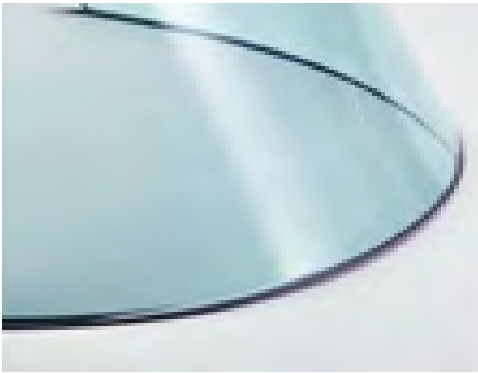


Textured
Stainless
Steel and
matching
fiberglass cap

option 1



option 2
Perforated
Stainless
Steel (at
ventilated
base)



Glazing

Design Approach

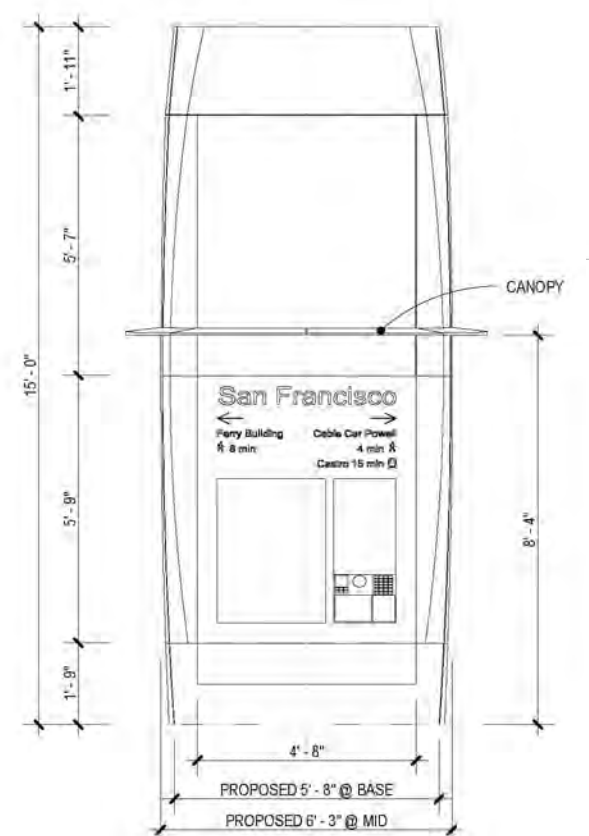
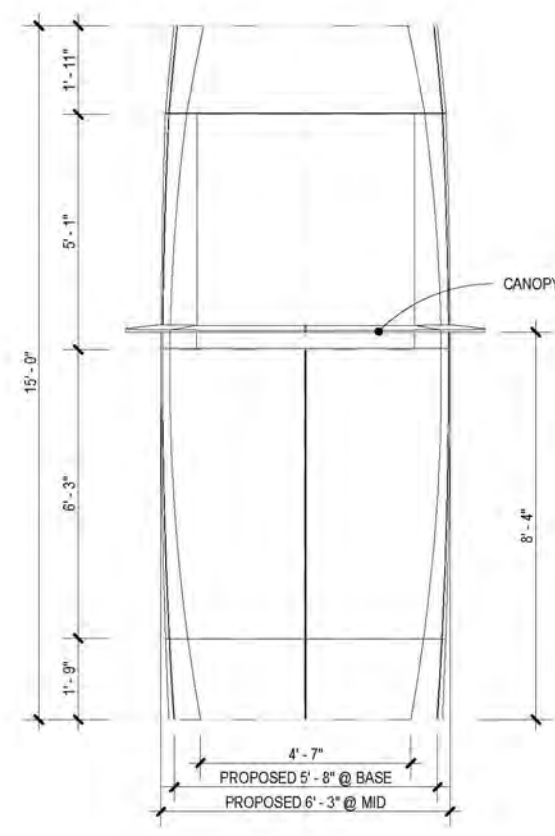
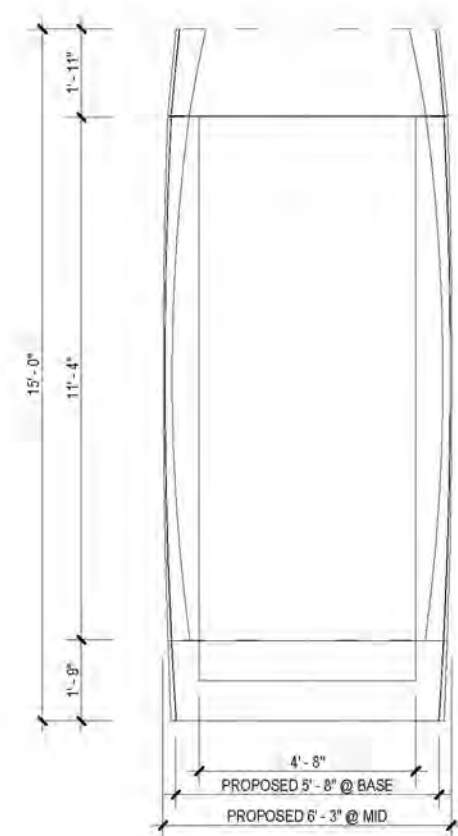
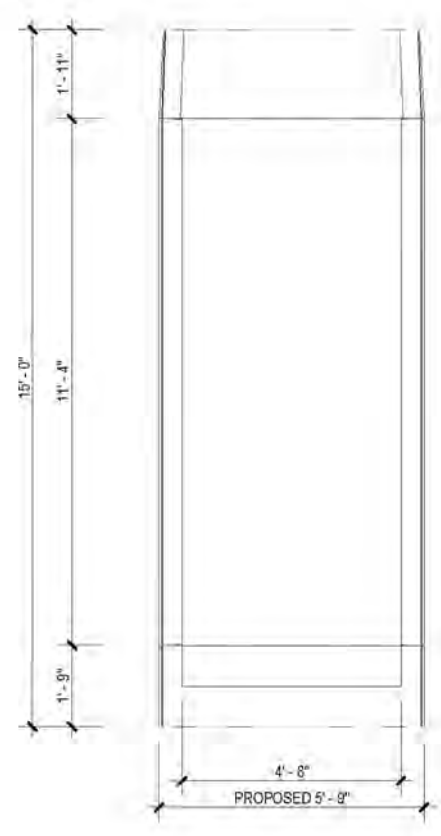
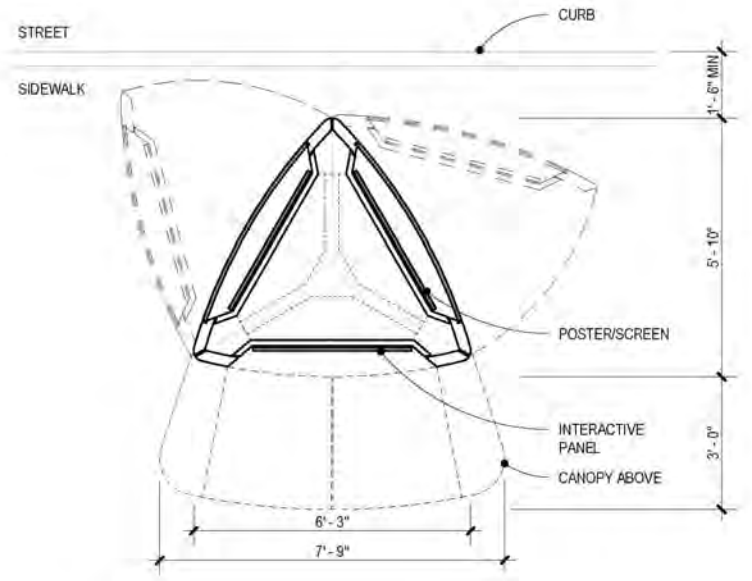
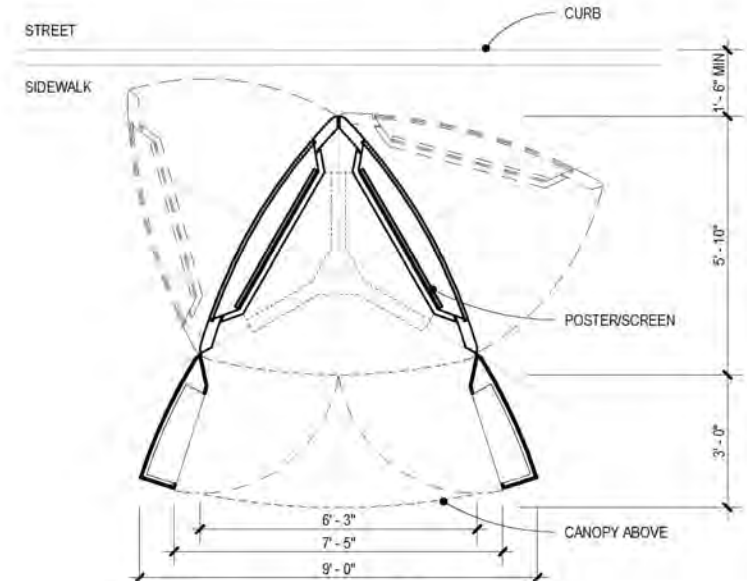
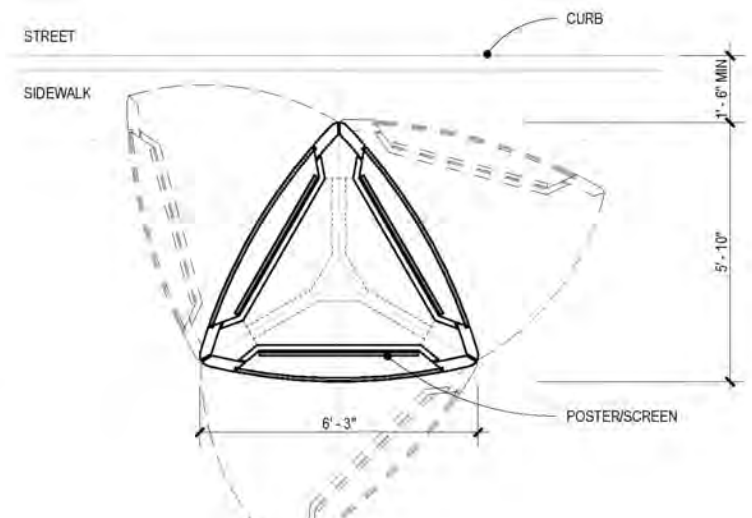
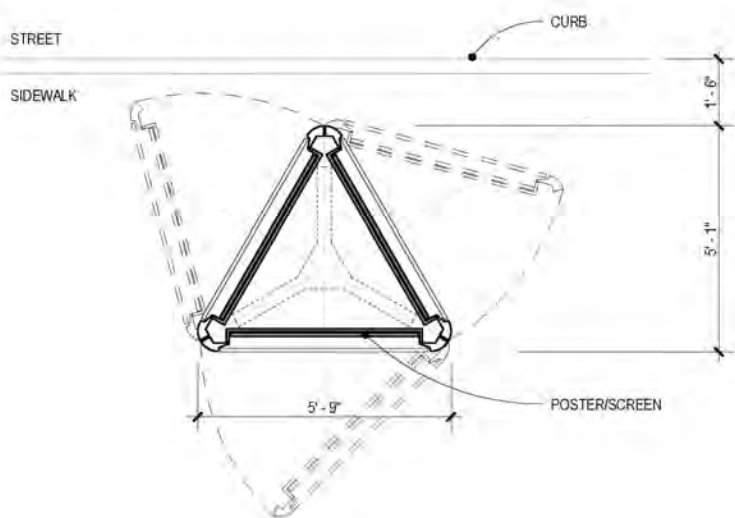
Simplicity in its Kit of Parts

The furnishings are designed as a kit of parts for ease in buildability and maintenance. The kiosk's unique sculptural shape displays a sense of complexity, yet, the kit of parts assembly is simple. The exterior shell consists of glazed poster/display space and formed texture Stainless Steel panels for the walls and door. Cap is made of matching fiberglass hiding antennas behind.

Maintainability

State of the Art engineering to deliver ruggedized furniture for everyday useage. They are designed to keep the challenges of structures in an urban context. This includes climate, graffiti, and pedestrian activity.

Kiosk Design Details and Dimensions



Small

Market Street

Multi-Function / Retail Kiosk

Interactive / Info Kiosk

3 Sided Panel Kiosk

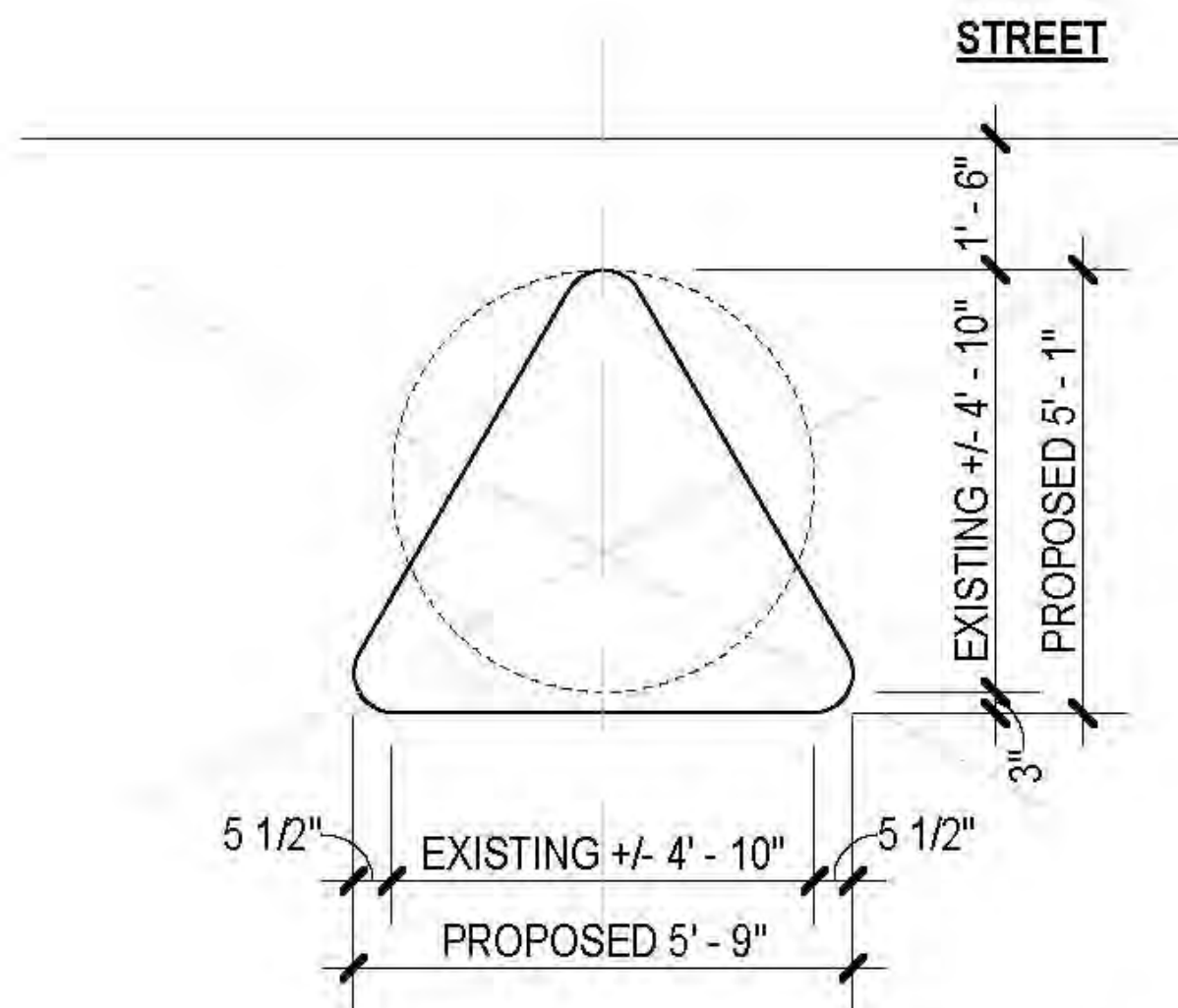
The City panel is a full length poster space for a public service announcement including the Market Street Art Commission poster program.

The service side is a vending area. The service side is divided in 2 sections. Lower section has 2 French doors that swing open underneath an awning. The upper section above the awning is a space reserved for a public service announcements poster or digital clock.

The service side has 2 sections. The lower section underneath a small awning has information/ map and an interactive digital screen. The upper section above the awning is reserved for a public service announcement poster.

The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

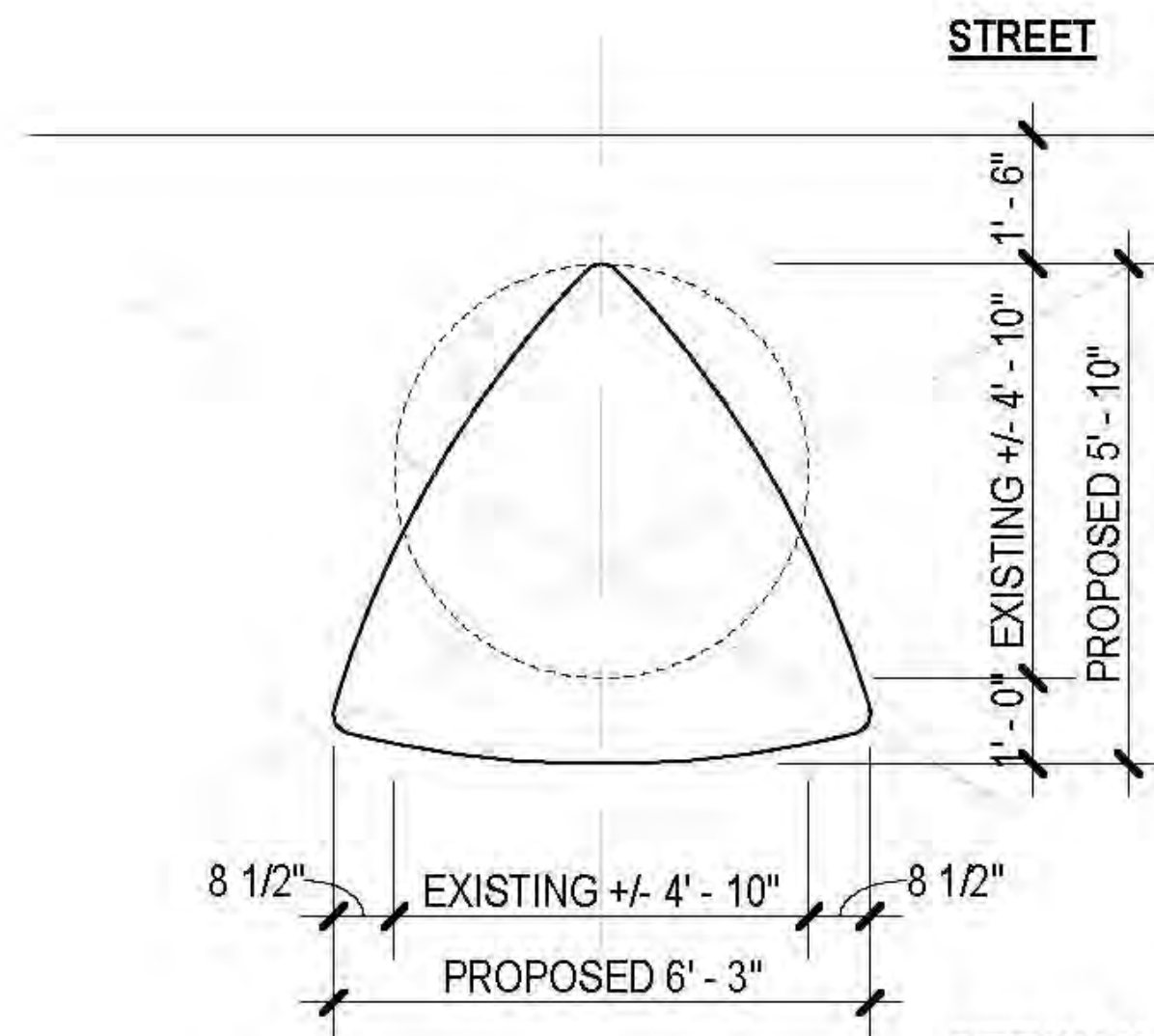
Kiosk Design Dimensions



Small 3 Sided Kiosk

Small 3-sided kiosk requires minimal (3") additional sidewalk encroachment.

Required for narrow sidewalk conditions.



Market Street 3-sided, interactive & Multi-Function

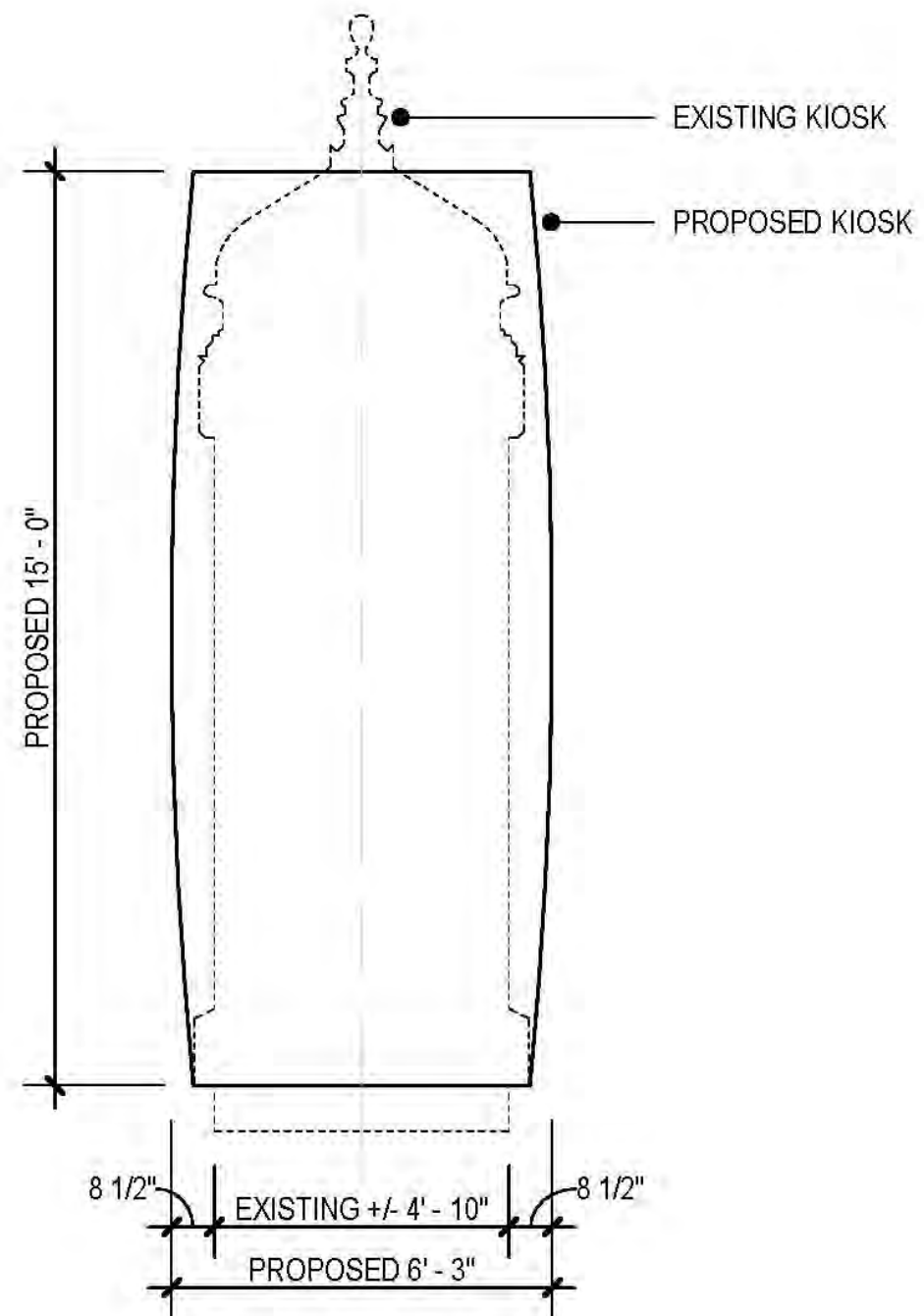
Market St. 3-sided kiosk 'pillows' and 'bows' on all faces. Requires 1'-0" additional sidewalk encroachment.

Feasible on Market St., Embarcadero, Park & Rec locations with no clearance issues.

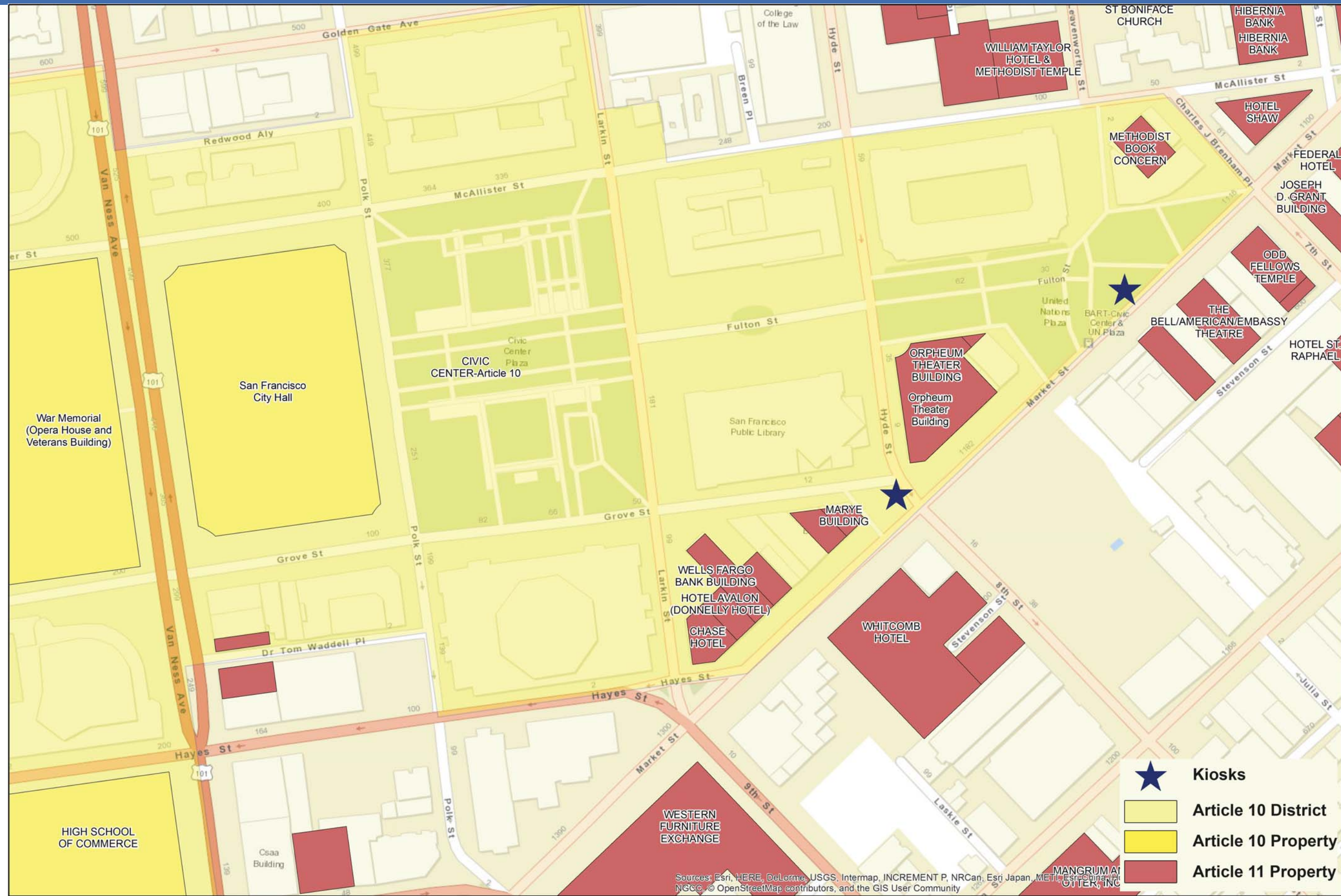
The proposed designs need to be fully developed and engineered over the next few months to confirm that all codes are met and for structural and constructability requirements

Kiosk Design Dimensions

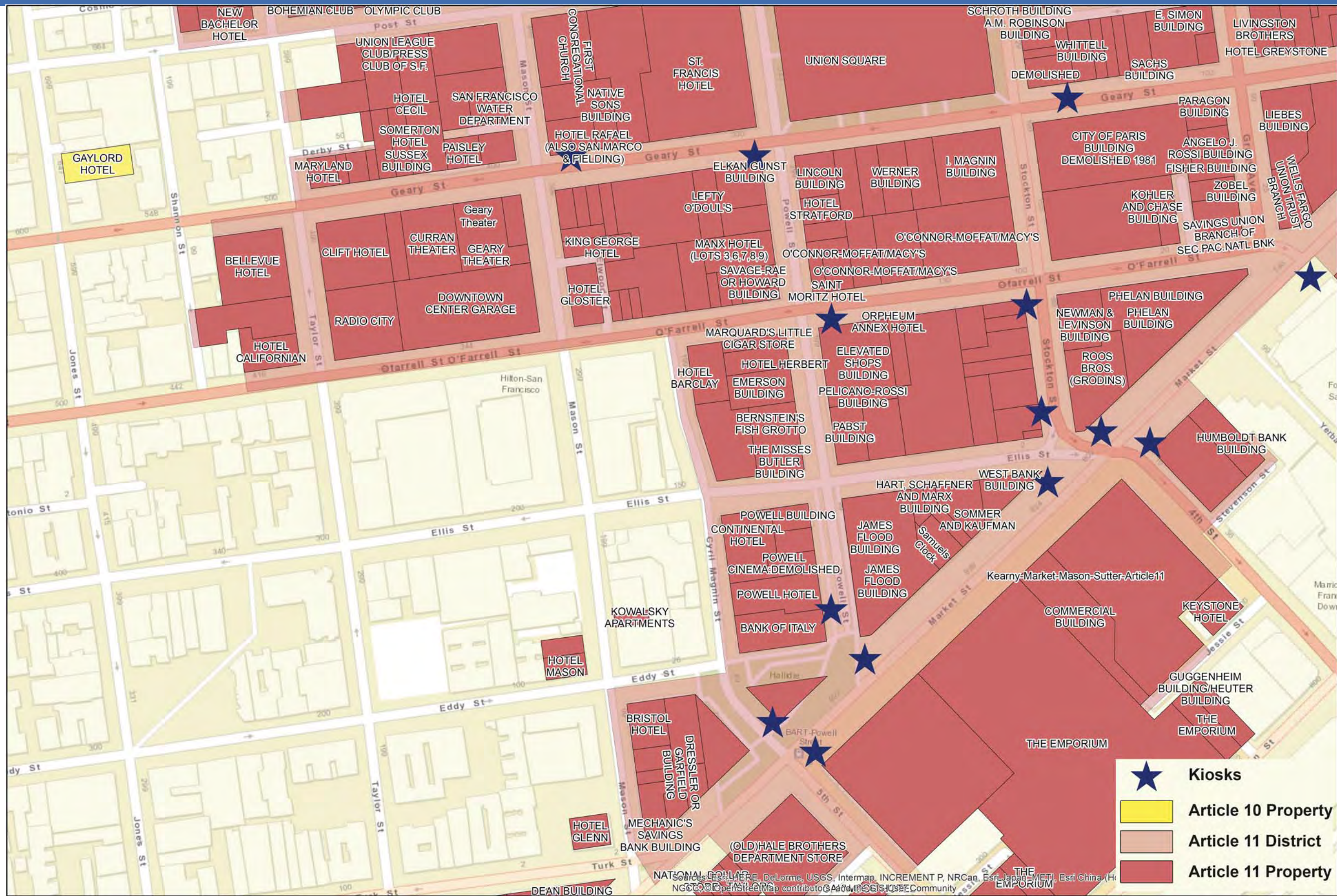
ELEVATIONS OVERLAY EXISTING & PROPOSED - KIOSK



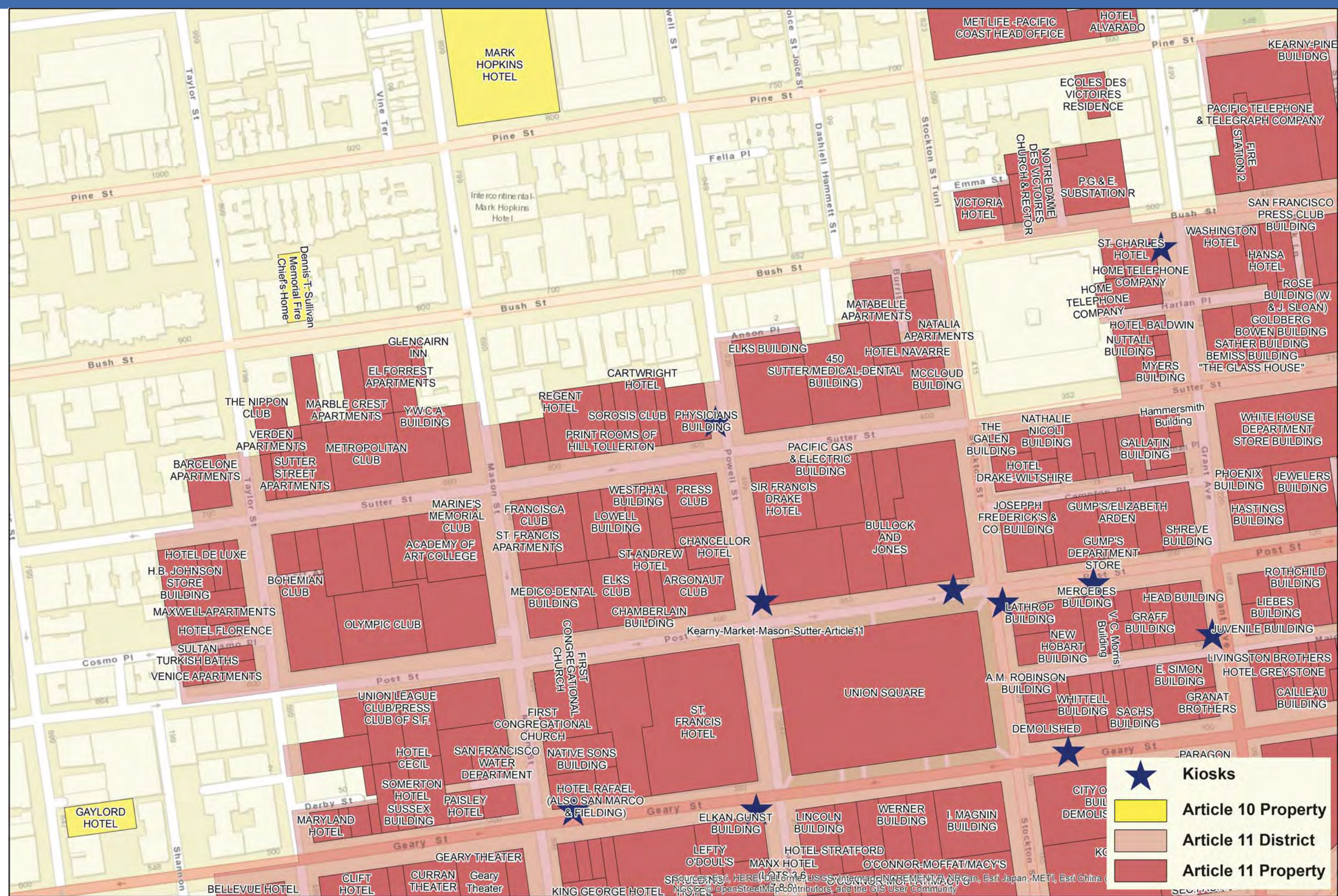
Map of Kiosk Locations



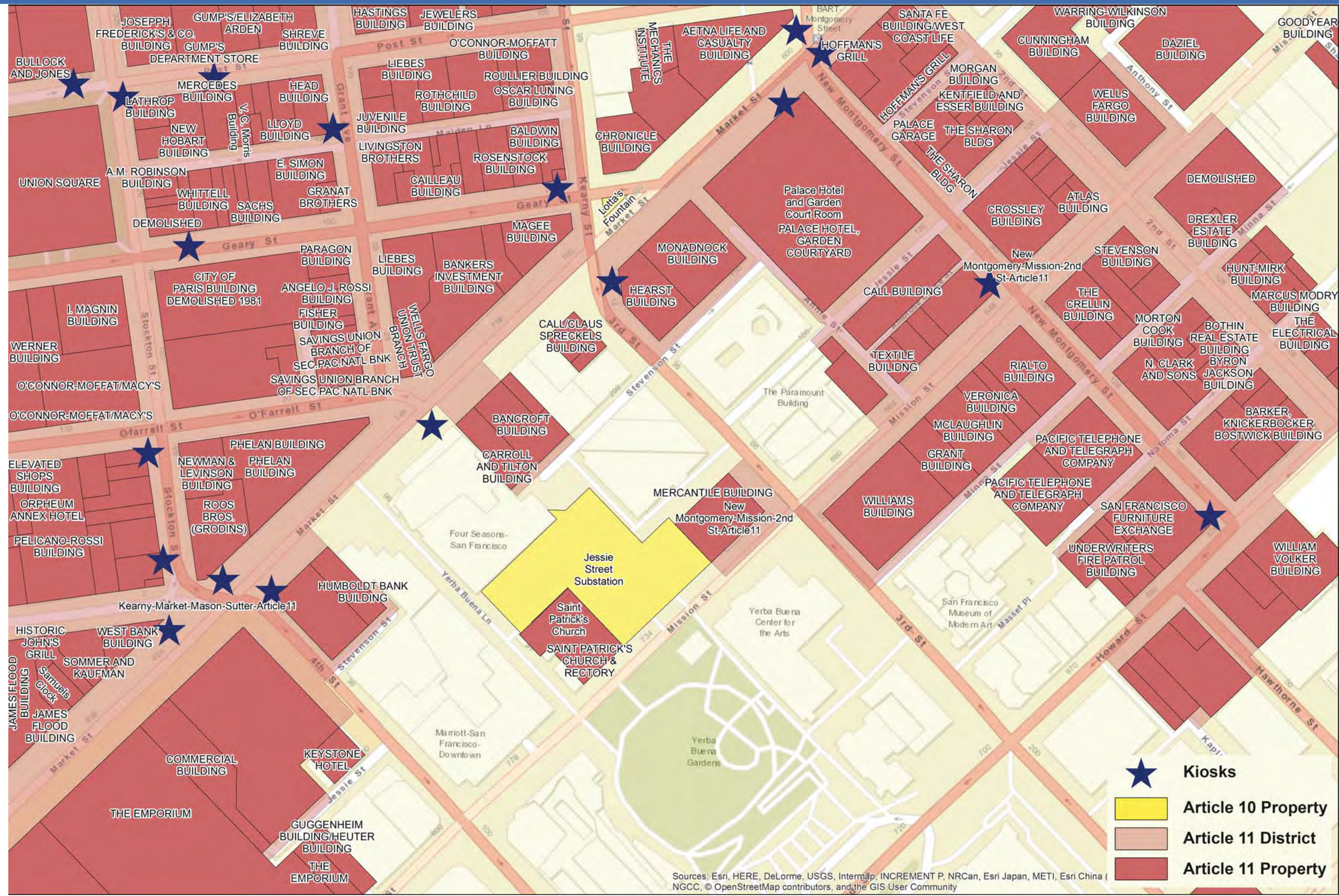
Map of Kiosk Locations



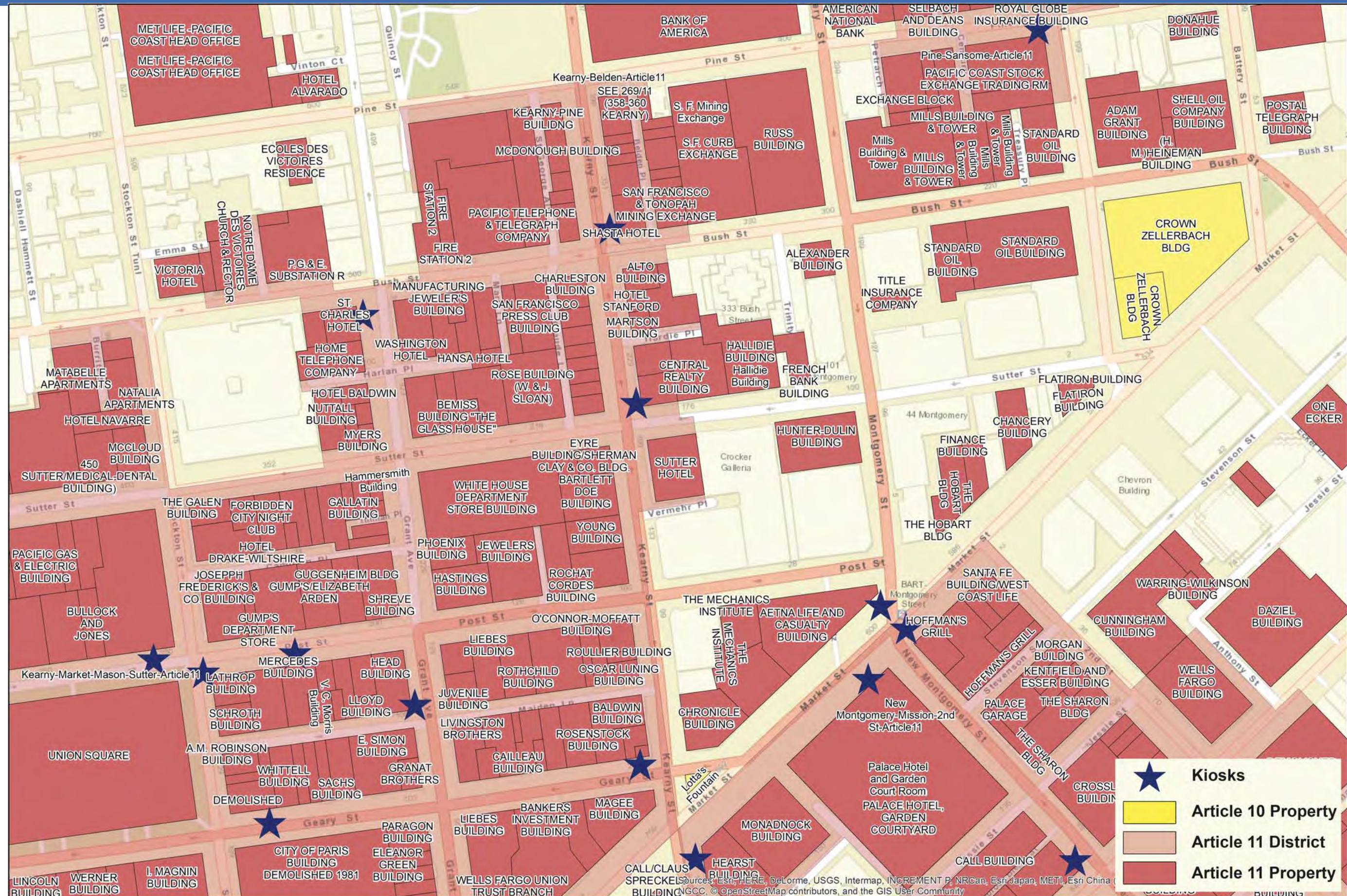
Map of Kiosk Locations



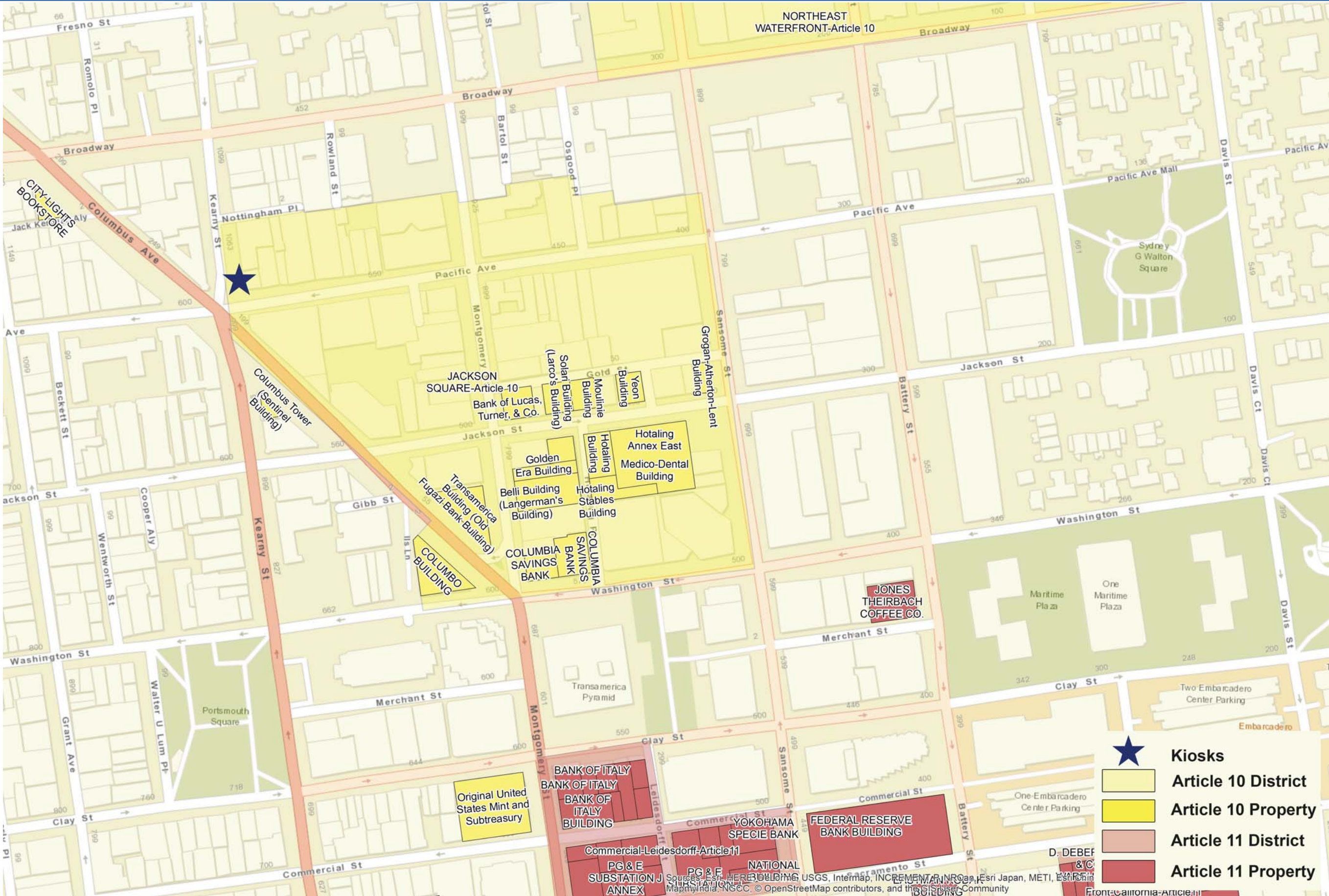
Map of Kiosk Locations



Map of Kiosk Locations



Map of Kiosk Locations



Existing JCDecaux Kiosks



California St. /Battery St.



Pine St. /Sansome St.



Kearny St./ Sutter St.



Market St./ Grant Ave.



Grant Ave./ Maiden Ln.



Kearny St. / Bush St.

Existing JCDecaux Kiosks



Market St./ New Montgomery St.



3rd St. / Market St.



Geary Blvd./ Kearny St.



Stockton St./ Post St.



O'Farrell St./ Powell St.



Market St./ Geary Blvd.

Existing JCDecaux Kiosks



Post St./ Stockton St.



Powell St./ Post St.



Geary Blvd./ Mason St.



Cyril MagninSt./ Market St.



Market St./ 5th St.



Mission St./ 6th St.



Market St./ 7th St.



Market St./ Grove St.

Existing JCDecaux Kiosks



New Montgomery St./ Howard St.



Grant Ave./ Bush St.



249 Post St.



Powell St./ Eddy St.



Market St./ Stockton St.



Market St./ 4th St.



Market St./ Powell St.



149 Geary Blvd

Comparison of Existing vs New Kiosks

Existing Kiosk



Proposed Kiosk



Comparison of Existing vs New Kiosks

Existing Kiosk



Proposed Kiosk



Comparison of Existing vs New Kiosks

Existing Kiosk



Proposed Kiosk

