

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Historical Preservation Commission Meeting Today
Date: Thursday, November 02, 2017 9:15:20 AM
Attachments: [AssessorBlock0459.pdf](#)
[Resolution 88 scanned.pdf](#)
[Recording Resolution 88.pdf](#)

For the minutes...cut and paste his statement.

Office of Commission Affairs

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

commissions.secretary@sfgov.org
www.sfplanning.org

From: Arnold Cohn [mailto:sfamc2@gmail.com]
Sent: Wednesday, November 01, 2017 4:47 PM
To: Secretary, Commissions (CPC); Frye, Tim (CPC); Cisneros, Stephanie (CPC)
Subject: Historical Preservation Commission Meeting Today

Hello:

I gave the following presentation to the San Francisco Historical Commission today, during the general public comment.

My name is Arnold Cohn. I want to talk about 3620 Buchanan your reference 2016-010079COA.

The Board of Supervisors in 1973 passed Resolution 88 that designated 3620 Buchanan, Block 459 Lot 3, the entire area - a designated historical landmark 58.

The boundaries and perimeters of the historical landmark defined in both the Resolution 88 and the recording of the Resolution in the City's official records - the entire area of Block 459 Lot 3.

These documents are in your files at 1650 Mission Street fourth floor.

Do not allow new proposed construction at 3620 Buchanan, because it violates Resolution 88 and may violate CEQA.

CEQA California Environmental Quality Act

Received at HPC Hearing 11/1/17
D. Smith

docomomo_us

documentation and conservation
of buildings, sites and neighborhoods of the
modern movement

Northern California Chapter

PO Box 29226
San Francisco, CA 94129
info@docomomo-noca.org
www.docomomo-us.org

November 1, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Diamond Heights Safety Wall

Commissioner Wolfram:

I am writing to support designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need preservation and restoration. Landmark status will facilitate the acquisition of funding for restoration, nighttime lighting and a commemorative plaque honoring the artist and the sculpture's place in San Francisco history.

As an international non-profit organization, focused on the documentation and conservation of the Modern Movement, DOCOMOMO Noca supports any effort to landmark this dynamic piece of public art that serves as the gateway to Diamond Heights, a rare Modern redevelopment project that contains one of the largest concentrations of Modern residential architecture in San Francisco and the Bay Area. DOCOMOMO was formed nearly 25 years ago to provide leadership, education, and advocacy assistance to people committed to saving places and collectively shaping the future of America's stories.

Please feel free to contact us for more information, or if you have specific questions or concerns.

Sincerely,


Justin Greving
President, DOCOMOMO/NOCA



Received at HPC Hearing 11/1/17
D. Smith

SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution

HEARING DATE NOVEMBER 1, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESOLUTION TO INITIATE ARTICLE 10 LANDMARK DESIGNATION OF WALL AT THE INTERSECTION OF DIAMOND HEIGHTS BOULEVARD AND CLIPPER STREET (AKA DIAMOND HEIGHTS SAFETY WALL), AS LANDMARK NO. XXX

1. WHEREAS, a community-sponsored Application for Article 10 Landmark Designation for the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was submitted to the Planning Department by Robert Pullum, a member of the public; and
2. WHEREAS, additional research and analysis of the significance of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was conducted by Department staff Hannah Lee Simonson and reviewed by Department staff Desiree Smith and Tim Frye, all of whom meet the Secretary of Interior's Professional Qualification Standards; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of November 1, 2017 reviewed Department staff's analysis of the historical significance of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) pursuant to Article 10 as part of the Landmark Designation Case Report dated November 1, 2017; and
4. WHEREAS, the Historic Preservation Commission finds that the nomination for the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) meets two of the Historic Preservation Commission's priorities for designation: the designation of underrepresented Landmark property types including Modernist properties and the designation of buildings located in geographically underrepresented areas;

Resolution No. XXXX –
November 1, 2017

Case No. 2017-011910DES
Wall at intersection of Diamond Heights Blvd. and Clipper St.
(aka Diamond Heights Safety Wall)

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates designation of the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on November 1, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 1, 2017

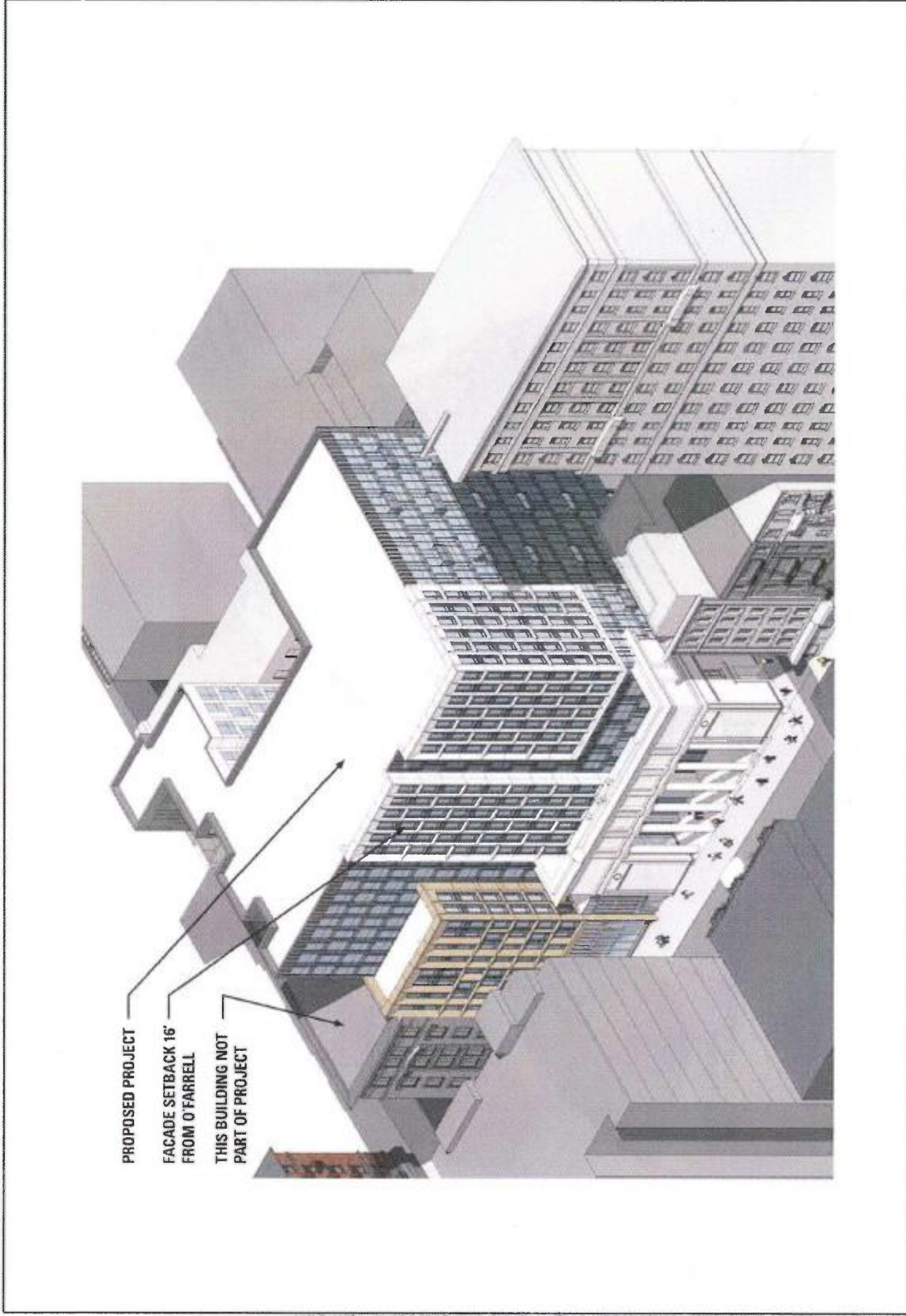
SUMMARY OF PROPOSED PROJECT AND PROJECT ALTERNATIVES

	Proposed Project	Alternative 1: No-Project Alternative	Alternative 2: Full Preservation Alternative	Alternative 3: Partial Preservation Alternative
Description	<p>The proposed project would include demolition of the Fifth Church of Christ, Scientist at 450 O'Farrell Street and partial retention of the O'Farrell Street façade of the building. The project would also include demolition of the vacant retail building at 474 O'Farrell Street with five residential units and the restaurant building at 532 Jones Street. The project would construct a new 13-story, mixed-use building with up to 176 dwelling units, restaurant/retail space, 41 off-street vehicle parking spaces, and a replacement church (13,595 sf).</p>	<p>No changes would be made to the existing structures at 450- 474 O'Farrell Street and 532 Jones Street.</p>	<p>Under the Full Preservation Alternative, the buildings at 474 O'Farrell Street and 532 Jones Street would be demolished. A new 13-story structure would be constructed, spanning from Jones Street to Shannon Street, and a new 13-story structure would be constructed at 474 O'Farrell Street; the two structures would be connected by a walkway with a courtyard. The Fifth Church of Christ, Scientist at 450 O'Farrell Street building would be rehabilitated and retained. A new two-story, 14,000-square-foot addition would be added to the 450 O'Farrell Street building. The Full Preservation Alternative would include 97 new residential units (87,595 net square feet); one new retail space (800 square feet); open space, serving the residential use; and 28 vehicle parking spaces. Also included are retention and rehabilitation of the existing church for a 17,800-square-foot assembly use.</p>	<p>This alternative would include partial preservation and rehabilitation of the Fifth Church of Christ, Scientist at 450 O'Farrell Street, partial restoration of the vacant retail building at 474 O'Farrell Street, and demolition of the restaurant building at 532 Jones Street.</p> <p>This alternative would construct 162 dwelling units (127,110 net square feet); a new church (10,207 square feet); new retail space (4,638 square feet); open space, serving the residential uses; and 39 parking spaces.</p> <p>At 450 O'Farrell Street the church would be 80 feet tall at the front and 130 feet tall at the rear. The 474 O'Farrell Street building would include 12 floors (11 floors of residential use, with the ground floor dedicated to church use).</p> <p>The 532 Jones Street building would include eight stories (seven floors of residential use, with retail use on the ground floor).</p>
Ability to Meet Project Sponsors' Objectives	<p>Meets all six of the project sponsors' objectives.</p>	<p>Meets none of the six objectives of the project sponsors.</p>	<p>Would meet five of the six project sponsors' objectives. Would not meet the project sponsors' objectives of creating a vibrant, interactive public space with a light-filled Christian Science Reading Room, sanctuary, Sunday School, and an up-to-date Children's Room. Would meet the project objectives of providing housing and a mix of uses, but not to the same extent as the proposed project.</p>	<p>Would meet five of the six objectives of the project sponsors but to a lesser extent than the proposed project because of a smaller number of residential units. Alternative 3 would not meet the objective of providing a contemporary image for the Fifth Church of Christ, Scientist. Alternative 3 would not meet the objective of creating a vibrant interactive public space with a light-filled Christian Science Reading Room, sanctuary, Sunday School, and an up-to-date Children's Room.</p>

COMPARISON OF IMPACTS OF PROPOSED PROJECT TO IMPACTS OF ALTERNATIVES ANALYZED IN THE EIR

	Proposed Project	Alternative 1: No Project	Alternative 2: Full Preservation Alternative	Alternative 3: Partial Preservation Alternative
Impact CR-1	The proposed demolition of the existing Fifth Church of Christ, Scientist building at 450 O'Farrell Street and retention of the façade would result in a substantial adverse change to the significance of an individual historic architectural resource. (SUM).	There would be no impact on historic architectural resources from Alternative 1 (NI).	The full preservation and rehabilitation of the existing Fifth Church of Christ, Scientist building at 450 O'Farrell Street would not have a substantial adverse effect on an individual historic architectural resource (LSM).	The partial demolition of the existing Fifth Church of Christ, Scientist building at 450 O'Farrell Street would have a substantial adverse effect on an individual historic architectural resource (SUM).
Impact CR-2	The proposed demolition of the existing buildings on the project site and the construction of 237,810 square feet of development, as included under the proposed project, would not have a substantial adverse effect on a historic district (LTS).	There would be no impact on a historic district from Alternative 1 (NI).	The demolition of the existing buildings on the project site and the construction of 119,358 square feet of development, as included under Alternative 2, would not have a substantial adverse effect on a historic district (LTS).	The restoration and demolition of the existing buildings on the project site and the construction of 164,570 square feet of development, as included under Alternative 3, would not have a substantial adverse effect on a historic district (LTS).
Impact CR-3	Construction activities for the proposed project could result in physical damage to adjacent historic resources (LSM).	There would be no impact on adjacent historic resources from Alternative 1 (NI).	Construction activities for Alternative 2 could result in physical damage to adjacent historic resources (LSM).	Construction activities for Alternative 3 could result in physical damage to adjacent historic resources (LSM).
Impact C-CR-1	The proposed project, in combination with past, present, and reasonably foreseeable future projects in the project vicinity, could result in a significant cumulative impact on historic architectural resources (LSM).	Alternative 1 would not result in a significant cumulative impact on cultural resources (NI).	Alternative 2, in combination with past, present, and reasonably foreseeable future projects in the project vicinity, could result in a significant cumulative impact on historic architectural resources (LSM).	Alternative 3, in combination with past, present, and reasonably foreseeable future projects in the project vicinity, could result in a significant cumulative impact on historic architectural resources (LSM).

Source: ICF 2017.



450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-17
Conceptual Massing for the Proposed Project

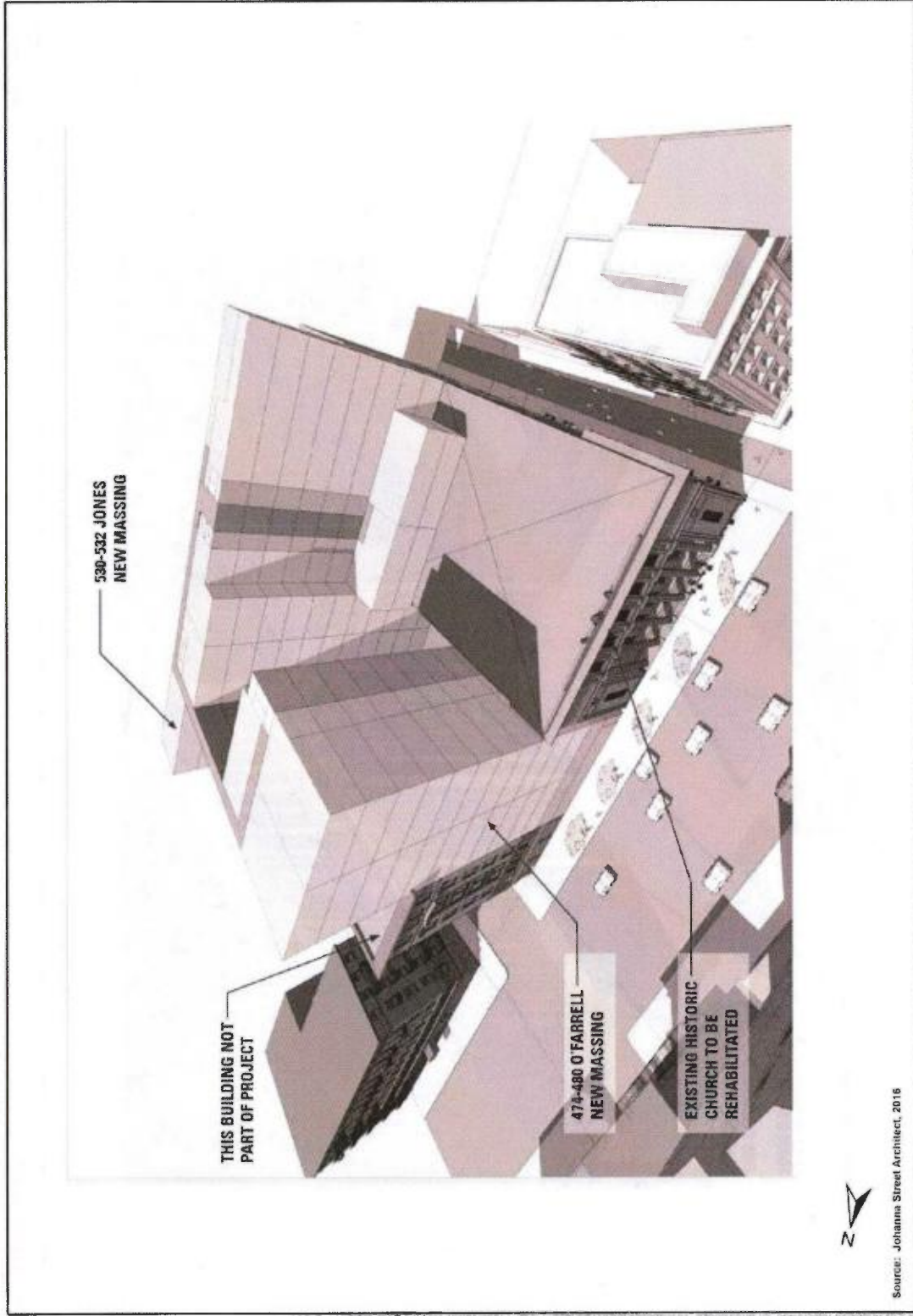


Figure 6-1
Alternative 2 – Full Preservation Alternative

450 O'Farrell Street Project
Case No. 2013.1535ENV

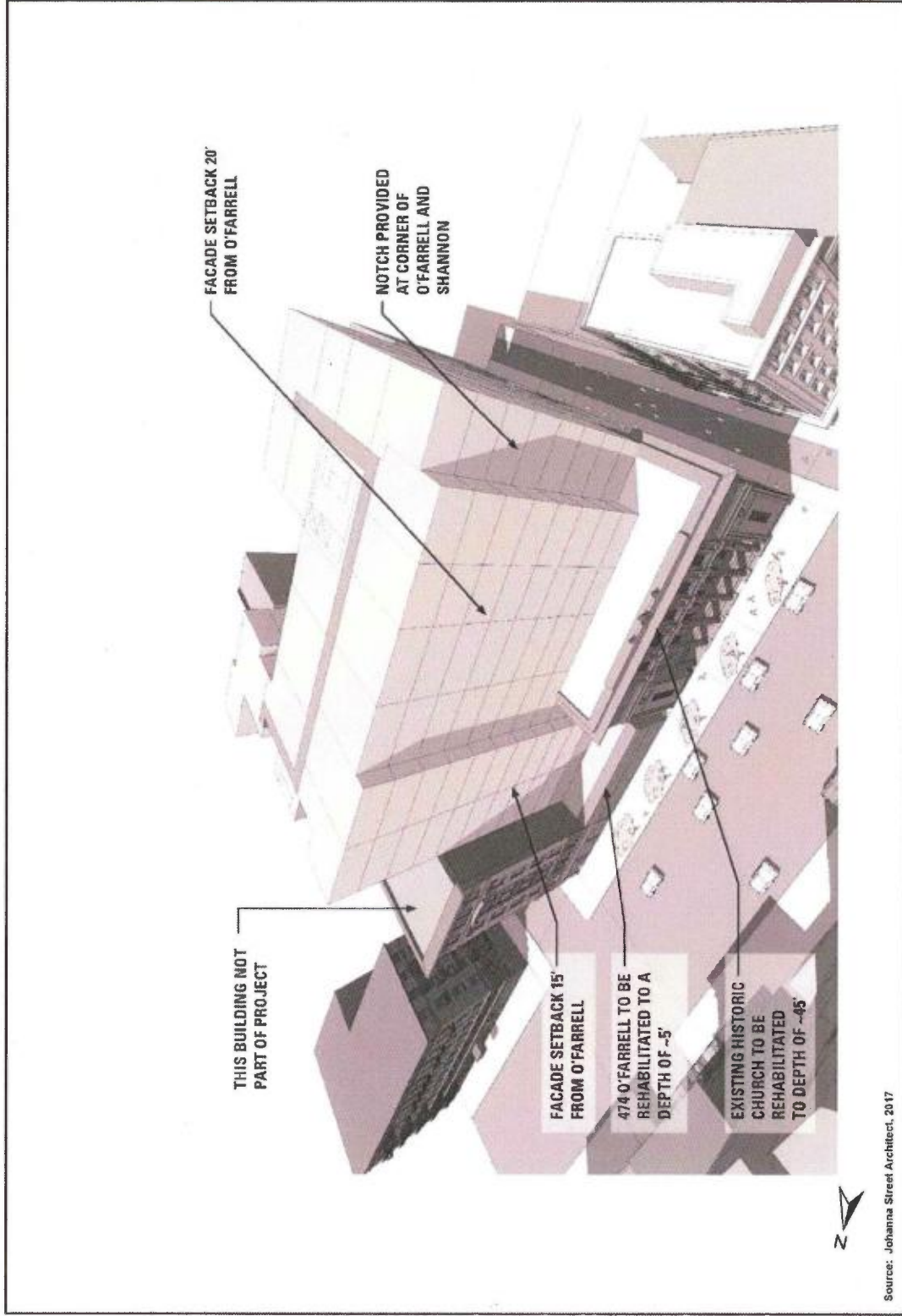


Figure 6-4
Alternative 3 – Partial Preservation Alternative

450 O'Farrell Street Project
Case No. 2013.1535ENV

For HPC Secretary

**Diamond Heights Safety Wall/Redwood Sculpture Letters/Memos of
Support for Landmark Status List – October 25, 2017**

Organizations

Diamond Heights Community Association

Glen Park Neighborhoods History Project

Sunnyside Neighborhood Association – sent by email to Desiree Smith, HPC

Individuals

Allison Arieff

Carl Arntzen – attached as pdf

Michael and Patricia Busk

David Bogandoff and Judith Presley

Rebecca Coolidge

Catherine Dunham

James Feldman

Karen Kerner

Brigette Karen Pimentel-Shanmugam

John Priola – attached as pdf

Bryna McNulty

Marina Nelson

Michael Rice

from: **allison arieff** <aja@modernhouse.com>

date: Sun, Oct 22, 2017 at 4:49 PM

subject: letter of support

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Wolfram and Commissioners,

I am writing to request that you approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting and for a commemorative plaque honoring the artist. Landmark status will help preserve the sculpture's place in San Francisco history. Our city is changing — and changing fast. While certainly not every artifact or building of the past should be saved this sculpture should be. It is of significant historical and aesthetic importance and deserves preservation.

Thanks for your consideration.

Best regards,

Allison Arieff
Design writer, *The New York Times*
Editorial Director, SPUR
Longtime Glen Park resident

From: Michael Busk, mbusk.for@att.net

October 23, 2017

Dear Mr. Wolfram and Commissioners,

We enthusiastically encourage you to grant landmark status to the Stefan Novak "Redwood Sculpture." For forty years we have lived in the same house in Diamond Heights and driven or walked by this piece, which bids us a creative and interesting day as we leave and welcomes us back as we return.

Of the numerous other reasons why it should be officially recognized as the landmark that it is, three for us have prominence –or maybe four.

One, it is a clear, gentle but insistent product of the Sixties, as are we, as is this exceptional neighborhood: Peace, Love, and Joy.

Two, it is tree, actually the quintessential tree of our part of the world, tree that declares that this nature-infused neighborhood has way more trees than houses, tree that is the sentinel and guardian and bulwark of the grand canyon of San Francisco.

Three, it is a complex art piece that is simple, always rewarding another glance another day, typifying to young and old that the more you look, the more you see.

Finally, could anyone with a soul fail to raise to eminence a landmark whose nickname –perhaps even its official name– is "Safety Wall."

Peace, Love, Joy,

Patricia and Michael Busk

October 23, 2017

From: David Bogdanoff and Judith Presley

dbogdanoff@jps.net

The San Francisco Historical Preservation Commission
San Francisco Planning Department
San Francisco, California

We herein request landmark status for the Diamond Heights Safety Wall at Portola Drive in Diamond Heights.

We request this landmark status to facilitate the preservation of this artwork which is an illustration of the 1960s development of Diamond Heights.

Sincerely,
David Bogdanoff & Judith Presley
Glen Park Residents for 30 years

From: Rebecca Coolidge, beccacool@gmail.com

October 22, 2017

Dear Historic Preservation Commission Staff:

Please approve designation of the Diamond Heights Safety Wall as an Article 10 San Francisco Landmark. The Safety Wall is beautiful and unique, and more people will be able to learn about its historic context.

Please help preserve the Safety Wall and provide it City Landmark designation!

Sincerely,

Rebecca Coolidge

October 23, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

To whom it concerns:

As a 10 year resident of Diamond Heights, I am writing to request that you please approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The sculpture/artwork/safety wall has served as the gateway to Diamond Heights since it's inception some 50 years ago and is now in need of preservation and restoration. Landmark status will help facilitate obtaining funding for restoration, nighttime lighting and a commemorative plaque. Landmark status will help preserve the sculpture's unique place in San Francisco history for generations to come.

Thank you kindly for your assistance in this valuable public safety, architectural and historic matter.

Sincerely,

Catherine Dunham
catherine2064@gmail.com

From: James Feldman, jfeldman1952@gmail.com

October 24, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department

A wonderful piece of sculpture stands guard over the Diamond heights community, a community that is increasingly being recognized in San Francisco for its unique mid-century architectural style.

This work of art was incorporated into the original plan of the district at the district's very inception 50 years ago. Built with a grant from General Electric, it functioned both as a safety wall and a welcoming entry to the neighborhood.

This sculpture and safety wall is now in need of restoration and preservation, and so:

Please approve the designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. Landmark status will help facilitate obtaining the necessary funding for the restoration needed to preserve the sculpture's important place in San Francisco history.

Karen Kerner
karenekerner@gmail.com

October 21, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners:

I am a long time resident of the Glen Park/Diamond Heights area of San Francisco. I am writing to ask that you approve the designation of the Diamond Heights Safety Wall (Portola Drive at Diamond Heights Boulevard) as an Article 10 landmark. The beautiful redwood structure has been a beacon of welcome (and an important safety barrier) to the Diamond Heights neighborhood for fifty years, but it is now in need of preservation and restoration. With landmark status, the necessary work can be funded. Thank you in advance for your help in preserving this important landmark.

Sincerely,

Karen Kerner
297 Addison Street
San Francisco, CA 94131

Brigette Karen Pimentel-Shanmugam
bridgettekaren@gmail.com

October 21, 2017

Dear City of San Francisco,

As a Diamond Heights property owner and resident of San Francisco, I highly recommend the city support our cause to have the Redwood Sculpture on Portola Drive designated a historical landmark. Just last week as I was walking my newly adopted rescue dog, passed by the Redwood Sculpture and was wondering about the history and the artist that created this piece of art. I admired the structure and was wondering how nice it would be at night if it was illuminate and possibly cleaned up a bit. I had no background on when it was erected until I read that Diamond Heights Community was petitioning to have this piece considered as a historic landmark.

As a native San Franciscan that has lived in the Richmond, Mission and Bernal Heights hoods I can tell you that my community in Diamond Heights is very involved and truly cares about the area and the people living in our hood. We do not have a lot of landmarks that are significant to the hood and this Redwood sculpture seems quite appropriate as our gateway into the Diamond Heights community. We do not have the clout of Presidio Heights or Pac Heights with its painted ladies and amazing Presidio park, however we are a group of residents that cares about the community and this icon serves as a structure that encapsulates the " new city development of the early 70's with our condos, single family homes and apartments that are meant to be affordable to families". The structure is really the only public piece of art that can connects us back to the emergence of this newly developed community.

Thank you for your consideration and please come visit us.

Sincerely,
Brigette Karen Pimentel-Shanmugam
125 Topaz Way
SF Ca 94131

From: mcbryнна@gmail.com

October 22, 2017

Dear Historic Preservation Commission Staff:

Please approve designation of the Diamond Heights Safety Wall as an Article 10 San Francisco Landmark. The Safety Wall is one of my most favorite art installations in San Francisco! It's beautiful and unique, and in learning about the context in which it was built it definitely sounds worthy of City Landmark status. I hope it achieves this status so others can learn about it and the Safety Wall can get the stewardship it needs.

Please help preserve the Safety Wall!

Sincerely,

Bryнна McNulty

From: Marina Nelson, thelaw@gmail.com

October 21, 2017

Dear commissioners, Please approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting, and for a commemorative plaque honoring the artist. Landmark status will help preserve the sculpture's place in San Francisco history and also serves as a unique barrier from cars in case of accident.

Michael Rice, mrice100@sbcglobal.net

October 22, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

I am happy to support designation of the Diamond Heights Safety Wall on Portola Drive as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. As the department and commission have recognized in recent years, Mid-Century architecture and design are important and often threatened resources. Landmark status will facilitate obtaining funding for restoration, nighttime lighting, and for a commemorative plaque honoring the artist. Glen Park and Diamond Heights have notable resources of this period, such as the Glen Park BART Station and Fire Station 26. The Safety Wall is part of this character.

Thank you,

Michael Rice
Past President, Glen Park Association
(for identification only)

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyside, Fairmount Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

October 24, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Landmark Designation of the Diamond Heights Safety Wall

Dear President Wolfram and Commissioners,

Founded in 2014, the *Glen Park Neighborhoods History Project* is dedicated to the rediscovery and preservation of the histories of our neighborhoods, located immediately south of Twin Peaks in a portion of the old Rancho San Miguel. Our neighborhoods – Glen Park, Glen Canyon Park, Sunnyside, Fairmount Heights, and Diamond Heights – are rich with historic events, ranging from prehistory to mid-20th century redevelopment. For our work, we were the recipient of the *Walter G. Jebe, Sr. Neighborhood Award* from the *San Francisco History Association* in 2016.

We support designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Boulevard as an Article 10 San Francisco Landmark and ask for your approval. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting and a commemorative plaque honoring the artist, Stefan Novak. Landmark status will help preserve the sculpture's place in San Francisco history.

On behalf of the Advisory Council of the Glen Park Neighborhoods History Project, we thank you in advance for your consideration in this important matter.

Respectfully submitted,



Evelyn Rose, PharmD
Project Director and Founder
31 Mizpah Street
San Francisco, CA 94131

Carl M. Arntzen
44 Amber Drive
San Francisco, California 94131-1624

October 25, 2017

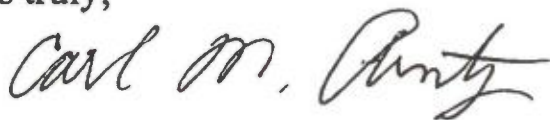
Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Community-Sponsored Article 10 Landmark Designation
Application for the Diamond Heights Safety Wall

The safety wall serves as a visual welcoming landmark to Diamond Heights and has important cultural and architectural value as discussed in the application because of its association with the Diamond Heights Redevelopment Project which dramatically reshaped the area from undeveloped hills into a successful neighborhood.

I have lived at 44 Amber Drive since 1980. 44 and 48 Amber are directly below the wall. Anytime I need to give directions to someone on how to get to our home, I simply have to mention that we are below the wall because it is such a well-recognized landmark. It is not simply a wall, but an extremely unique architectural landmark symbolic of Diamond Heights. Landmark status will help preserve the sculpture's important place in San Francisco history.

Yours truly,

A handwritten signature in cursive script that reads "Carl M. Arntzen". The signature is written in dark ink and is positioned below the typed name.

Carl M. Arntzen

October 20, 2017

Andrew Wolfram and Commissioners
Historic Preservation Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners,

Please approve designation of the Diamond Heights Safety Wall on Portola Drive at Diamond Heights Blvd. as an Article 10 San Francisco Landmark. The artwork has served as the gateway to Diamond Heights for 50 years and is now in need of preservation and restoration. Landmark status will facilitate obtaining funding for restoration, nighttime lighting and for a commemorative plaque honoring the artist. Landmark status will help preserve the sculpture's place in San Francisco history.

Thank you for your help!

Sincerely,
John Priola
324 Surrey Street

D. Smith

1 [Planning Code - Landmark Designation - Wall at the intersection of Diamond Heights
2 Boulevard and Clipper Street (aka Diamond Heights Safety Wall)]

3 **Ordinance amending the Planning Code to designate the wall located at the**
4 **intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel**
5 **No. 7504, Lot 011 (aka Diamond Heights Safety Wall), as a Landmark under Article 10 of**
6 **the Planning Code; affirming the Planning Department's determination under the**
7 **California Environmental Quality Act; and making public necessity, convenience and**
8 **welfare findings under Planning Code, Section 302, and findings of consistency with**
9 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the proposed Planning Code
19 amendment is subject to a Categorical Exemption from the California Environmental Quality
20 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
21 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
22 for protection of the environment (in this case, landmark designation). Said determination is
23 on file with the Clerk of the Board of Supervisors in File No. _____ and is
24 incorporated herein by reference. The Board affirms this determination.

25

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of the wall at the intersection of Diamond Heights
3 Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights
4 Safety Wall) will serve the public necessity, convenience and welfare for the reasons set forth
5 in Historic Preservation Commission Resolution No. _____, recommending approval
6 of the proposed designation, which is incorporated herein by reference.

7 (3) The Board finds that the proposed landmark designation of the wall at the
8 intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504,
9 Lot 011 (aka Diamond Heights Safety Wall) is consistent with the San Francisco General Plan
10 and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
11 Commission Resolution No. _____, recommending approval of the proposed
12 designation, which is incorporated herein by reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
15 Francisco, the Historic Preservation Commission has authority "to recommend approval,
16 disapproval, or modification of landmark designations and historic district designations under
17 the Planning Code to the Board of Supervisors."

18 (2) A community-sponsored Application for Article 10 Landmark Designation for
19 the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's
20 Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was submitted to the Planning
21 Department by Robert Pullum, a member of the public.

22 (3) The Landmark Designation Case Report was prepared by Planning
23 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
24 Qualification Standards and the report was reviewed for accuracy and conformance with the
25 purposes and standards of Article 10.

1 (4) The Historic Preservation Commission, at its regular meeting of November
2 1, 2017, reviewed Department staff's analysis of the Diamond Heights Safety Wall's historical
3 significance per Article 10 as part of the Landmark Designation Case Report dated November
4 1, 2017.

5 (5) On November 1, 2017, the Historic Preservation Commission passed
6 Resolution No. _____, initiating designation of the wall at the intersection of Diamond
7 Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond
8 Heights Safety Wall) as a San Francisco Landmark pursuant to Section 1004.1 of the
9 Planning Code. Such motion is on file with the Clerk of the Board in File _____ and
10 incorporated herein by reference.

11 (6) On _____ 2017, after holding a public hearing on the proposed
12 designation and having considered the specialized analyses prepared by Planning
13 Department staff as reflected in the Landmark Designation Case Report dated November 1,
14 2017, the Historic Preservation Commission recommended approval of the proposed
15 landmark designation of the wall at the intersection of Diamond Heights Boulevard and
16 Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), in
17 Resolution No. _____. Such resolution is on file with the Clerk of the Board in File No.
18 _____.

19 (7) The Board of Supervisors hereby finds that the wall at the intersection of
20 Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka
21 Diamond Heights Safety Wall) has a special character and special historical, architectural,
22 and aesthetic interest and value, and that its designation as a Landmark will further the
23 purposes of and conform to the standards set forth in Article 10 of the Planning Code.
24
25

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, the wall at the intersection of Diamond
3 Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond
4 Heights Safety Wall) is hereby designated as a San Francisco Landmark under Article 10 of
5 the Planning Code.

6
7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the wall at
9 the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No.
10 7504, Lot 011 (aka Diamond Heights Safety Wall), in San Francisco's Diamond Heights
11 neighborhood.

12 (b) The characteristics of the Landmark that justify its designation are described and
13 shown in the Landmark Designation Case Report and other supporting materials contained in
14 Planning Department Case Docket No. _____. In brief, the wall at the intersection of
15 Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka
16 Diamond Heights Safety Wall) is eligible for local designation under National Register of
17 Historic Places Criterion A (as it is associated with events that have made a significant
18 contribution to the broad patterns of our history) and Criterion C (as it embodies distinctive
19 characteristics of a type, period, or method of construction, conveys high artistic values, and is
20 the work of a master architect). Specifically, designation of the Diamond Heights Safety Wall
21 is proper given its association with the Diamond Heights Redevelopment Project, as a notable
22 work of Bay Area artist and architect Stefan Alexander Novak, and as a visual landmark – a
23 gateway into the Diamond Heights neighborhood.

24 (c) The particular features that shall be preserved, or replaced in-kind as determined
25 necessary, are those generally shown in photographs and described in the Landmark

1 Designation Case Report, which can be found in Planning Department Docket No. _____,
2 and which are incorporated in this designation by reference as though fully set forth.

3 Specifically, the following features shall be preserved or replaced in kind:

4 All exterior elevations, form, massing, structure, architectural ornament and materials
5 of the Diamond Heights Safety Wall, identified as:

6 (1) Naturally weathered, untreated redwood construction;

7 (2) Dimensions of approximately 32' in height and 50' in length;

8 (3) Bolts with cast iron washers that articulate joints and act as functional
9 ornament;

10 (4) Round, recessed bolt holes that serve as elements of the geometric
11 ornament;

12 (5) A pattern of solid and void;

13 (6) North facing orientation;

14 (7) Unpainted concrete abutments that anchor the structure into the ground and
15 serve the engineering purpose of creating a structurally sound safety wall;

16 (8) Angled notches in the redwood posts that serve as geometric ornamentation;
17 and

18 (9) Open, three-dimensional structure that creates a pedestrian experience "in
19 the round."

20 //

21 //

22 //

23 //

24 //

25 //

1 Section 4. Effective Date. This ordinance shall become effective 30 days after enactment.
2 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
3 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
4 Supervisors overrides the Mayor's veto of the ordinance.

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: Austin Young for
VICTORIA WONG
Deputy City Attorney

n:\legana\as2017\1800206\01230747.doc

1 [Planning Code - Landmark Designation - Wall at the intersection of Diamond Heights
2 Boulevard and Clipper Street (aka Diamond Heights Safety Wall)]

3 **Ordinance amending the Planning Code to designate the wall located at the**
4 **intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel**
5 **No. 7504, Lot 011 (aka Diamond Heights Safety Wall), as a Landmark under Article 10 of**
6 **the Planning Code; affirming the Planning Department's determination under the**
7 **California Environmental Quality Act; and making public necessity, convenience and**
8 **welfare findings under Planning Code, Section 302, and findings of consistency with**
9 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Findings.

19 (a) CEQA and Land Use Findings.

20 (1) The Planning Department has determined that the proposed Planning Code
21 amendment is subject to a Categorical Exemption from the California Environmental Quality
22 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
23 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
24 for protection of the environment (in this case, landmark designation). Said determination is
25 on file with the Clerk of the Board of Supervisors in File No. _____ and is
incorporated herein by reference. The Board affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of the wall at the intersection of Diamond Heights
3 Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights
4 Safety Wall) will serve the public necessity, convenience and welfare for the reasons set forth
5 in Historic Preservation Commission Resolution No. _____, recommending approval
6 of the proposed designation, which is incorporated herein by reference.

7 (3) The Board finds that the proposed landmark designation of the wall at the
8 intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504,
9 Lot 011 (aka Diamond Heights Safety Wall) is consistent with the San Francisco General Plan
10 and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation
11 Commission Resolution No. _____, recommending approval of the proposed
12 designation, which is incorporated herein by reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
15 Francisco, the Historic Preservation Commission has authority "to recommend approval,
16 disapproval, or modification of landmark designations and historic district designations under
17 the Planning Code to the Board of Supervisors."

18 (2) A community-sponsored Application for Article 10 Landmark Designation for
19 the wall at the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's
20 Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall) was submitted to the Planning
21 Department by Robert Pullum, a member of the public.

22 (3) The Landmark Designation Case Report was prepared by Planning
23 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
24 Qualification Standards and the report was reviewed for accuracy and conformance with the
25 purposes and standards of Article 10.

1 (4) The Historic Preservation Commission, at its regular meeting of November
2 1, 2017, reviewed Department staff's analysis of the Diamond Heights Safety Wall's historical
3 significance per Article 10 as part of the Landmark Designation Case Report dated November
4 1, 2017.

5 (5) On November 1, 2017, the Historic Preservation Commission passed
6 Resolution No. _____, initiating designation of the wall at the intersection of Diamond
7 Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond
8 Heights Safety Wall) as a San Francisco Landmark pursuant to Section 1004.1 of the
9 Planning Code. Such motion is on file with the Clerk of the Board in File _____ and
10 incorporated herein by reference.

11 (6) On _____ 2017, after holding a public hearing on the proposed
12 designation and having considered the specialized analyses prepared by Planning
13 Department staff as reflected in the Landmark Designation Case Report dated November 1,
14 2017, the Historic Preservation Commission recommended approval of the proposed
15 landmark designation of the wall at the intersection of Diamond Heights Boulevard and
16 Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond Heights Safety Wall), in
17 Resolution No. _____. Such resolution is on file with the Clerk of the Board in File No.
18 _____.

19 (7) The Board of Supervisors hereby finds that the wall at the intersection of
20 Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka
21 Diamond Heights Safety Wall) has a special character and special historical, architectural,
22 and aesthetic interest and value, and that its designation as a Landmark will further the
23 purposes of and conform to the standards set forth in Article 10 of the Planning Code.
24
25

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, the wall at the intersection of Diamond
3 Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka Diamond
4 Heights Safety Wall) is hereby designated as a San Francisco Landmark under Article 10 of
5 the Planning Code.

6
7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the wall at
9 the intersection of Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No.
10 7504, Lot 011 (aka Diamond Heights Safety Wall), in San Francisco's Diamond Heights
11 neighborhood.

12 (b) The characteristics of the Landmark that justify its designation are described and
13 shown in the Landmark Designation Case Report and other supporting materials contained in
14 Planning Department Case Docket No. _____. In brief, the wall at the intersection of
15 Diamond Heights Boulevard and Clipper Street on Assessor's Parcel No. 7504, Lot 011 (aka
16 Diamond Heights Safety Wall) is eligible for local designation under National Register of
17 Historic Places Criterion A (as it is associated with events that have made a significant
18 contribution to the broad patterns of our history) and Criterion C (as it embodies distinctive
19 characteristics of a type, period, or method of construction, conveys high artistic values, and is
20 the work of a master architect). Specifically, designation of the Diamond Heights Safety Wall
21 is proper given its association with the Diamond Heights Redevelopment Project, as a notable
22 work of Bay Area artist and architect Stefan Alexander Novak, and as a visual landmark – a
23 gateway into the Diamond Heights neighborhood.

24 (c) The particular features that shall be preserved, or replaced in-kind as determined
25 necessary, are those generally shown in photographs and described in the Landmark

1 Designation Case Report, which can be found in Planning Department Docket No. _____,
2 and which are incorporated in this designation by reference as though fully set forth.

3 Specifically, the following features shall be preserved or replaced in kind:

4 All exterior elevations, form, massing, structure, architectural ornament and materials
5 of the Diamond Heights Safety Wall, identified as:

6 (1) Naturally weathered, untreated redwood construction;

7 (2) Dimensions of approximately 32' in height and 50' in length;

8 (3) Bolts with cast iron washers that articulate joints and act as functional
9 ornament;

10 (4) Round, recessed bolt holes that serve as elements of the geometric
11 ornament;

12 (5) A pattern of solid and void;

13 (6) North facing orientation;

14 (7) Unpainted concrete abutments that anchor the structure into the ground and
15 serve the engineering purpose of creating a structurally sound safety wall;

16 (8) Angled notches in the redwood posts that serve as geometric ornamentation;
17 and

18 (9) Open, three-dimensional structure that creates a pedestrian experience "in
19 the round."

20 //

21 //

22 //

23 //

24 //

25 //

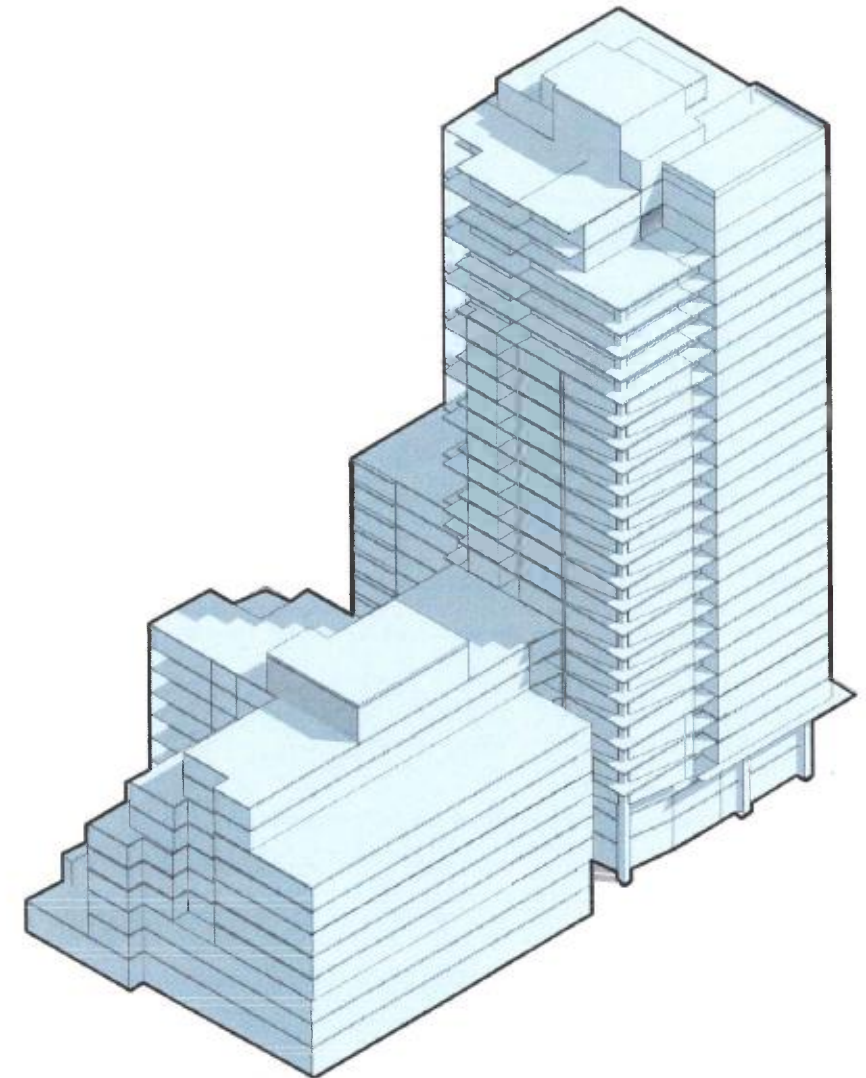
1 Section 4. Effective Date. This ordinance shall become effective 30 days after enactment.
2 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
3 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
4 Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By: Austin Yang for
9 VICTORIA WONG
10 Deputy City Attorney

11 n:\legana\as2017\1800206\01230747.doc

Received at HPC Hearing 11/1/17
E. Tuffy



gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

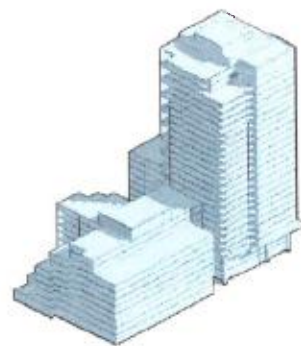
UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.

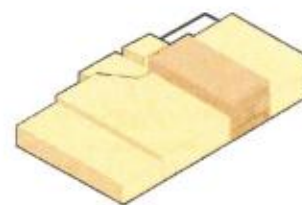
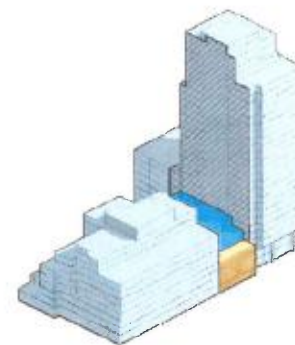
Cover

HRE.00.0

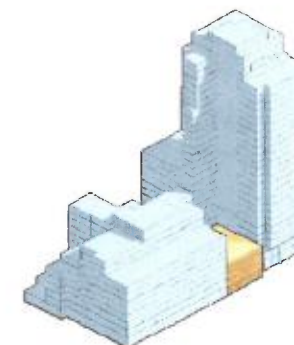
Proposed Project



No Project Alternative

Full Preservation
(excludes tower, podium above preserved building)

Partial Preservation



Description

	Proposed Project	No Project Alternative	Full Preservation (excludes tower, podium above preserved building)	Partial Preservation
Project Height (Tower / Podium)	250' / 85'	39'	250' / 85'	250' / 85'
Number of stories	27 Stories / 10 stories	1 story typ, 3 stories max	26 Stories / 9 Stories	26 Stories / 9 Stories
Number of Residential Units	421	0	249	294

GSF by Use

	Proposed Project	No Project Alternative	Full Preservation (excludes tower, podium above preserved building)	Partial Preservation
Residential (Including amenity and lobby)	403,608	0	285,066	304,815
Residential	291,038		*included above	*included above
Residential Lobby & Amenity Space	15,811		*included above	*included above
Leasing	1,581		*included above	*included above
Mechanical / Circulation	95,178		*included above	*included above
Retail	5,590	6,575	8,123	9,210
Office / Industrial		37,725		
Arts Activities (Ballet School)	16,463	10,060	14,119	16,208
Parking	47,486		35,868	44,813
Bicycle Parking	3,728			
Total GSF	476,875	54,360	343,176	375,046

Parking

	Proposed Project	No Project Alternative	Full Preservation (excludes tower, podium above preserved building)	Partial Preservation
Residential Spaces	91	0	63	55
Car-share spaces	3	0	3	3
Commercial Spaces	0	0	0	0
Total Parking Spaces	94	0	66	58

Bicycle Parking

	Proposed Project	No Project Alternative	Full Preservation (excludes tower, podium above preserved building)	Partial Preservation
Class 1	405	0	250	300
Class 2	30	0	30	30
Off-Street Spaces	TBD	0	TBD	TBD
Total Parking Spaces	435	0	280	330

Ability to Meet Project Sponsor's Objectives	Yes	None	Few	Few
Ballet School Theatre Possible	Yes	No Ballet lease expires OCT 2018	No Cannot build large ballet studio with ceiling height	Yes

Cultural and Paleontological Resources

Historical Architectural Resource
Cumulative - Historic Architectural Resource

goulddevans

30 OTIS STREET

Matrix

Kansas City • Lawrence • New Orleans
Phoenix • San Francisco • Tampa

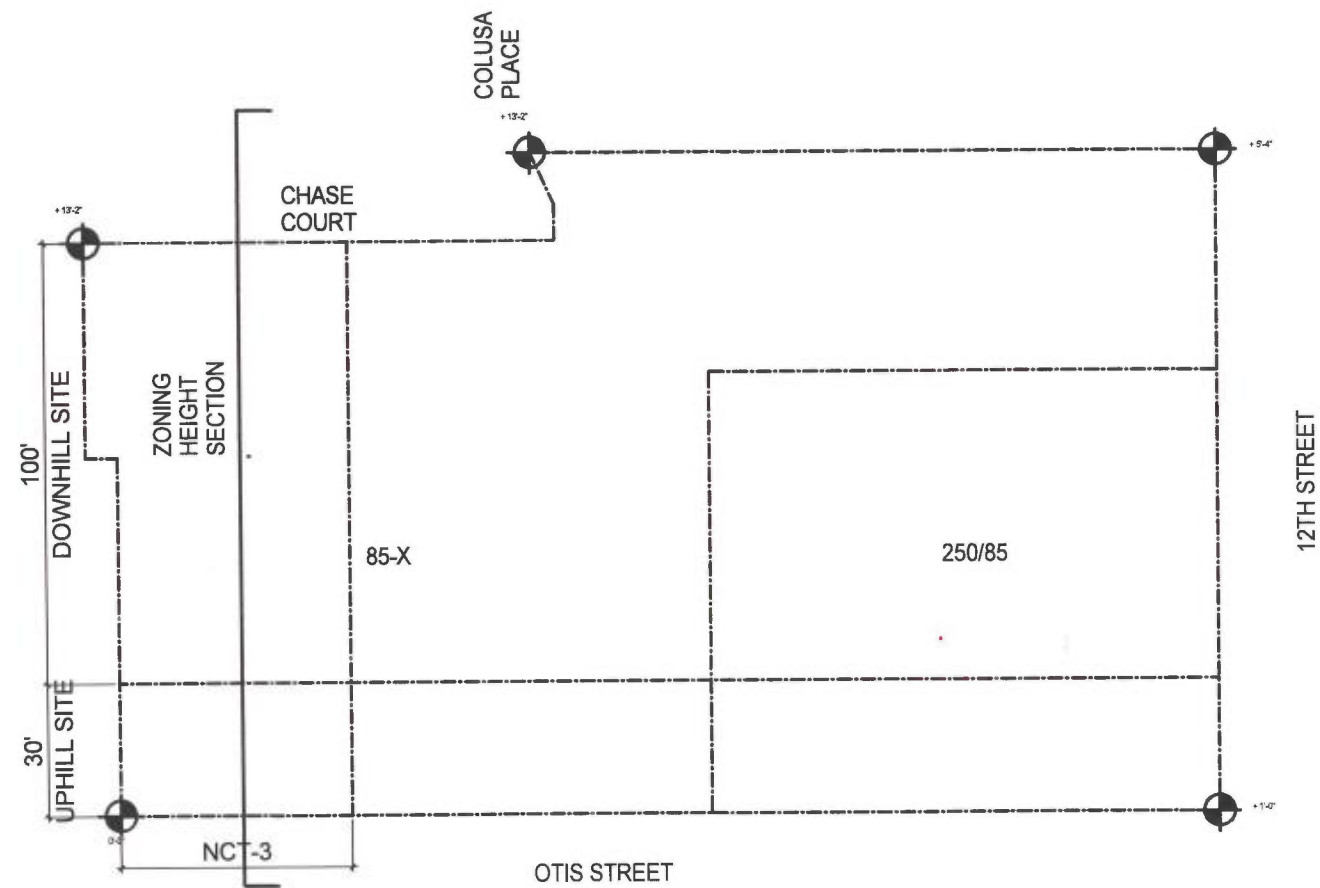
© 2017 Gould Evans

30 Otis Street
San Francisco, CA 94103

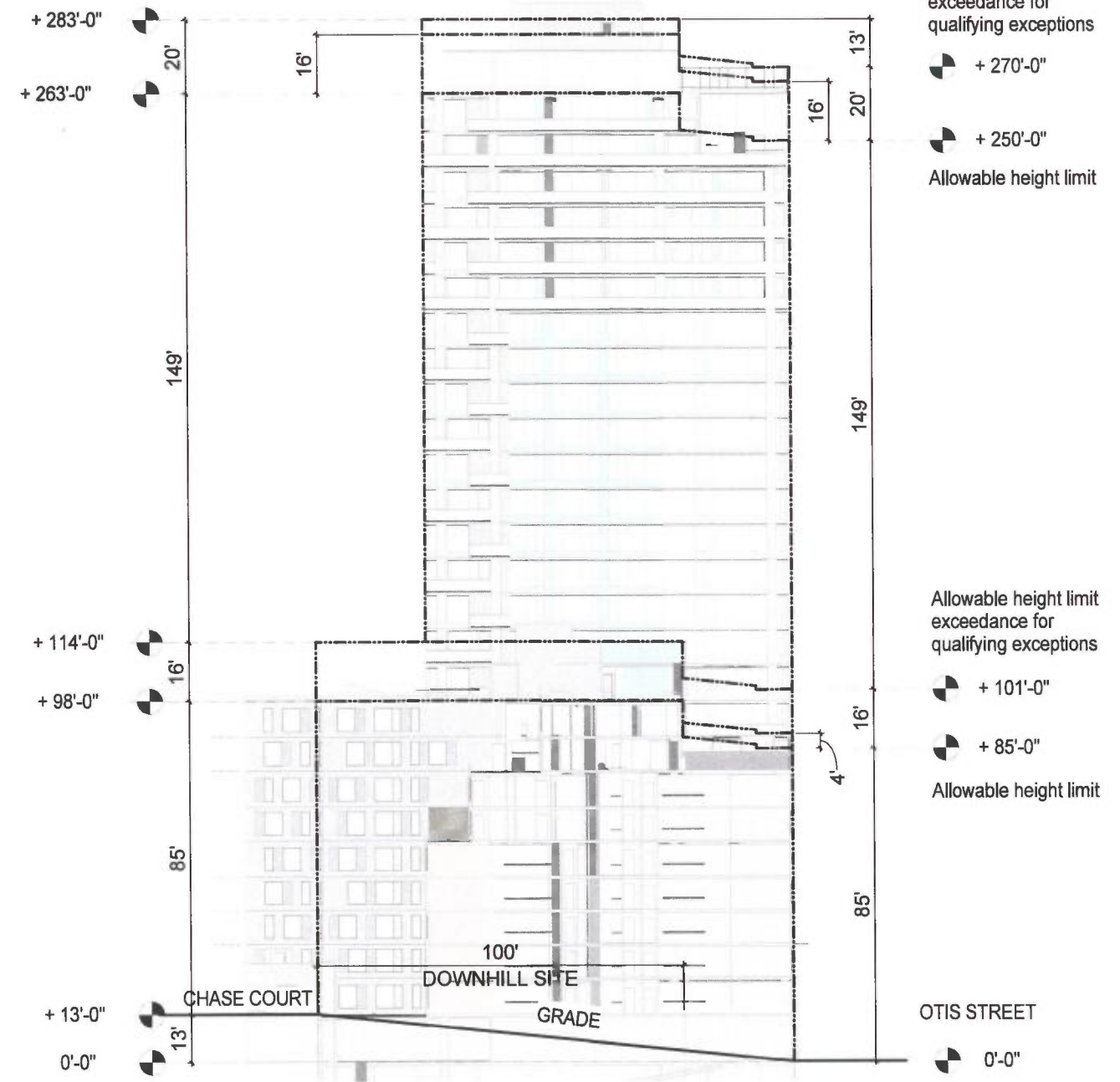
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

HRE.00.1



Zoning Height Plan



Zoning Section

gouldevans

30 OTIS STREET

Zoning Height Plan

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

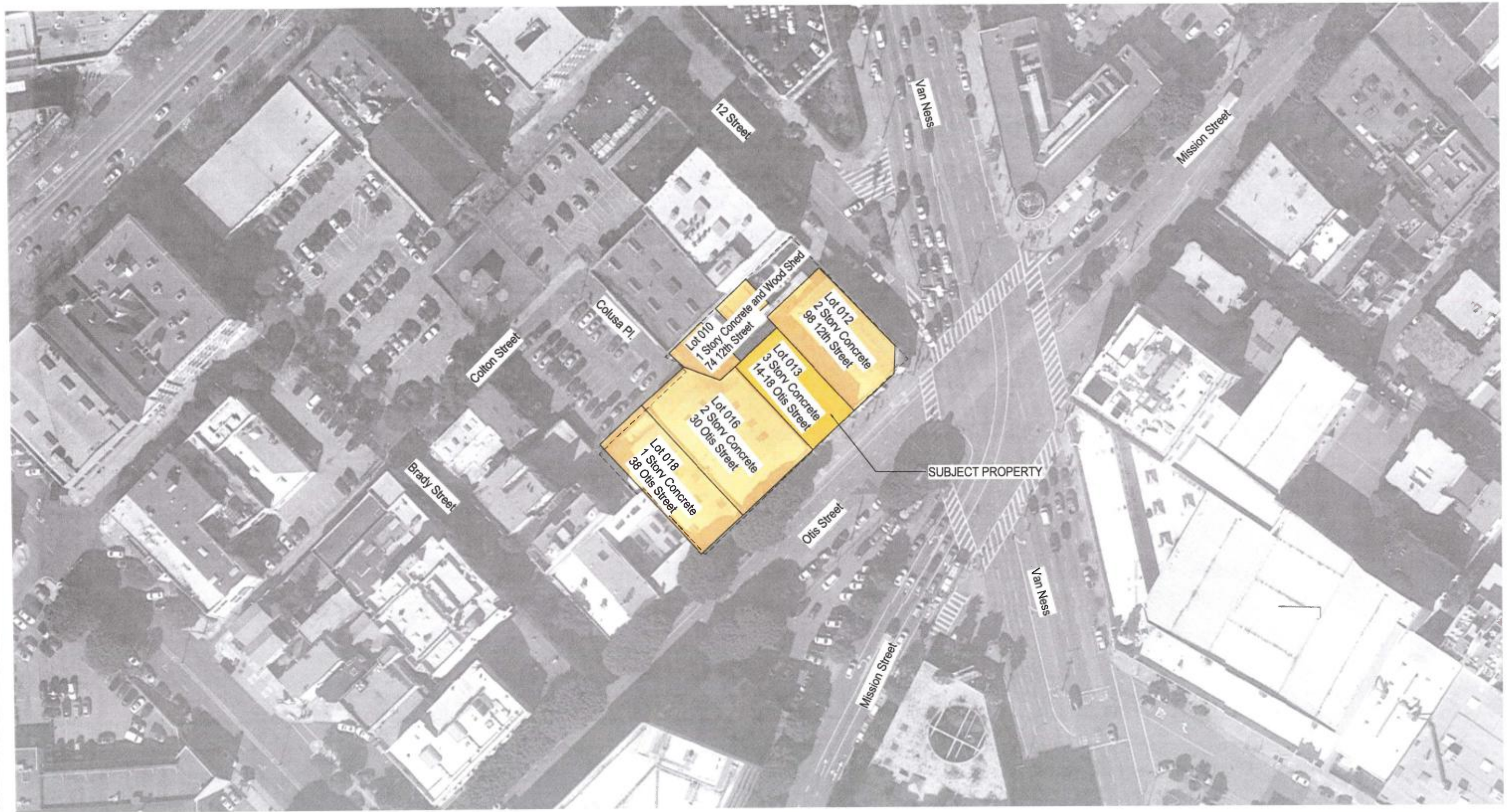
30 Otis Street
San Francisco, CA 94103

HRE.00.2

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.



gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

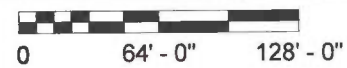
© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

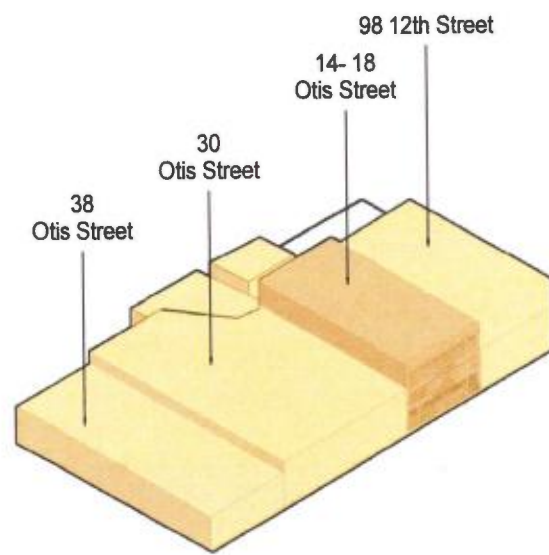
NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.



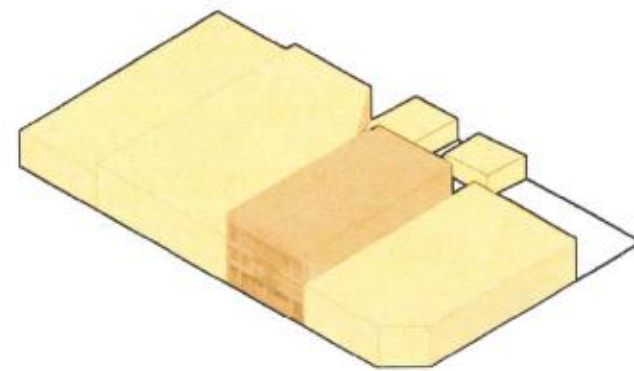
- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

No Project - Site Plan

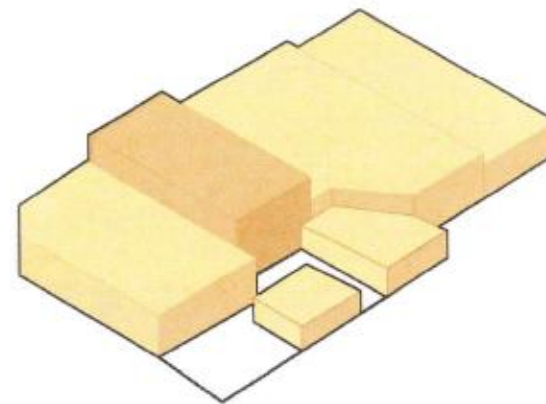
HRE.01.0



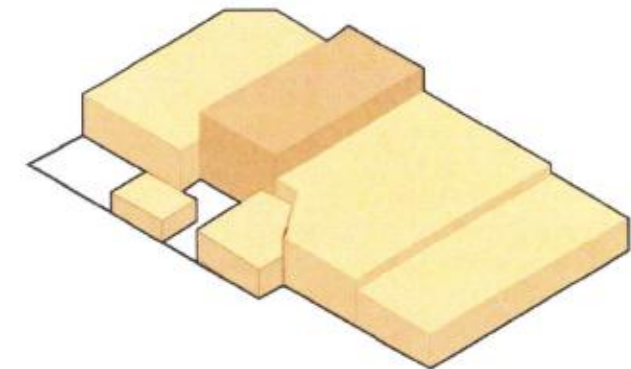
SW VIEW



SE VIEW



NE VIEW



NW VIEW

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

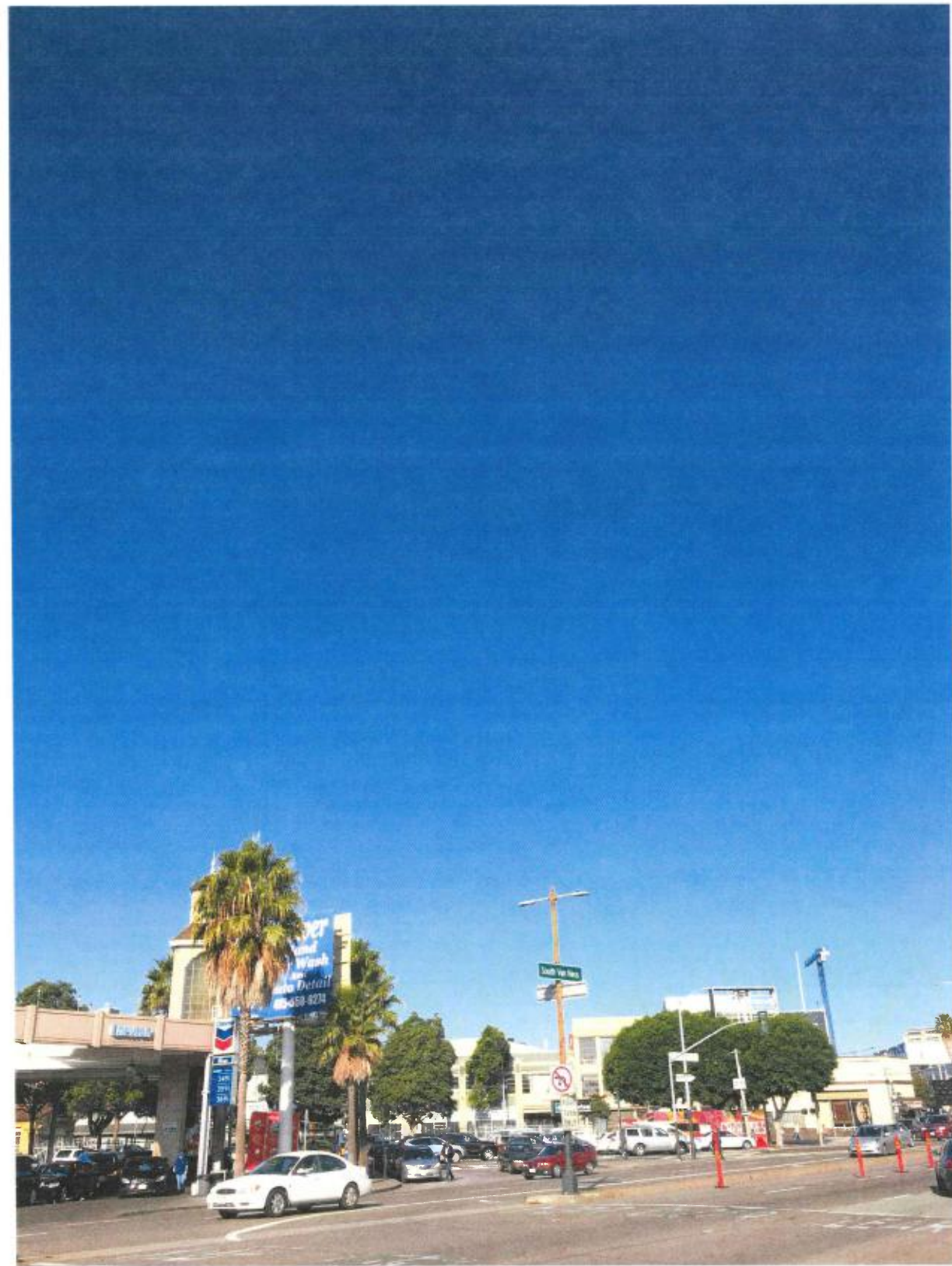
- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

No Project - Axonometric

HRE.01.1



Otis Street - Looking Northeast



Van Ness - Looking North

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

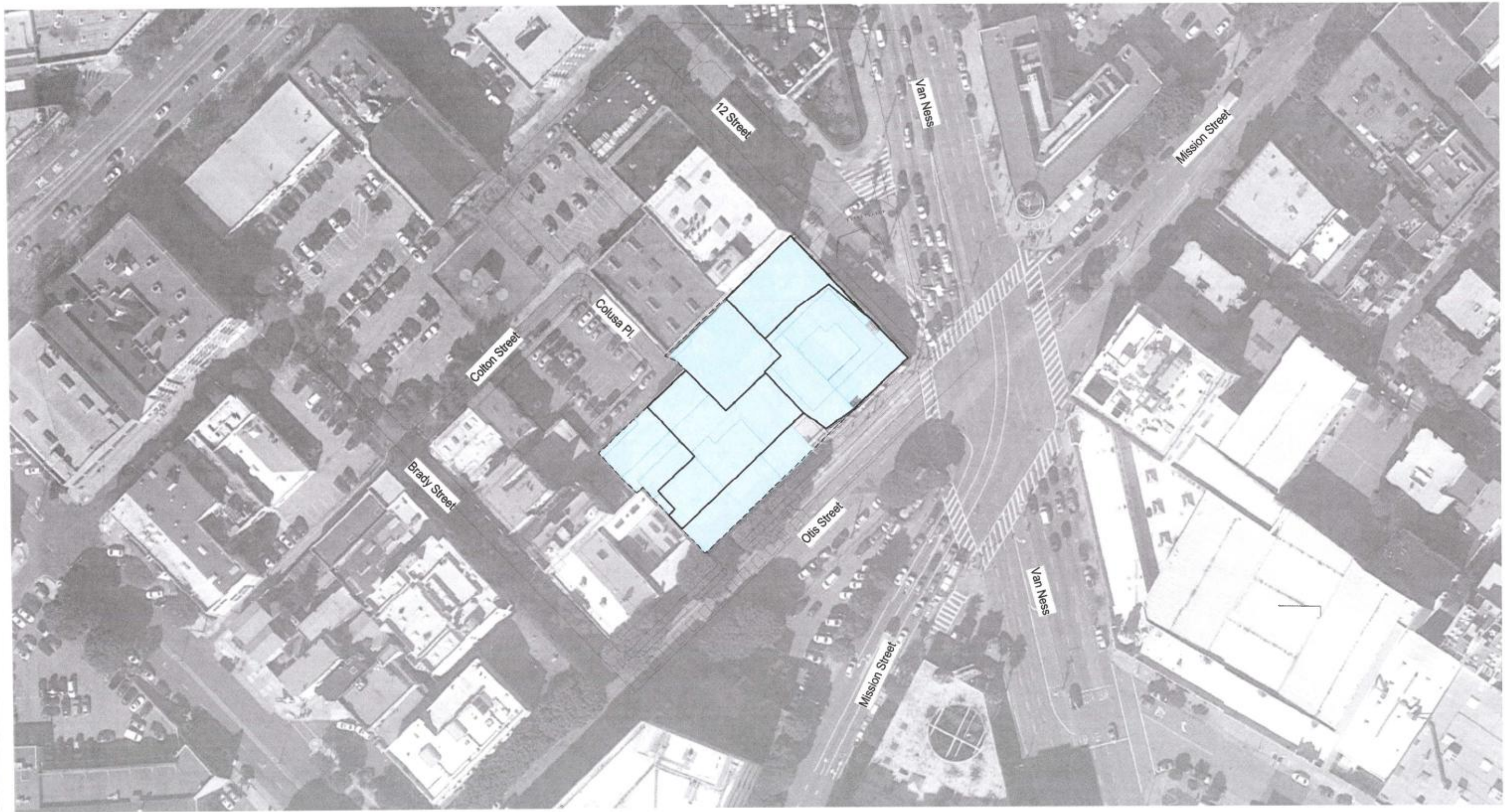
30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

No Project - Massing

HRE.01.2

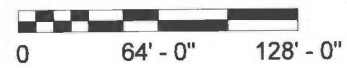


gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 OTIS STREET



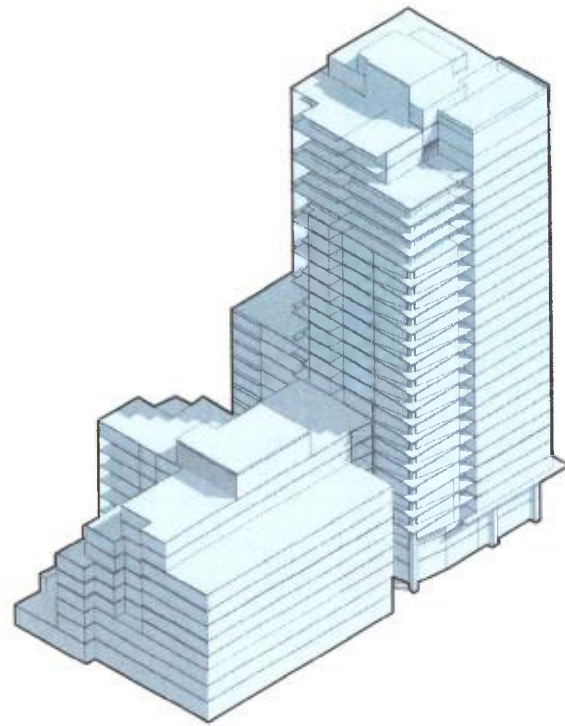
30 Otis Street
San Francisco, CA 94103

UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

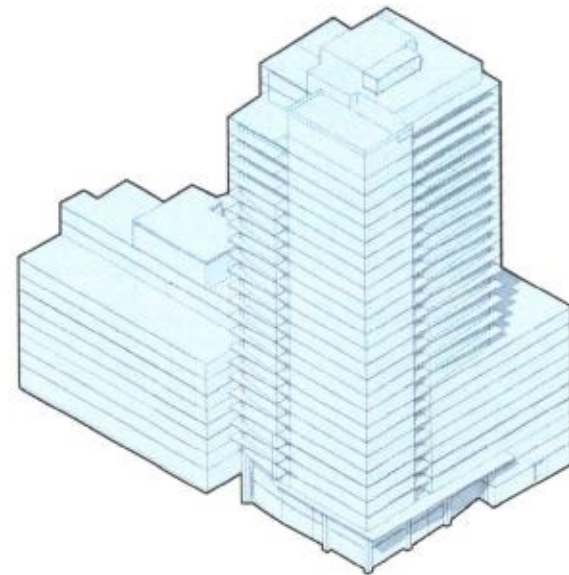
NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.

Proposed Project - Site Plan

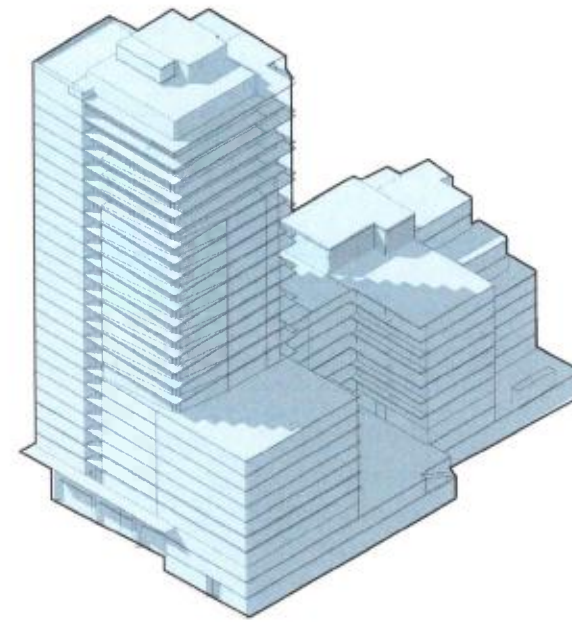
HRE.02.0



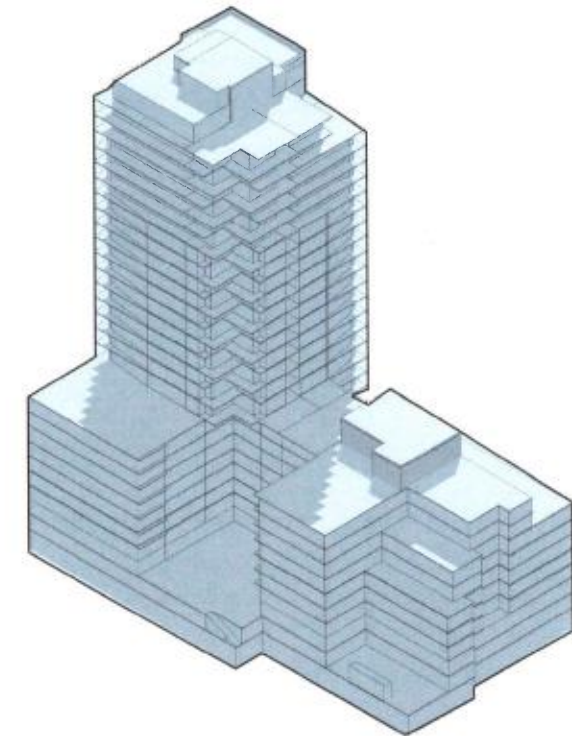
SW VIEW



SE VIEW



NE VIEW



NW VIEW

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

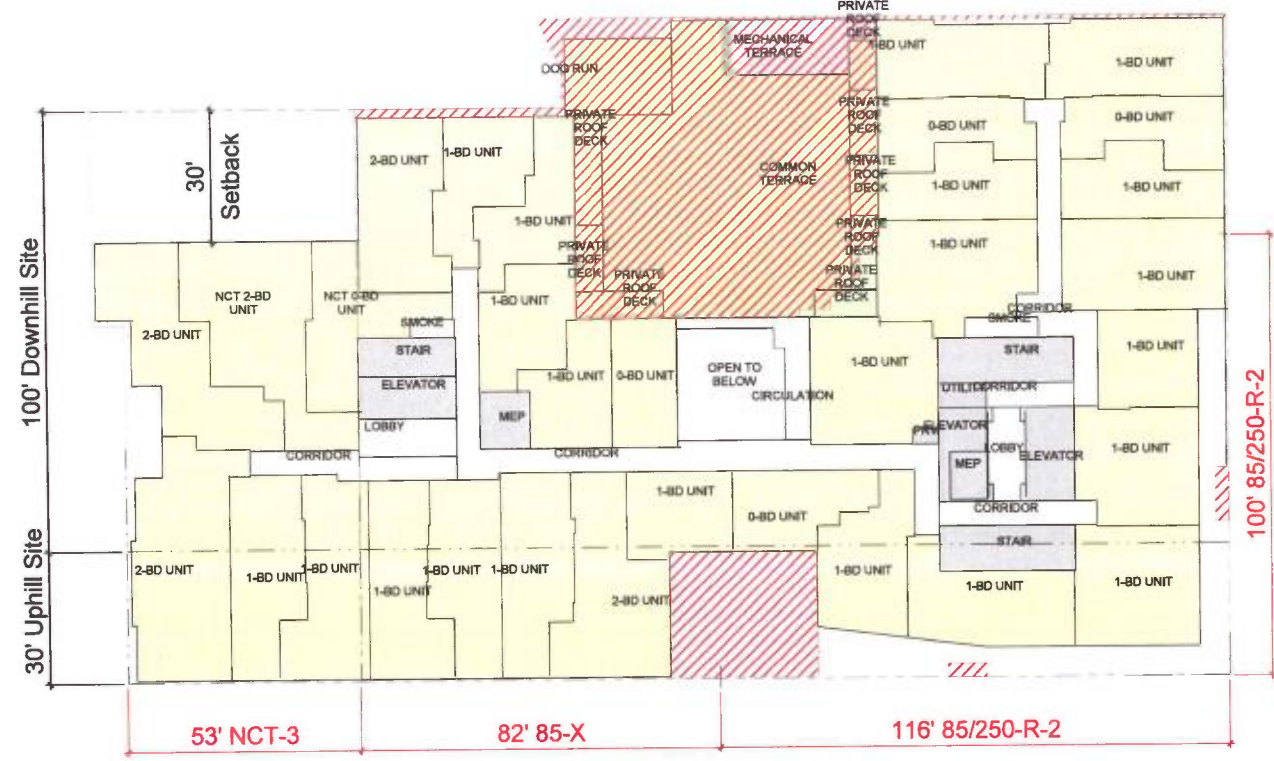
UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.

-  NEW CONSTRUCTION
-  ADDITION
-  EXISTING BUILDING

Proposed Project - Axon

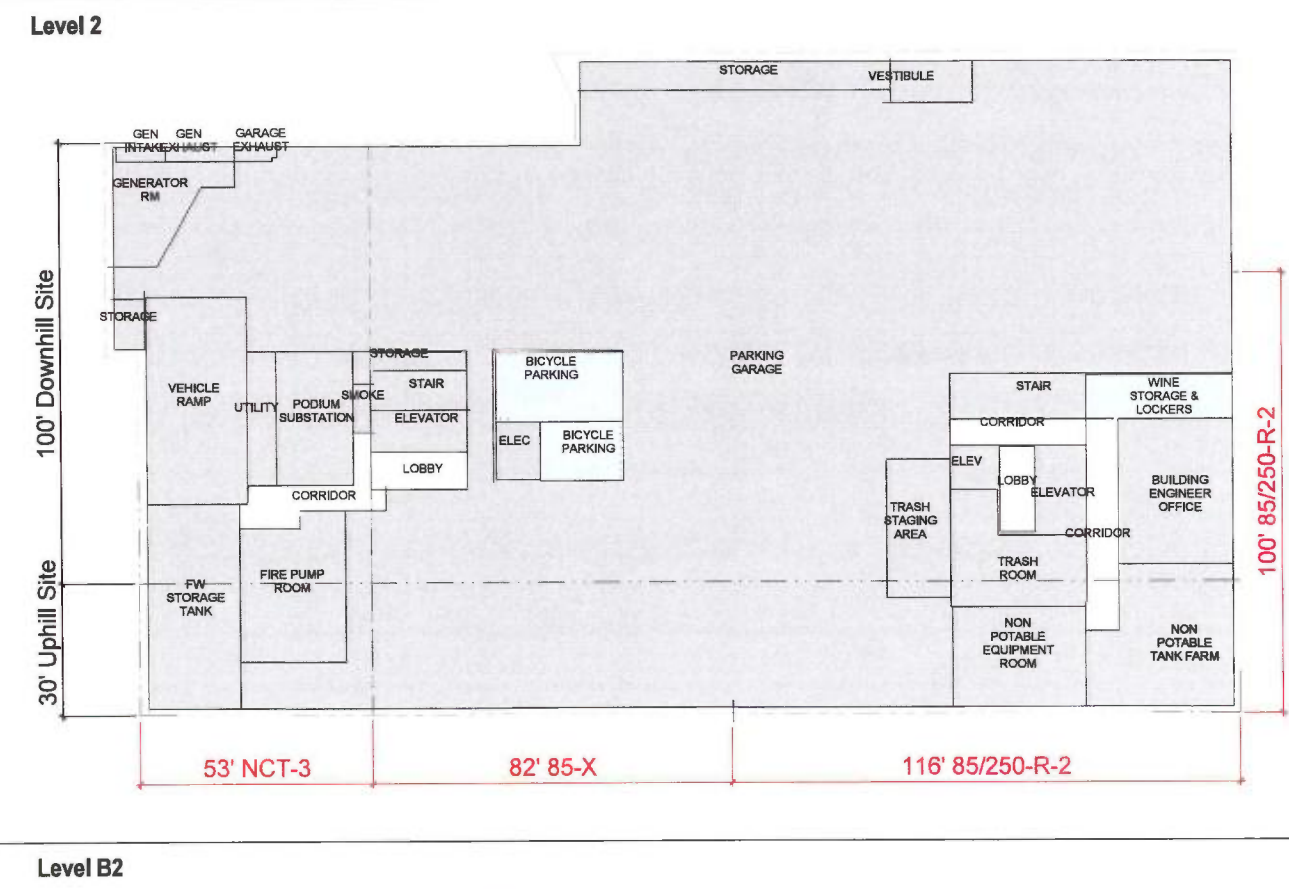
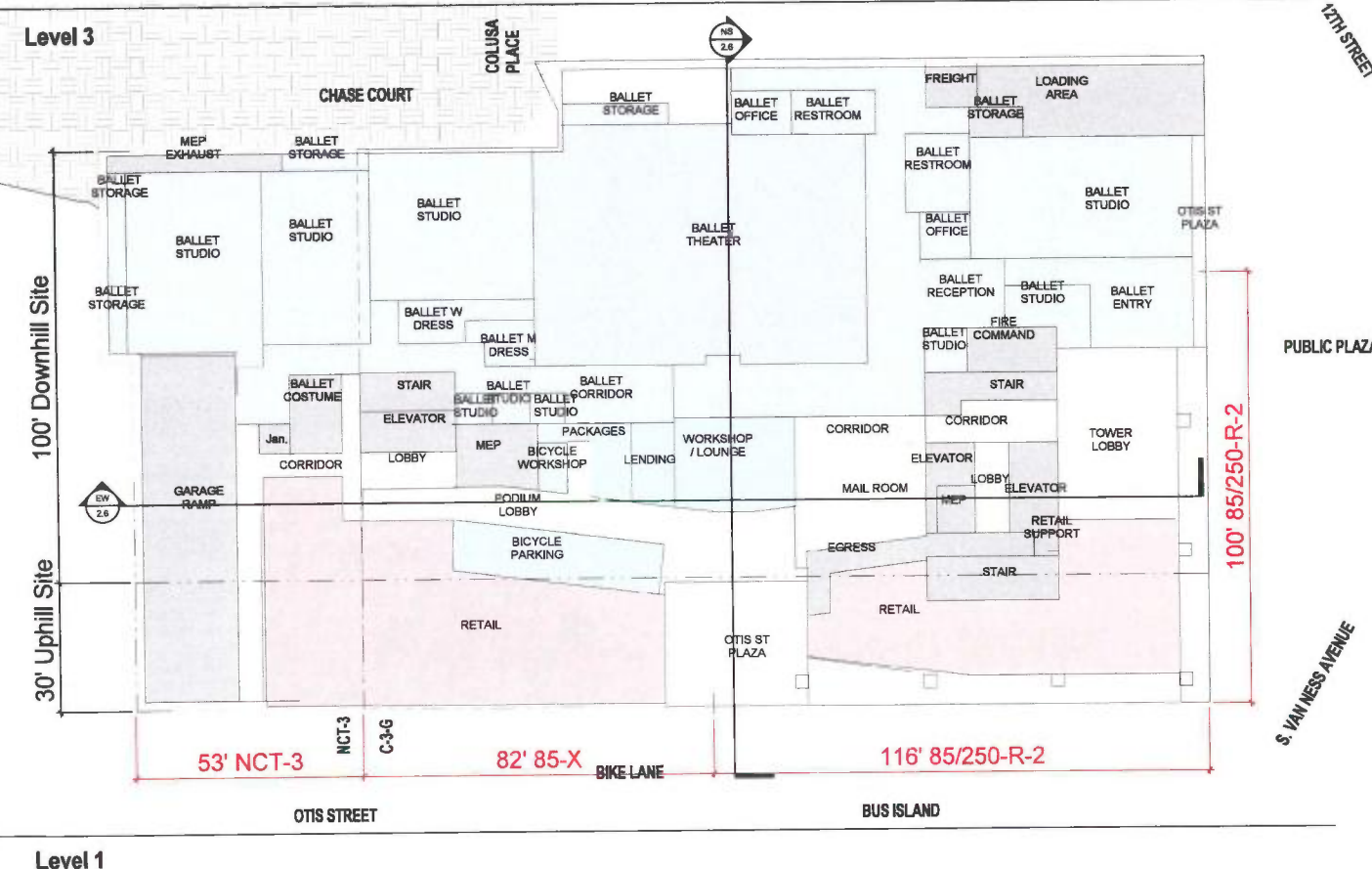
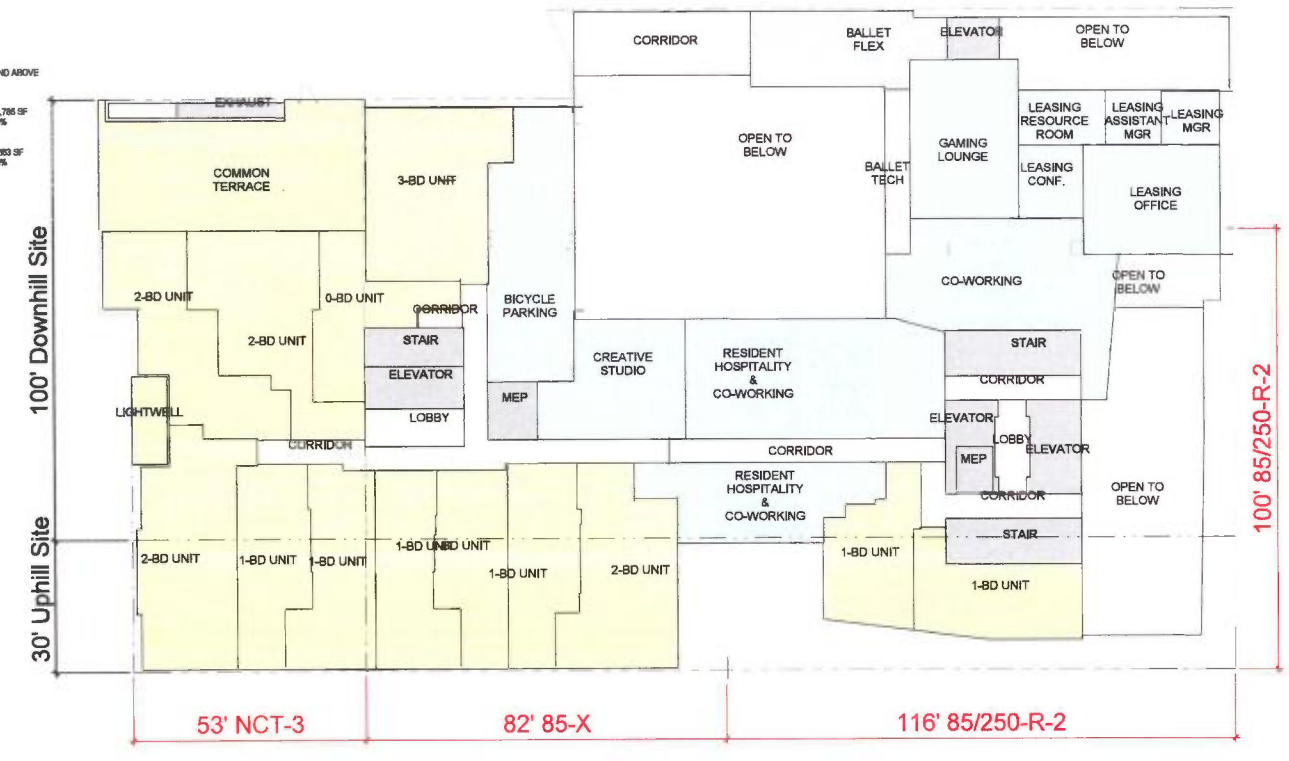
HRE.02.1



C-3 UNBUILT AREA
EFFECTIVE AT LEVEL 3 AND ABOVE

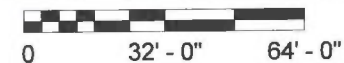
TOTAL C-3 AREA
REZD MIN. UNBUILT AREA
28,785 SF
20%

PARTIAL PRESERVATION
C-3 UNBUILT AREA
5,983 SF
20%



gouldevans

30 OTIS STREET



- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space

Proposed Project - Plan

HRE.02.2

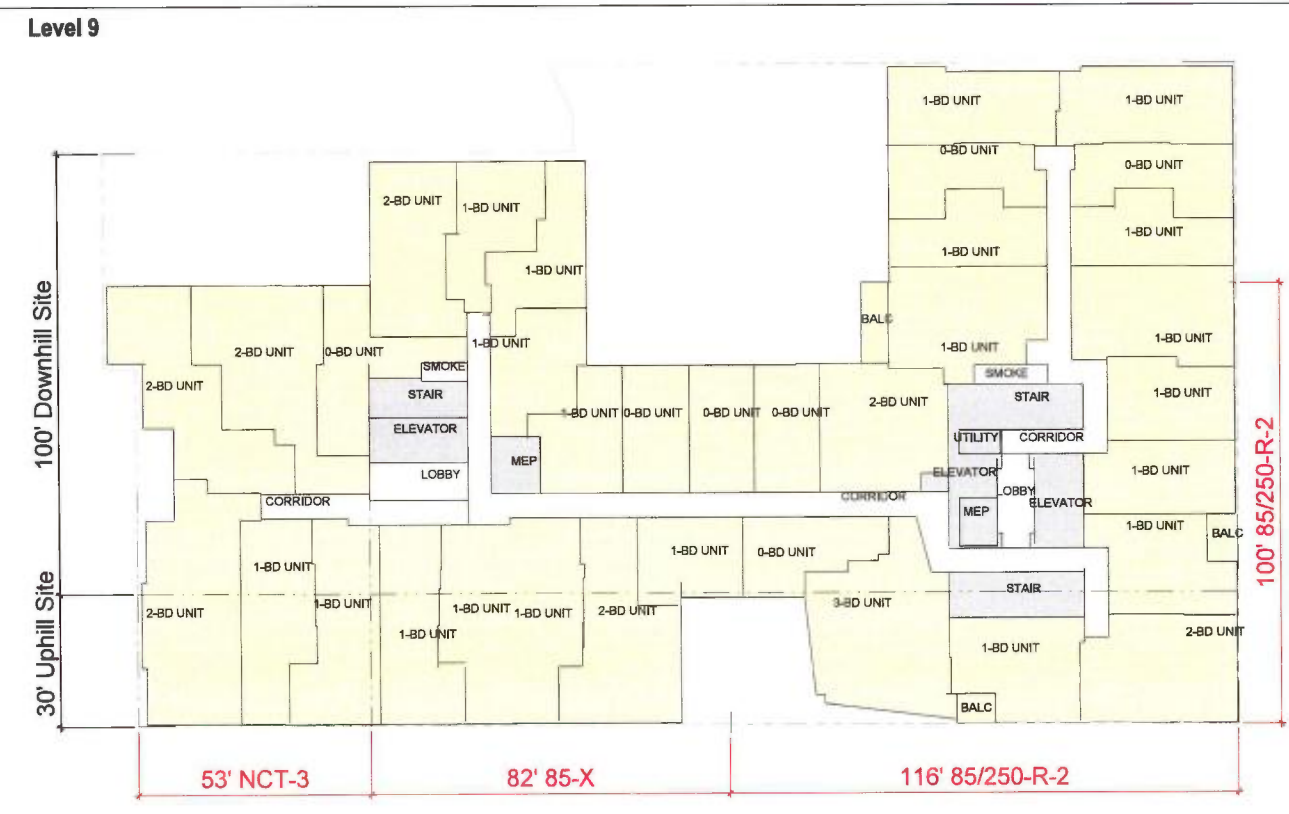
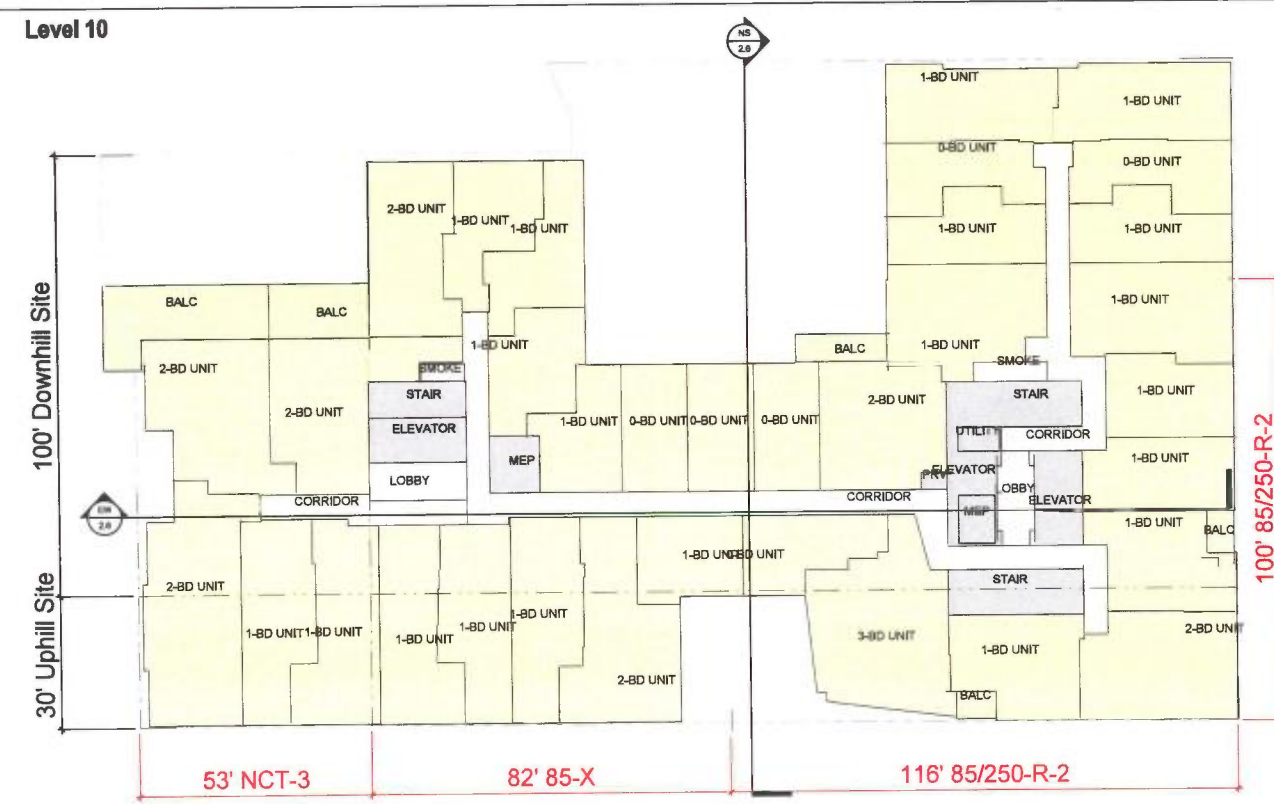
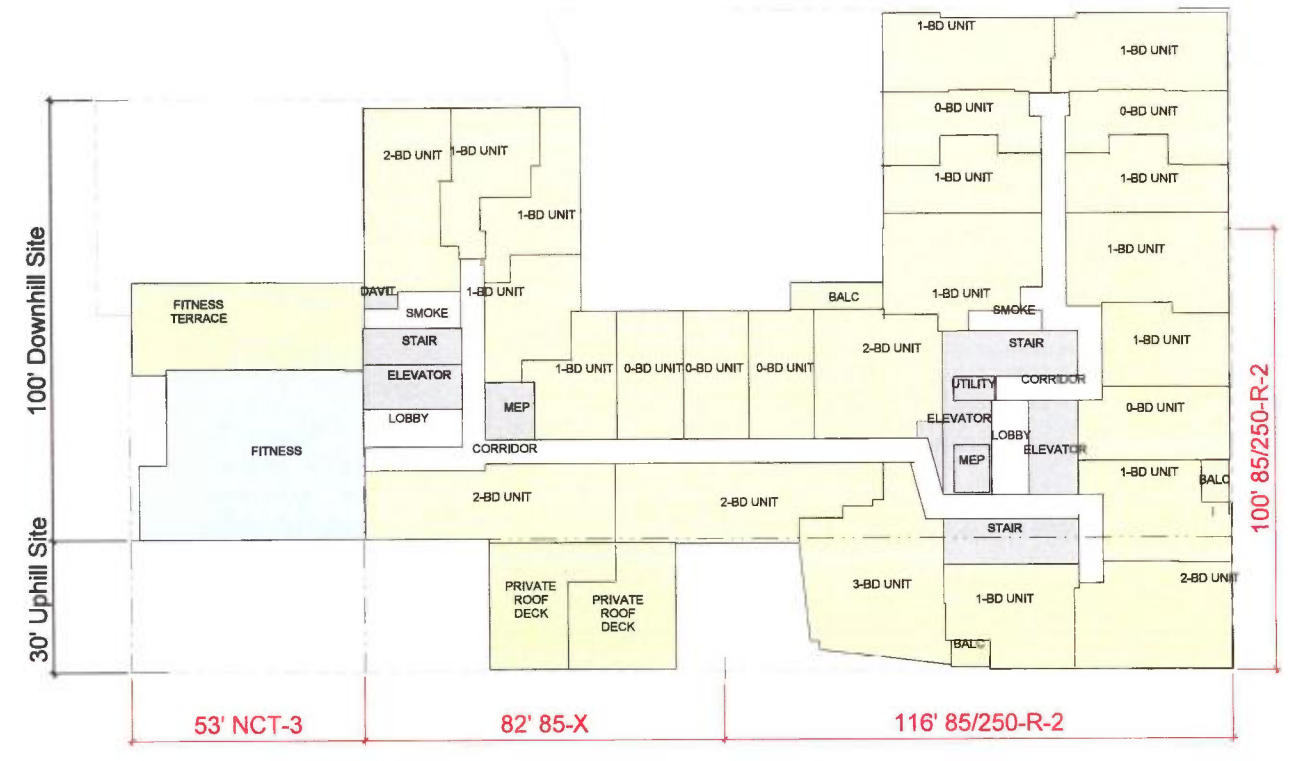
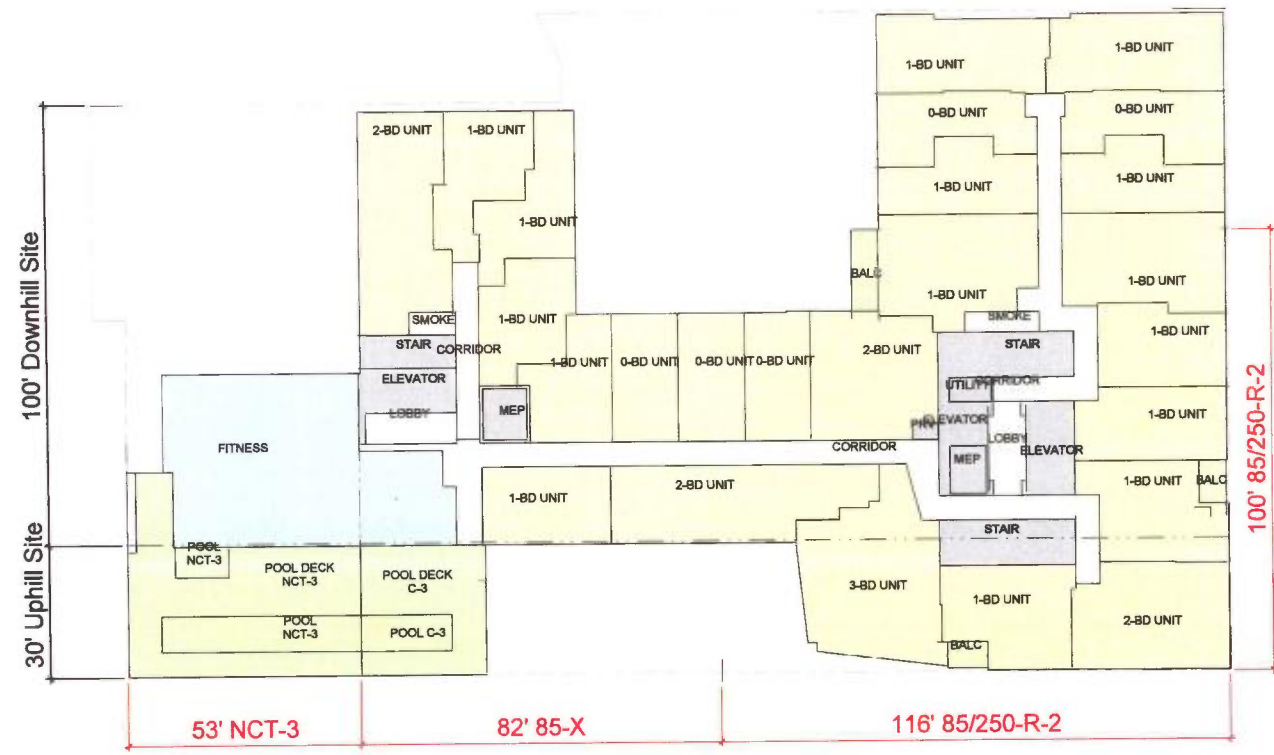
Kansas City • Lawrence • New Orleans
Phoenix • San Francisco • Tampa

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

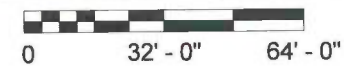


Level 7

Level 4

gouldevans

30 OTIS STREET



Kansas City • Lawrence • New Orleans
Phoenix • San Francisco • Tampa

30 Otis Street
San Francisco, CA 94103

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

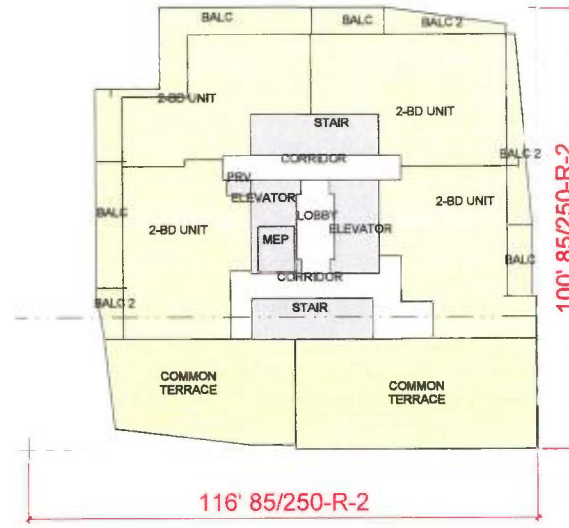
- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space

Proposed Project - Plan

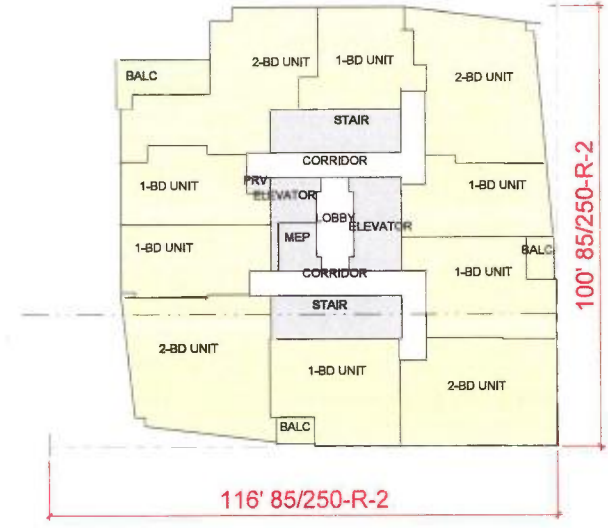
HRE.02.3



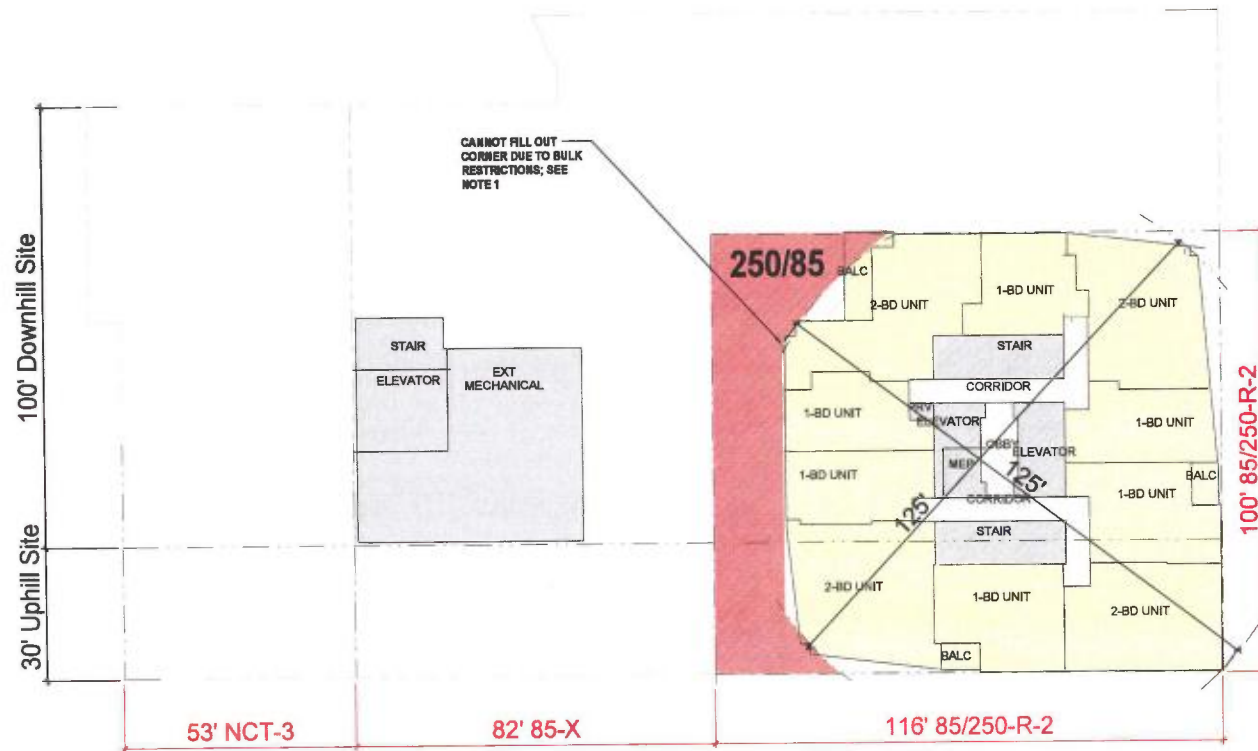
Level 27



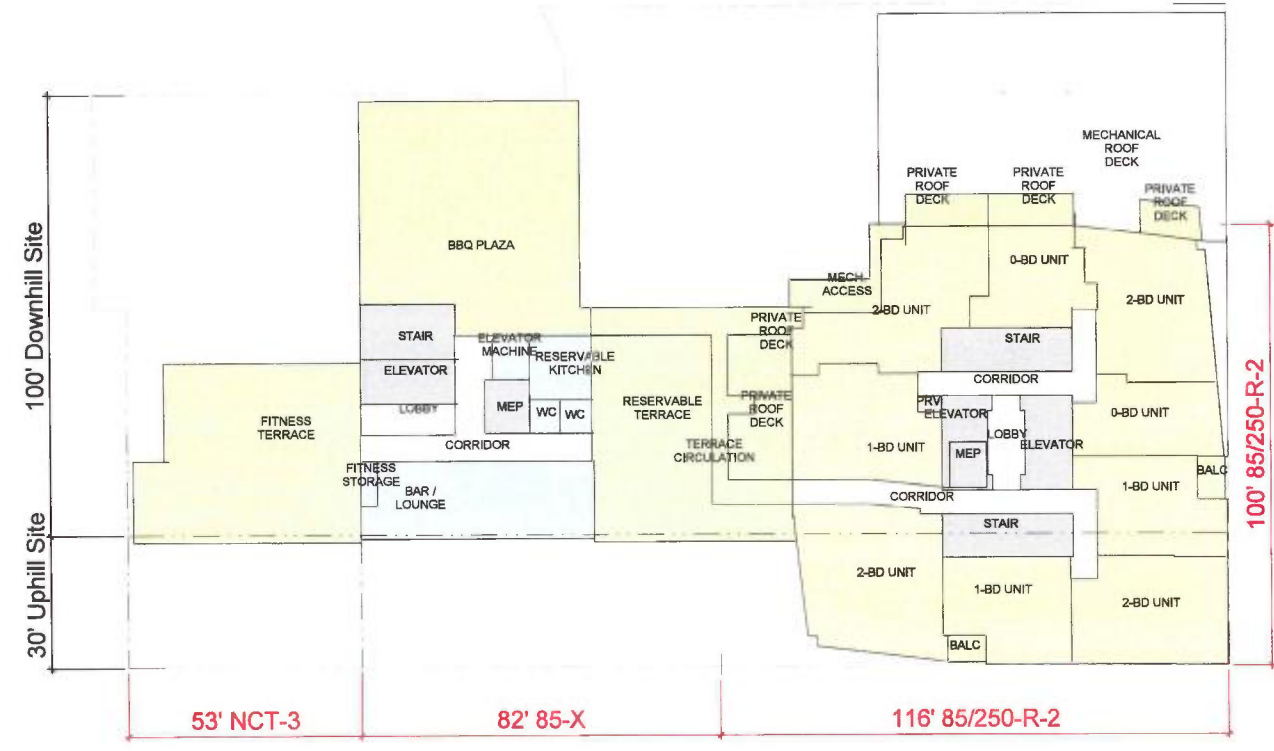
Level 26



Level 13



Level 12



Level 11

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

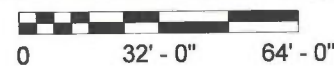
© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.



NOTE 1: BULK DISTRICT COMPLIANCE | SF PLANNING CODE SEC. 270(f) and 270(e)

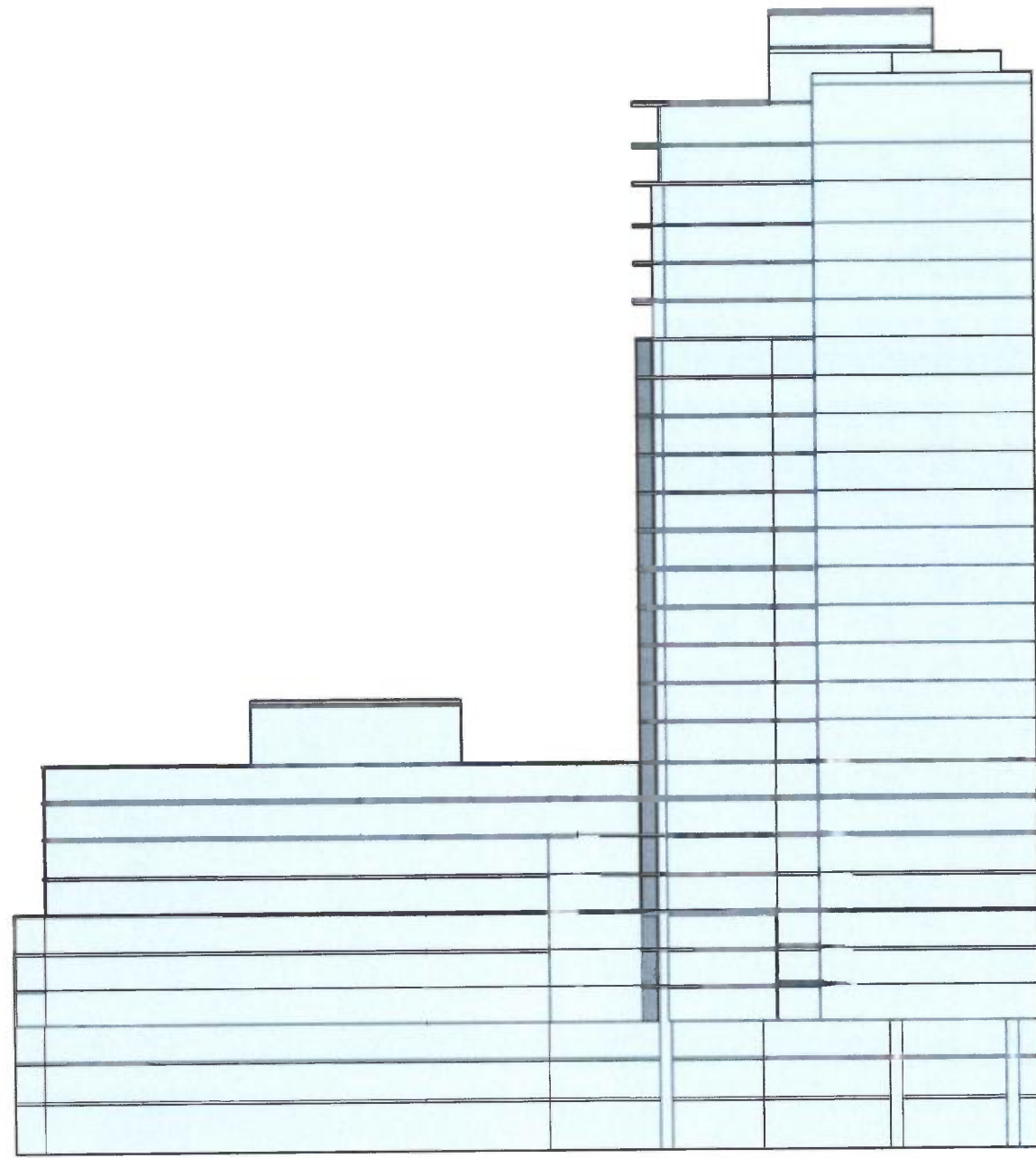
(2) Tower Bulk and Spacing. All portions of structures above the podium height as described in Section 263.19 shall meet the following bulk limitations, as illustrated in Chart C.

(B) Buildings between 241 and 300 feet in height may not exceed a plan length of 100 feet and a diagonal dimension of 125 feet, and may not exceed a maximum average floor area of 8,500 gross square feet.

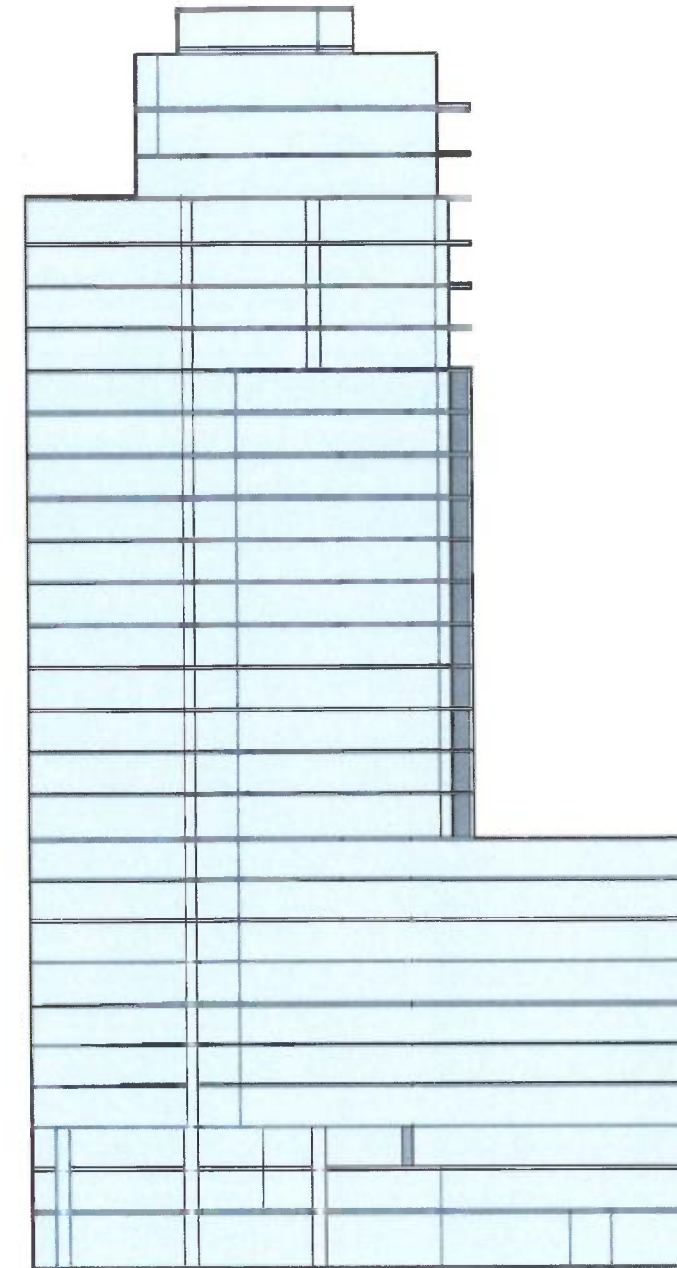
- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space

Proposed Project - Plan

HRE.02.4



South Elevation



East Elevation

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

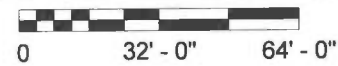
© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.



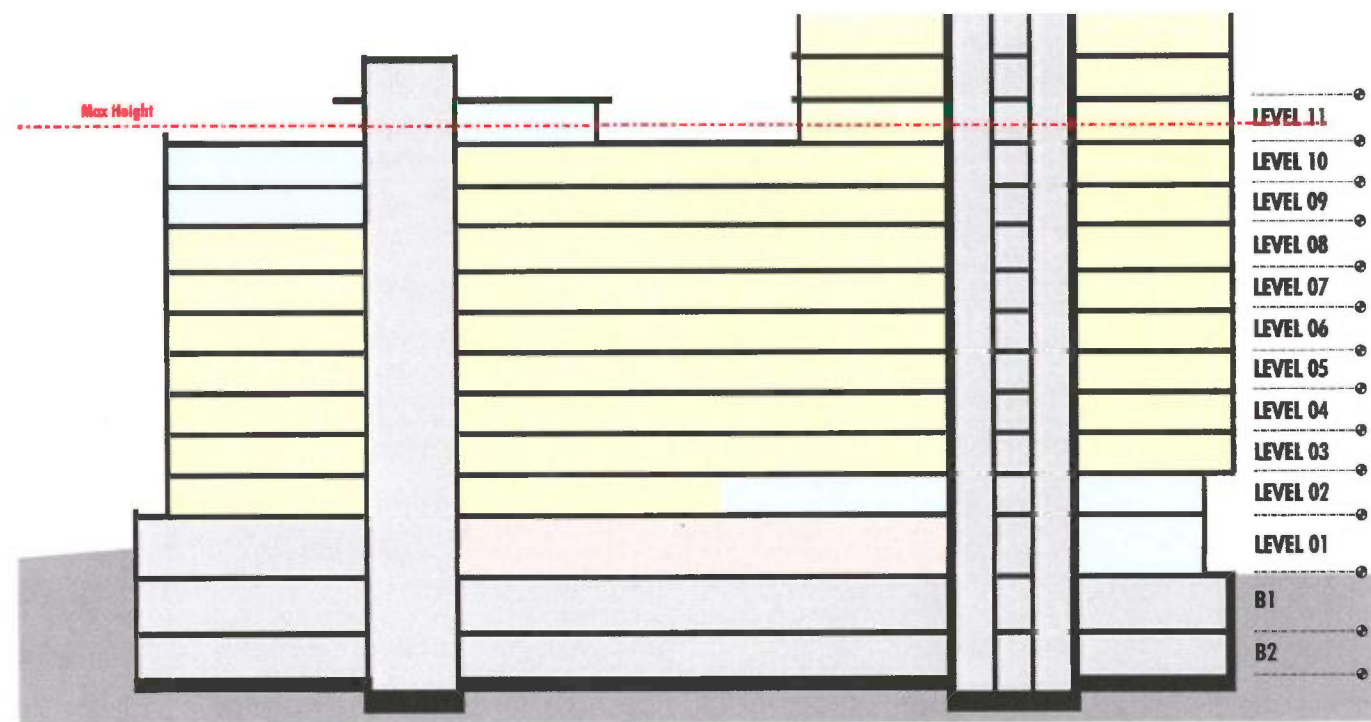
- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

Proposed Project - Elevations

HRE.02.5



NS SECTION -
LOOKING EAST



EW SECTION -
LOOKING NORTH

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

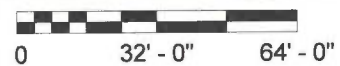
© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.



Proposed Project - Section

HRE.02.6



Otis Street - Looking Northeast



Van Ness - Looking North

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 OTIS STREET

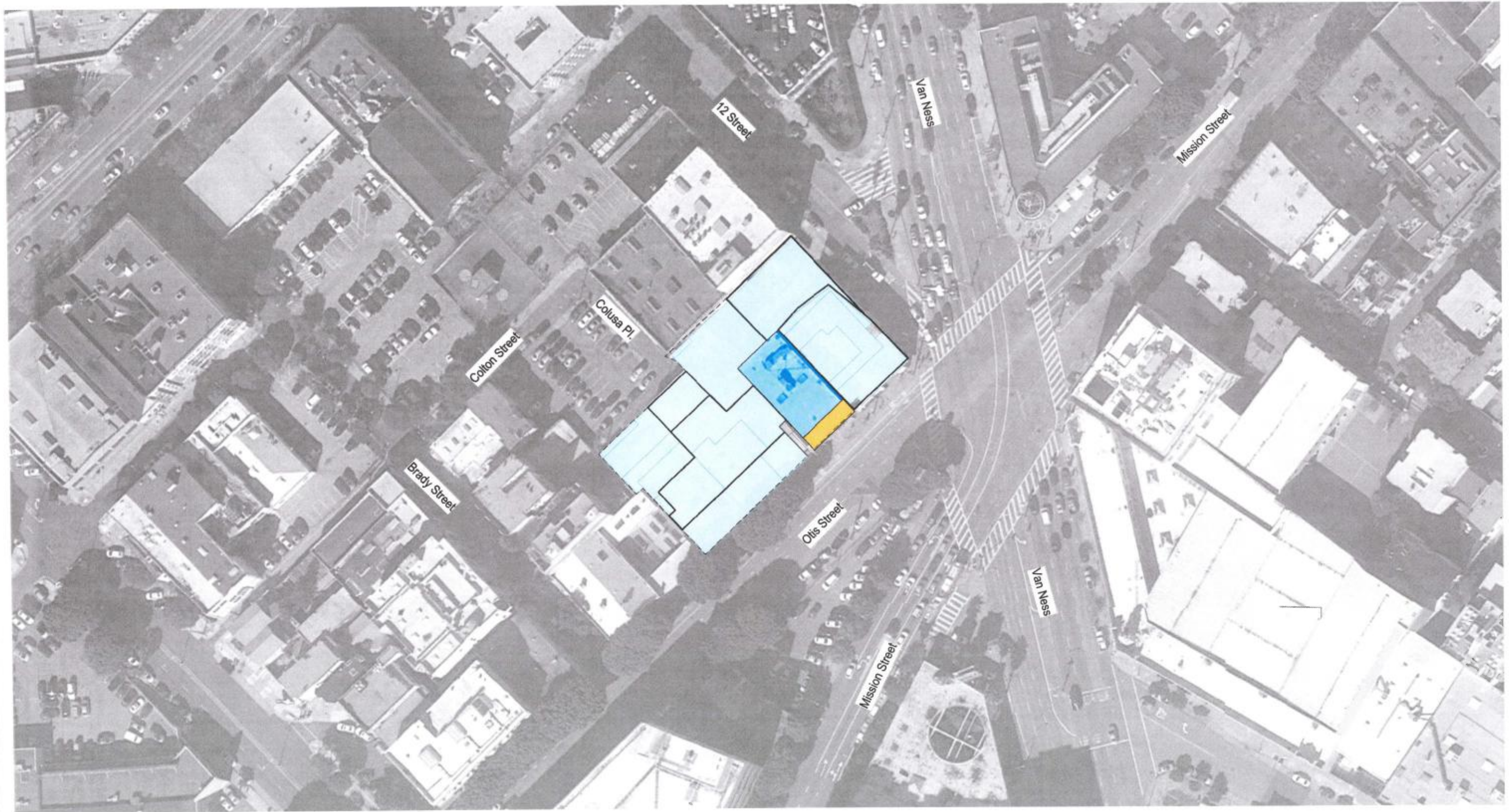
30 Otis Street
San Francisco, CA 94103

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

Proposed Project - Massing

HRE.02.7



gouldevans

30 OTIS STREET

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 Otis Street
San Francisco, CA 94103

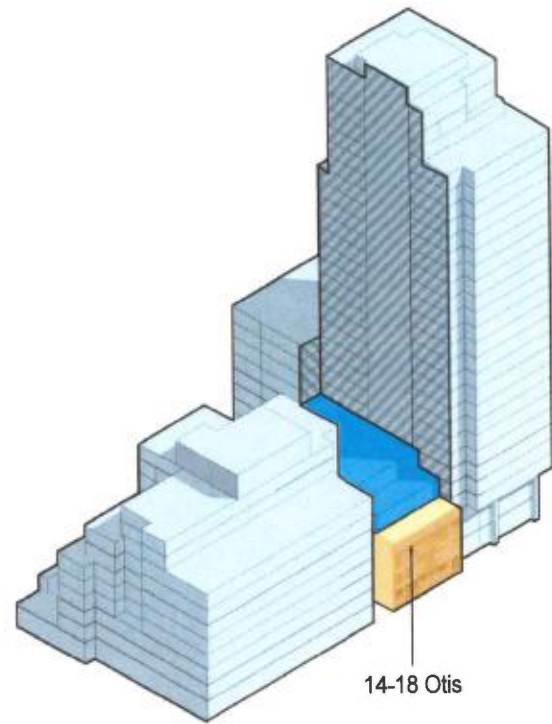
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

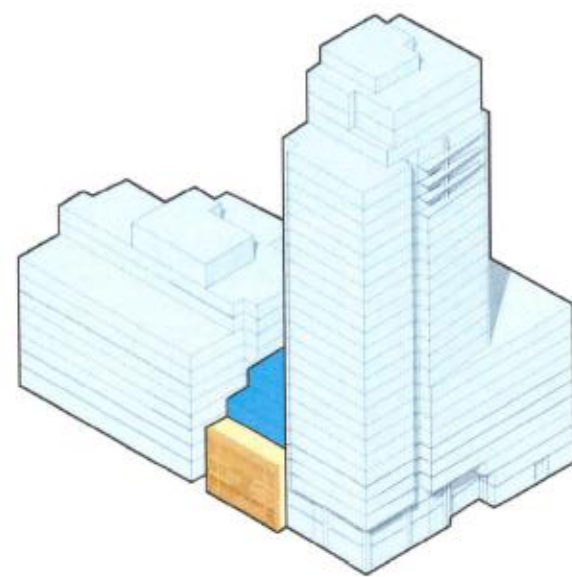
Full Preservation - Site Plan

HRE.03.0

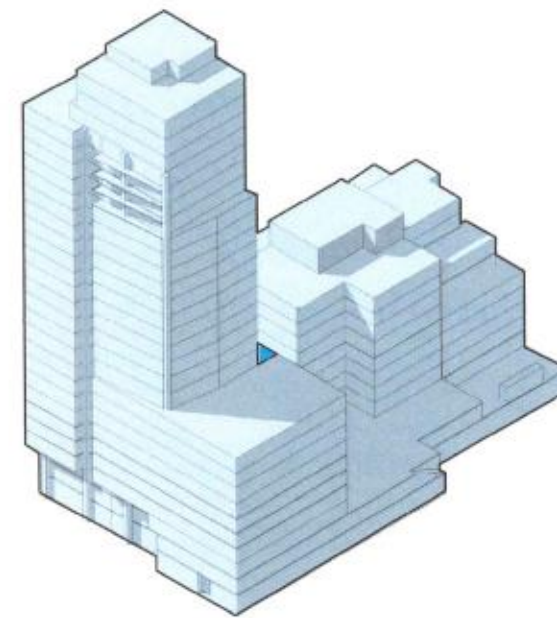


14-18 Otis

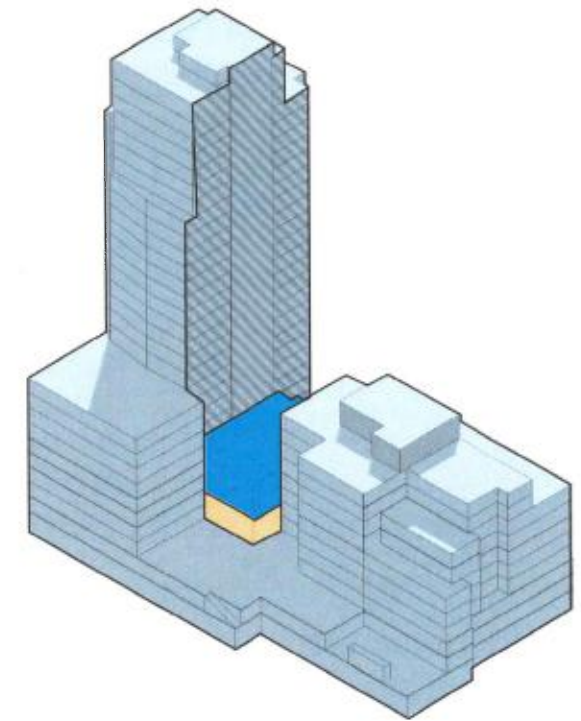
SW VIEW



SE VIEW



NE VIEW



NW VIEW

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

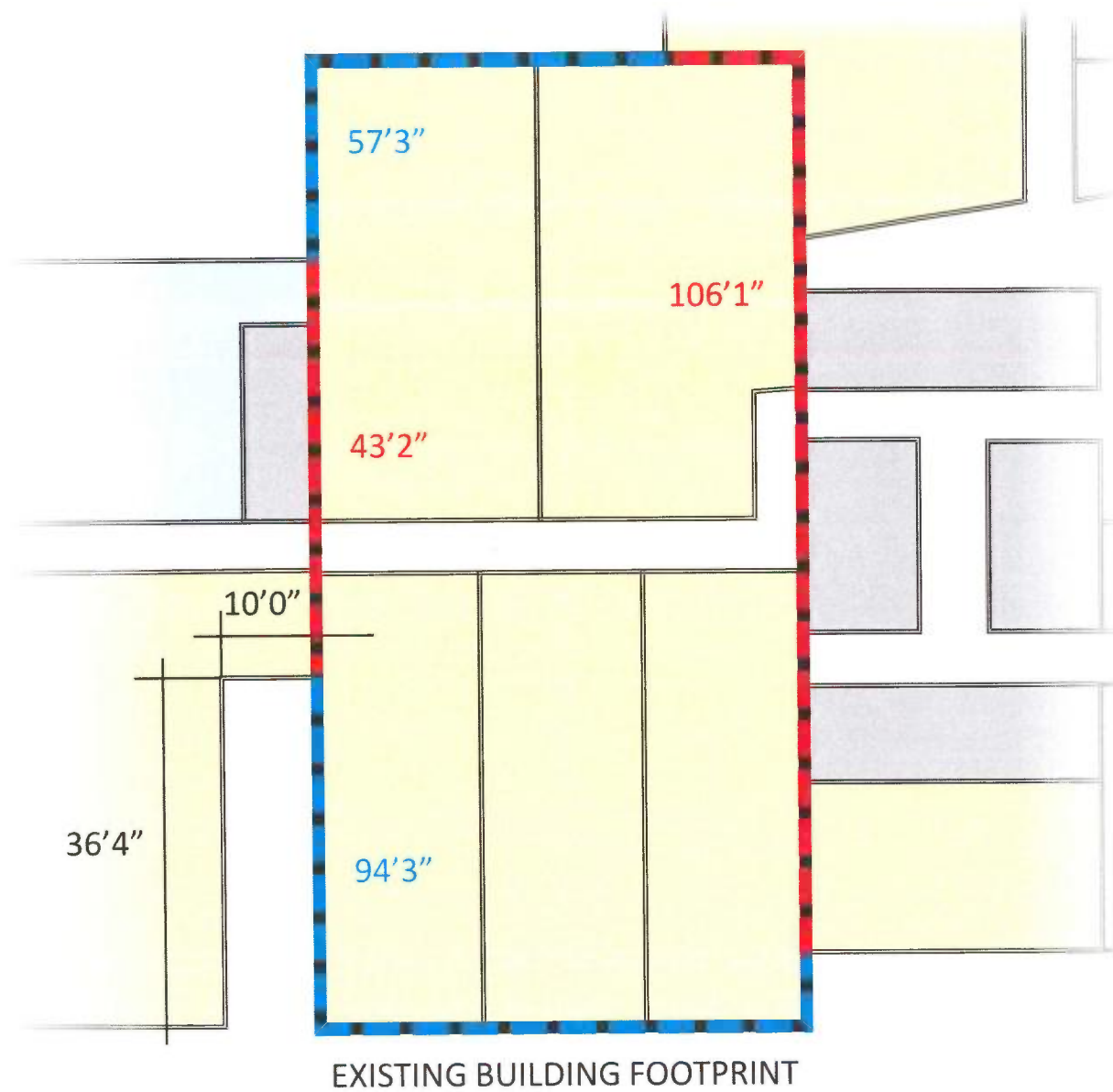
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

Full Preservation - Axon

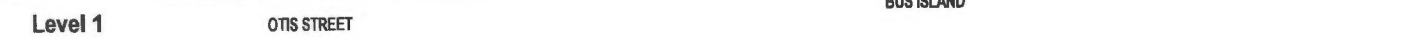
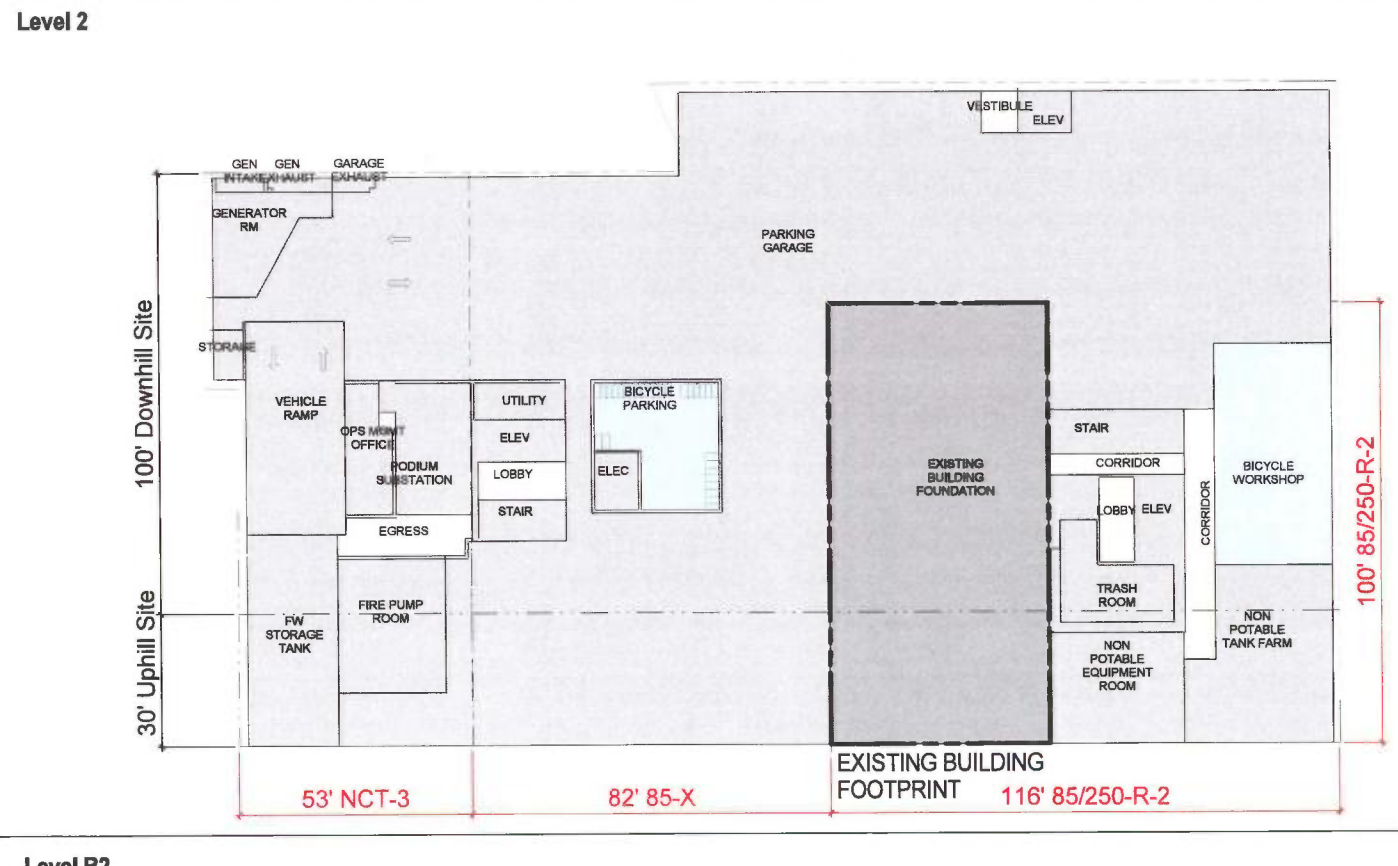
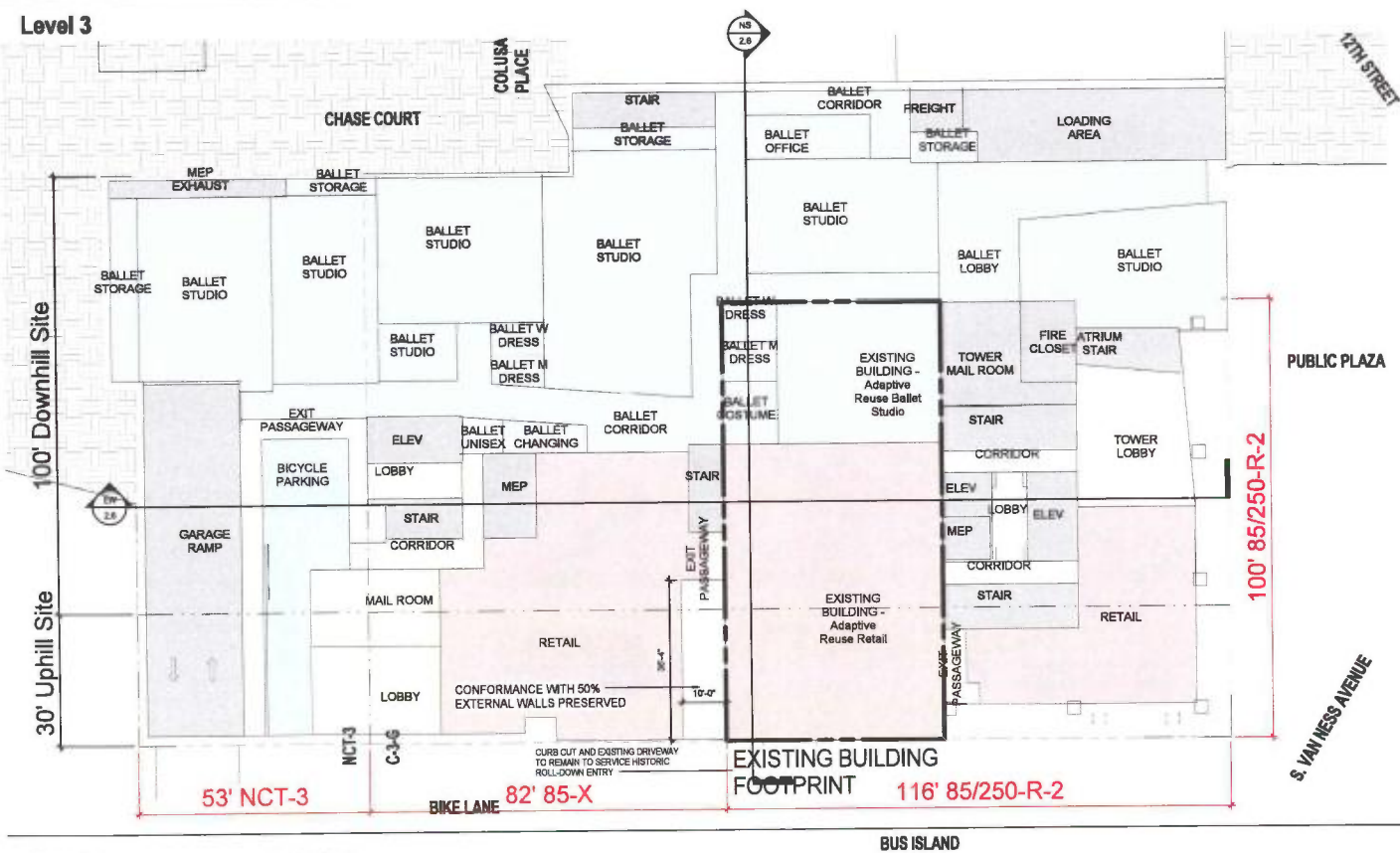
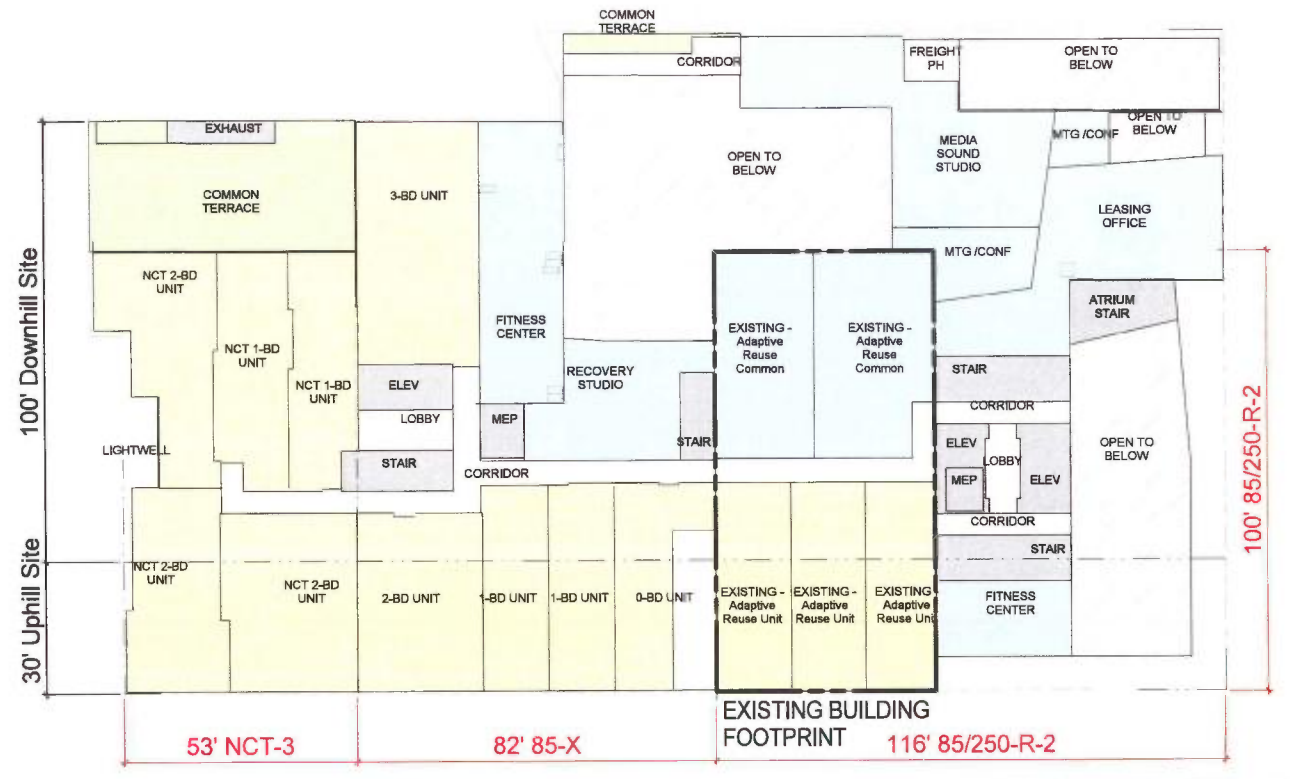
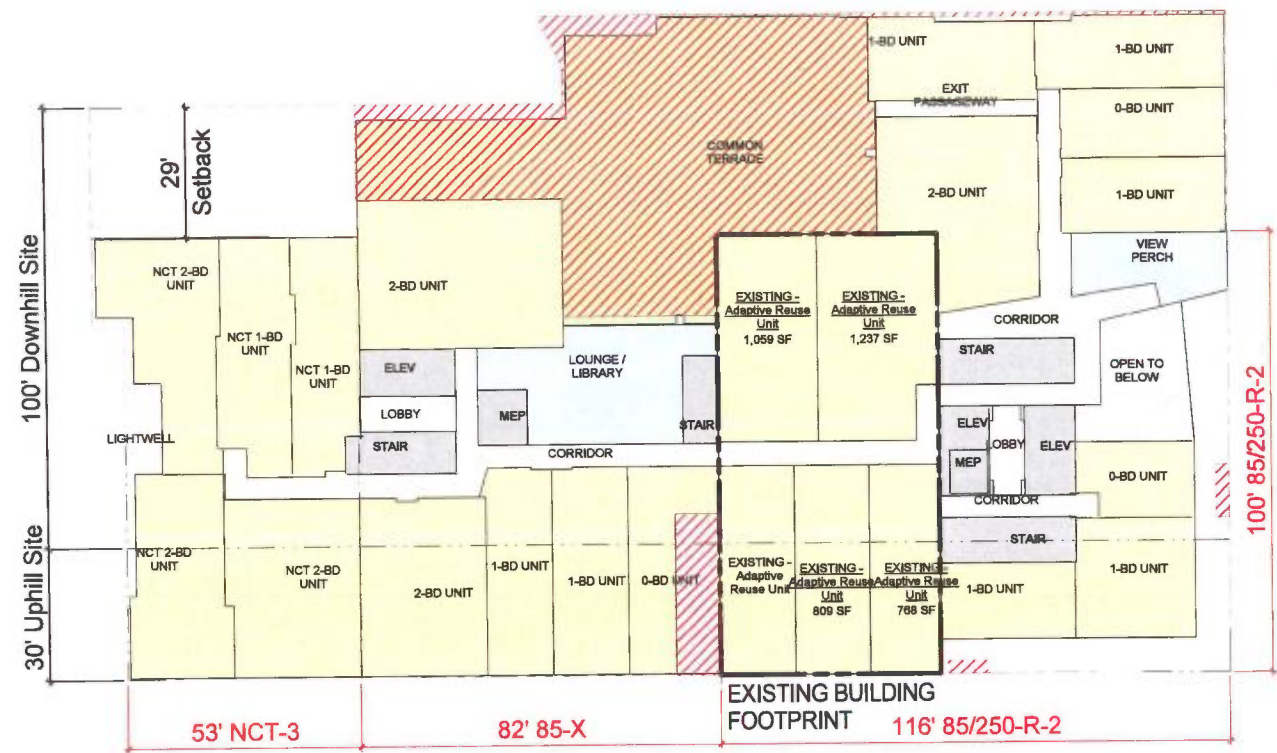
HRE.03.1



EXTERNAL
 $94'-3" + 57'3" = 151'-6"$

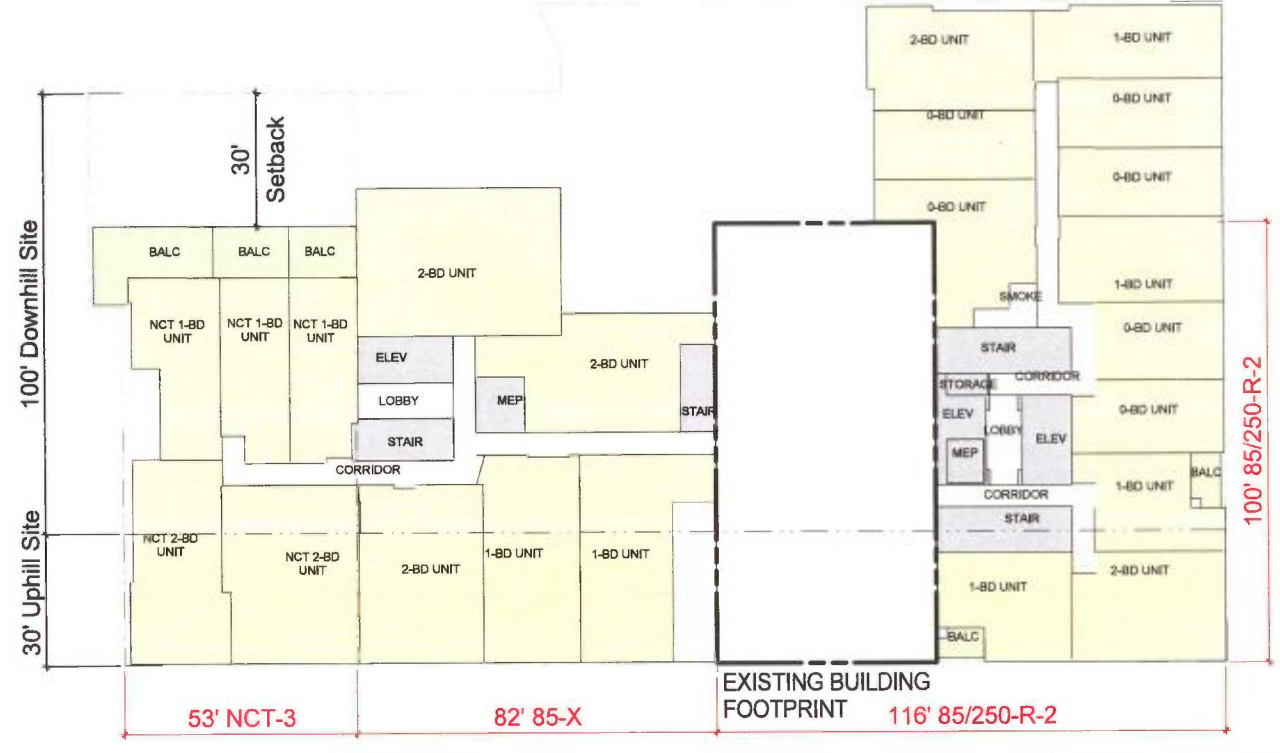
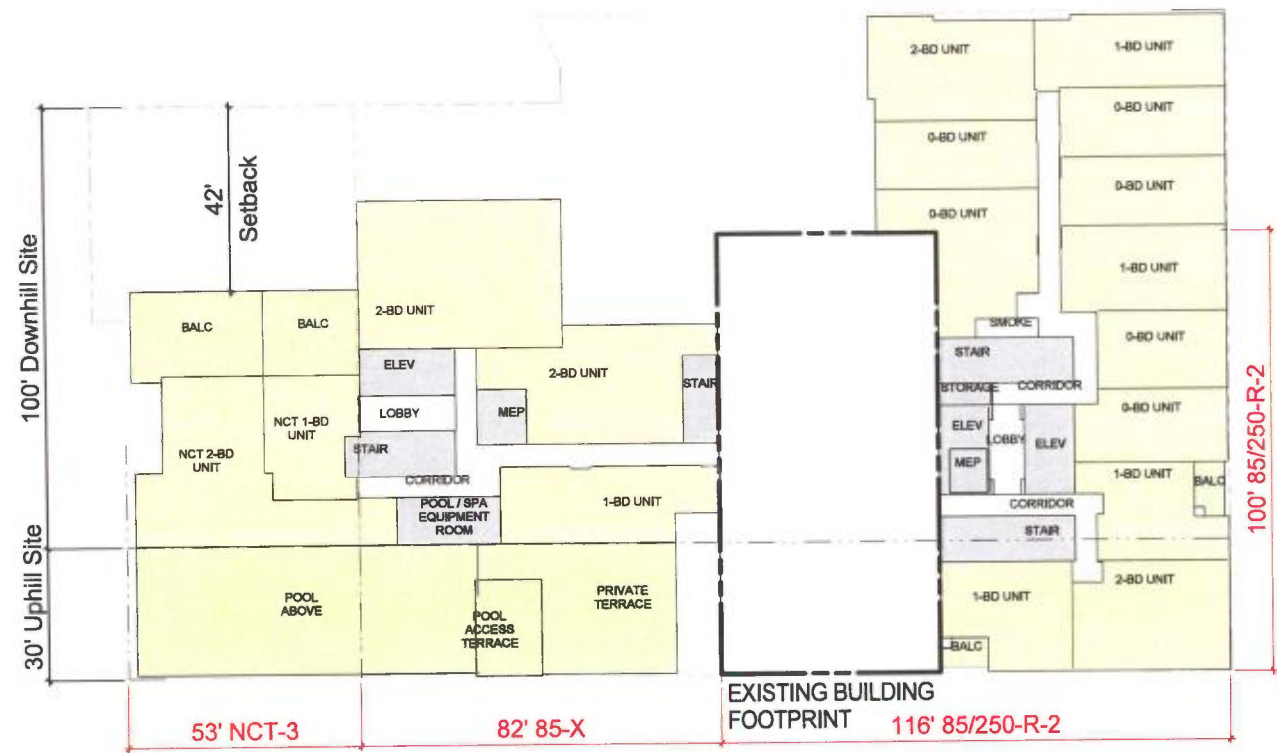
INTERNAL
 $43'-2" + 106'-1" = 149'-3"$

- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space



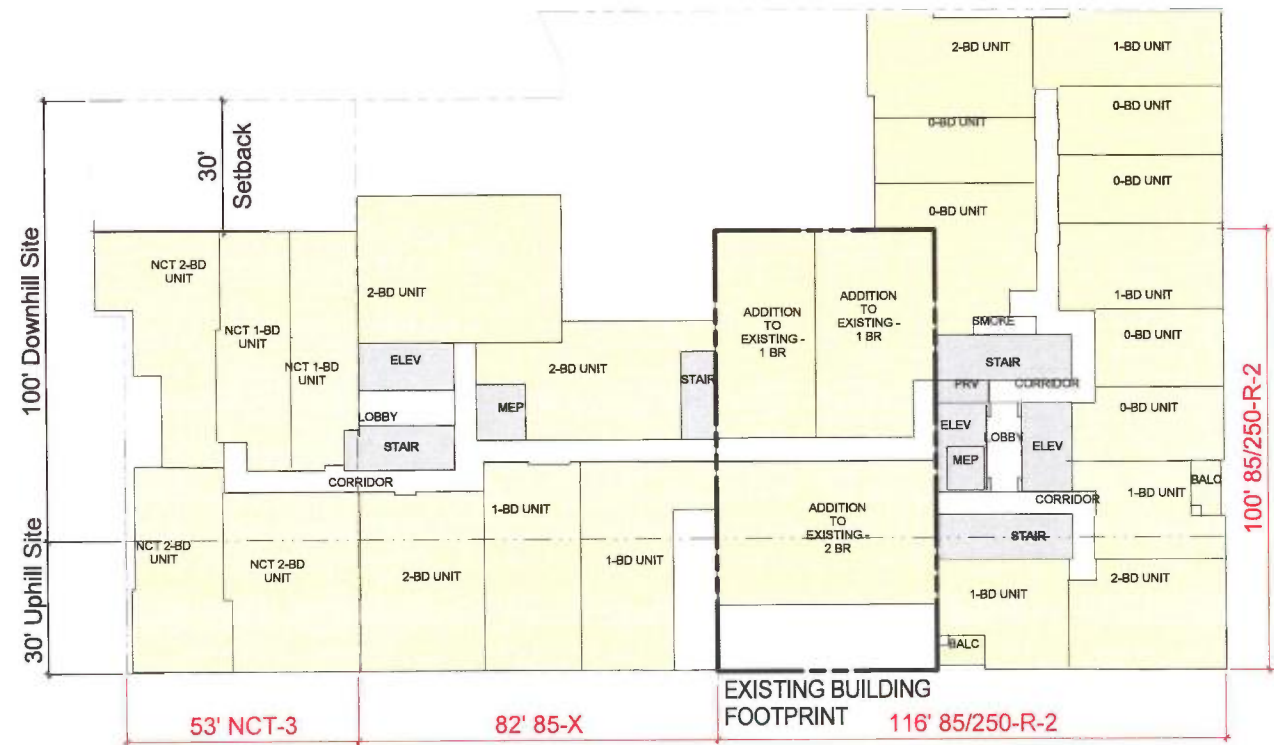
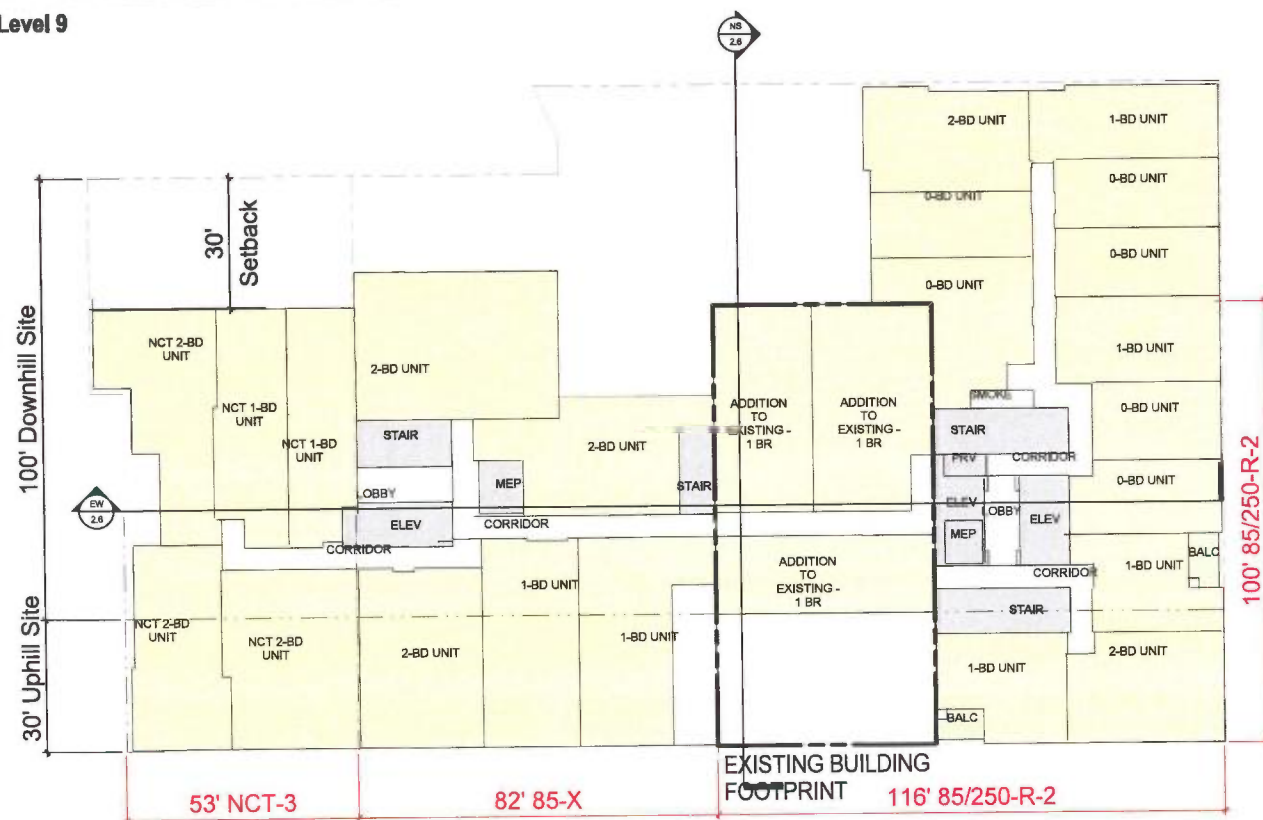
gouldevans 30 OTIS STREET
 kansas city • lawrence • new orleans
 phoenix • san francisco • tampa
 © 2017 Gould Evans
 30 Otis Street
 San Francisco, CA 94103
 NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

Level 1 OTIS STREET
Level B2
 0 32' - 0" 64' - 0"
 Building Operations
 Residential Circulation
 Residential Common Area
 Ballet School
 Retail
 Residential Units
 Exterior / Open Space
 Full Preservation - Plans
HRE.03.2



Level 9

Level 7



Level 5

Level 4

gouldevans

30 OTIS STREET

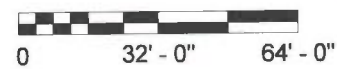
kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 Otis Street
San Francisco, CA 94103

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

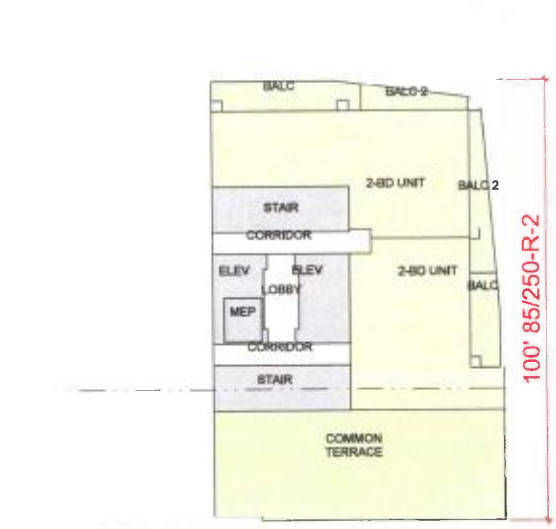
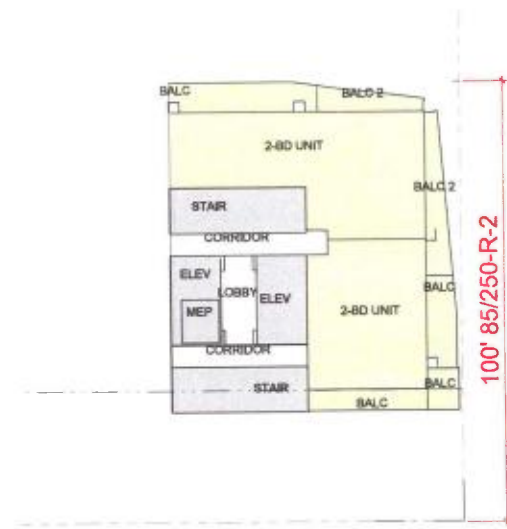
NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.



- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space

Full Preservation - Plans

HRE.03.3

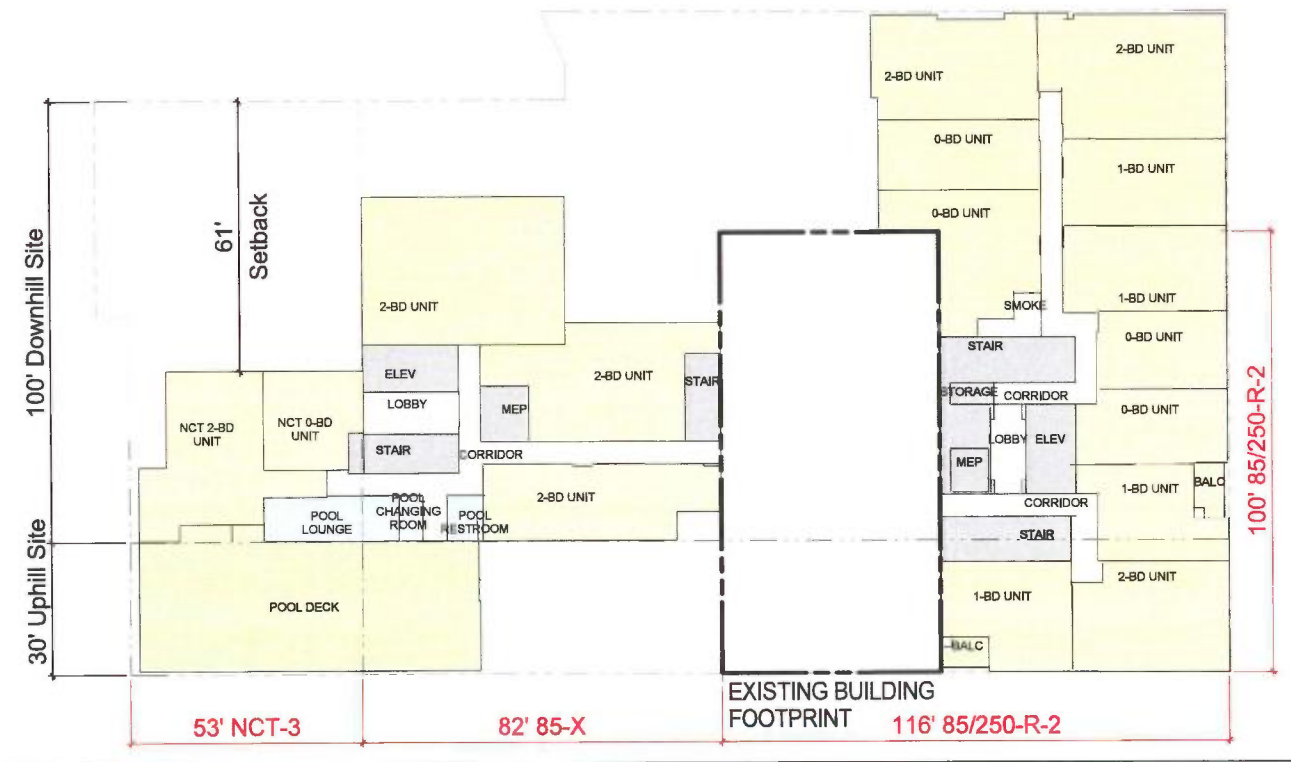
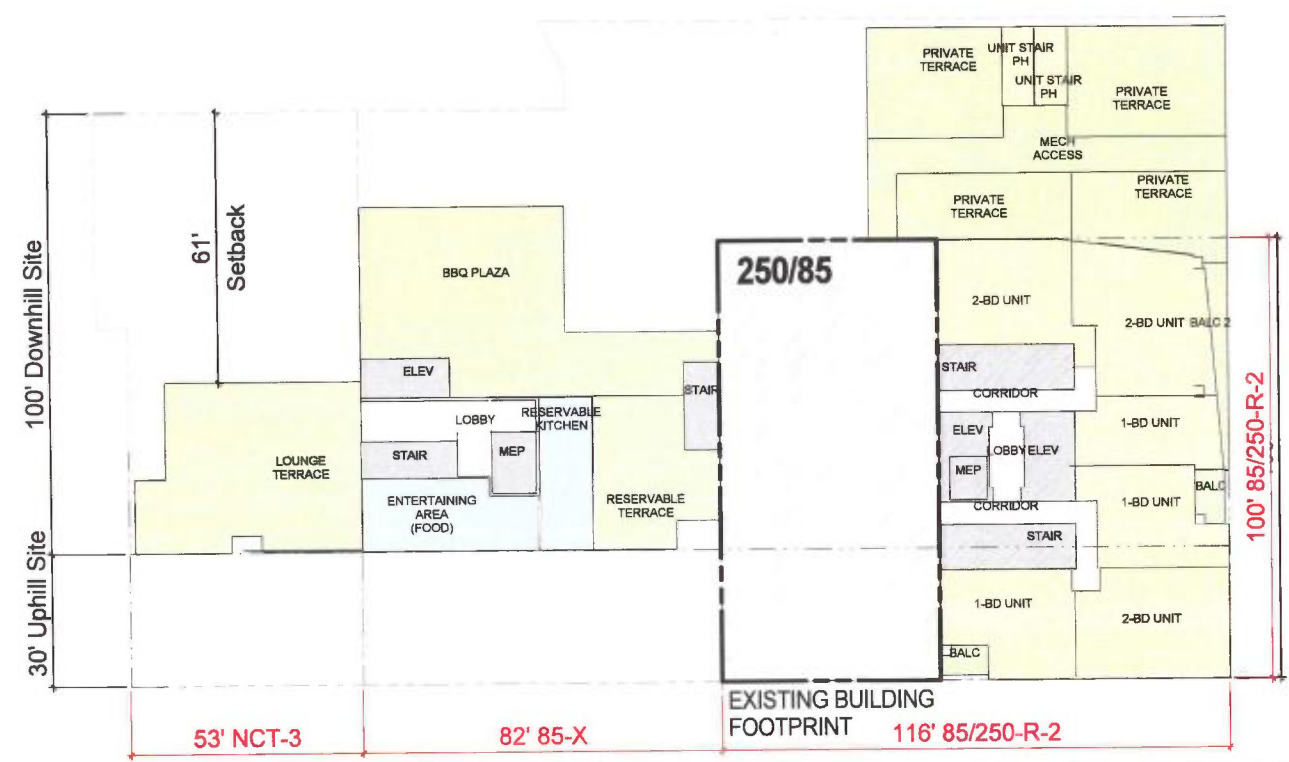


Level 27

Level 26

Level 22

Level 12

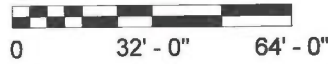


Level 11

Level 10

gouldevans

30 OTIS STREET



kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 Otis Street
San Francisco, CA 94103

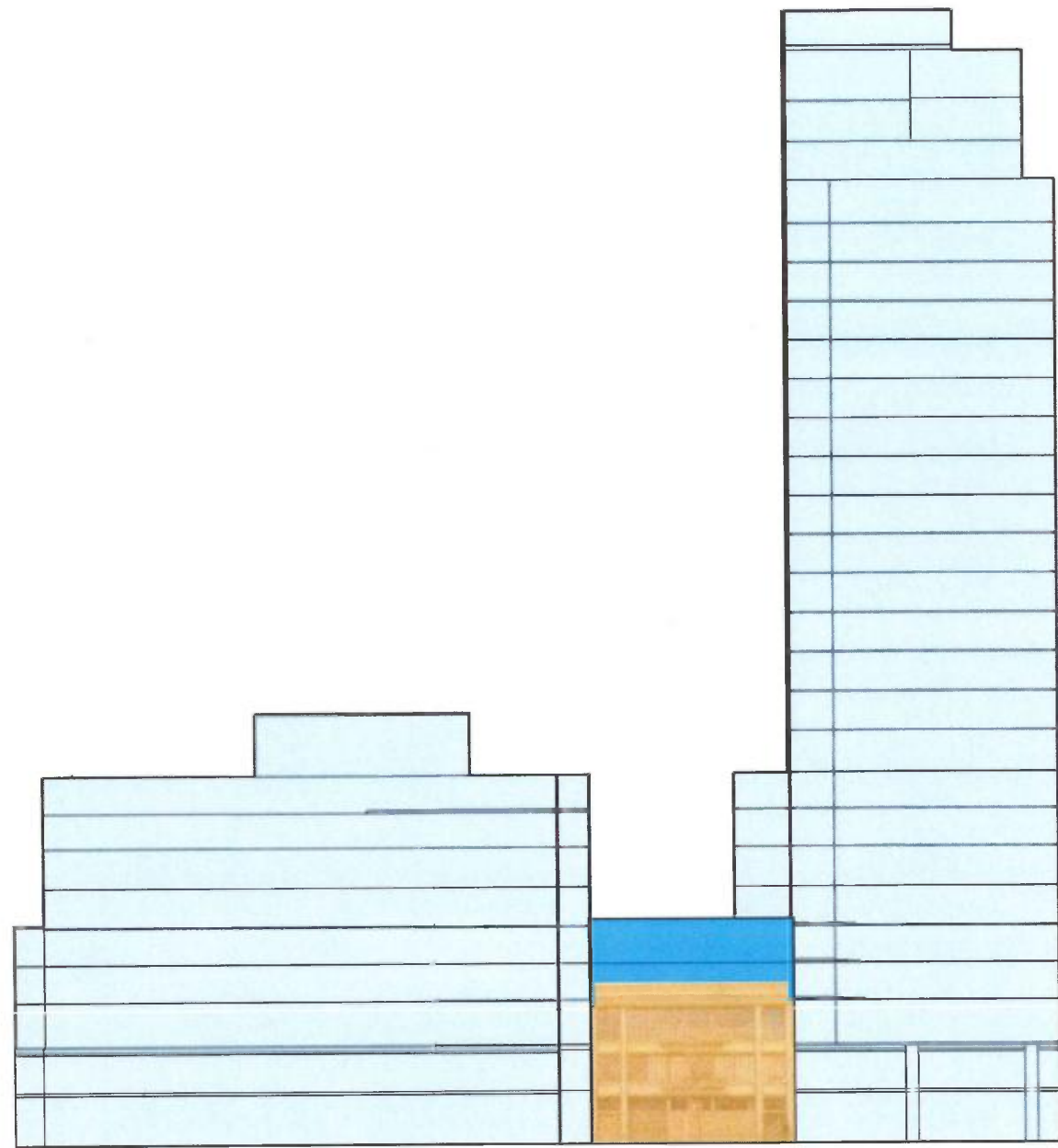
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

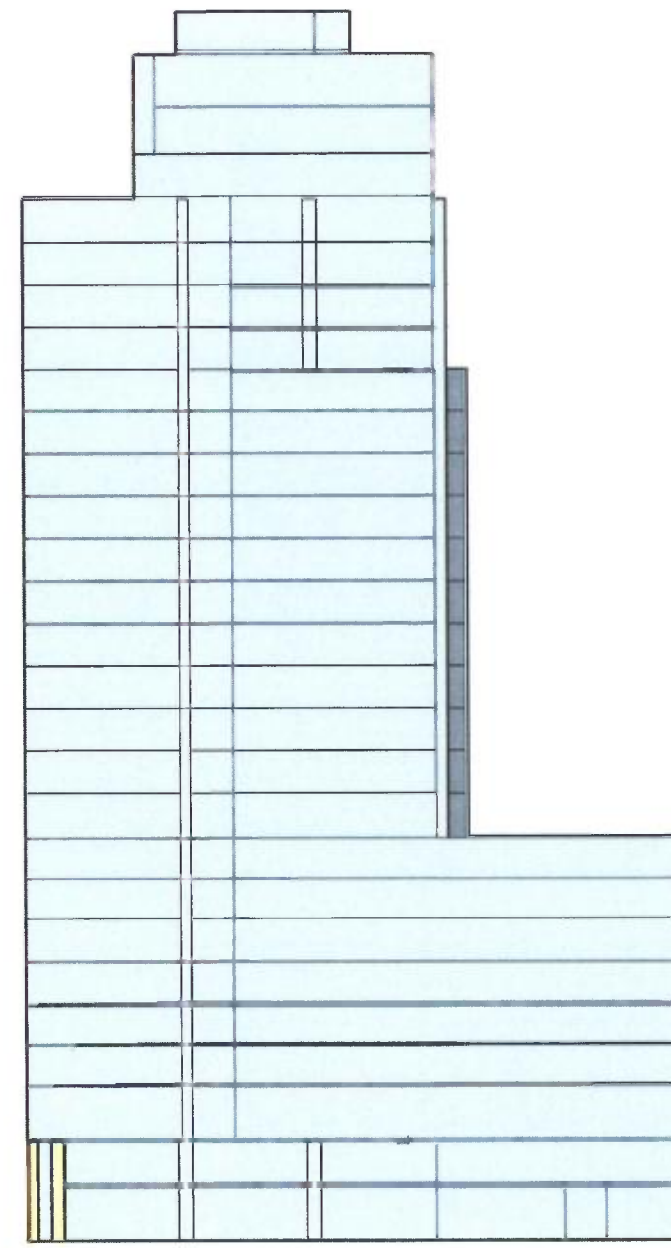
- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space

Full Preservation - Plans

HRE.03.4



South Elevation



East Elevation

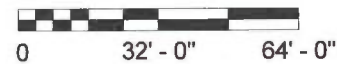
gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103



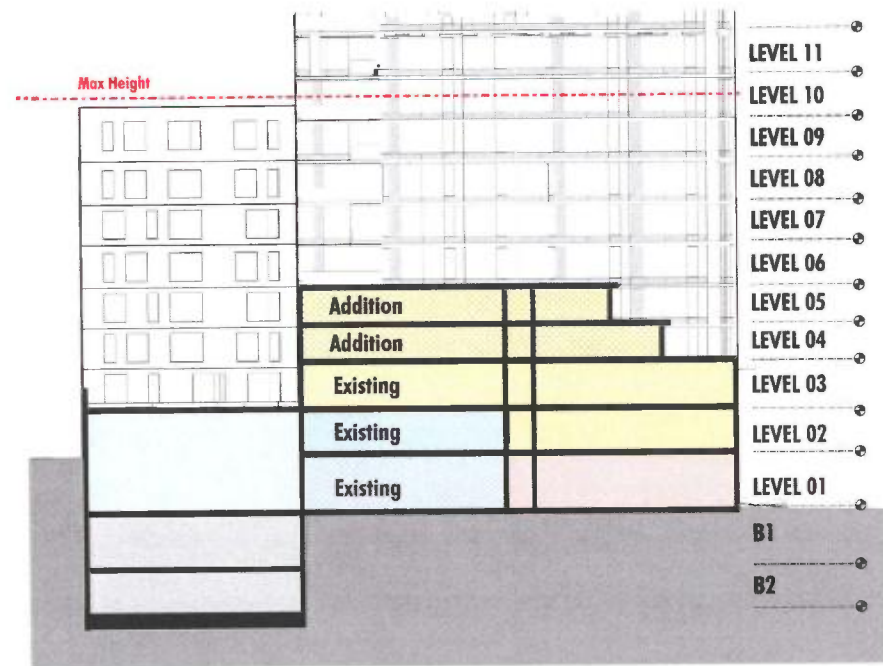
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

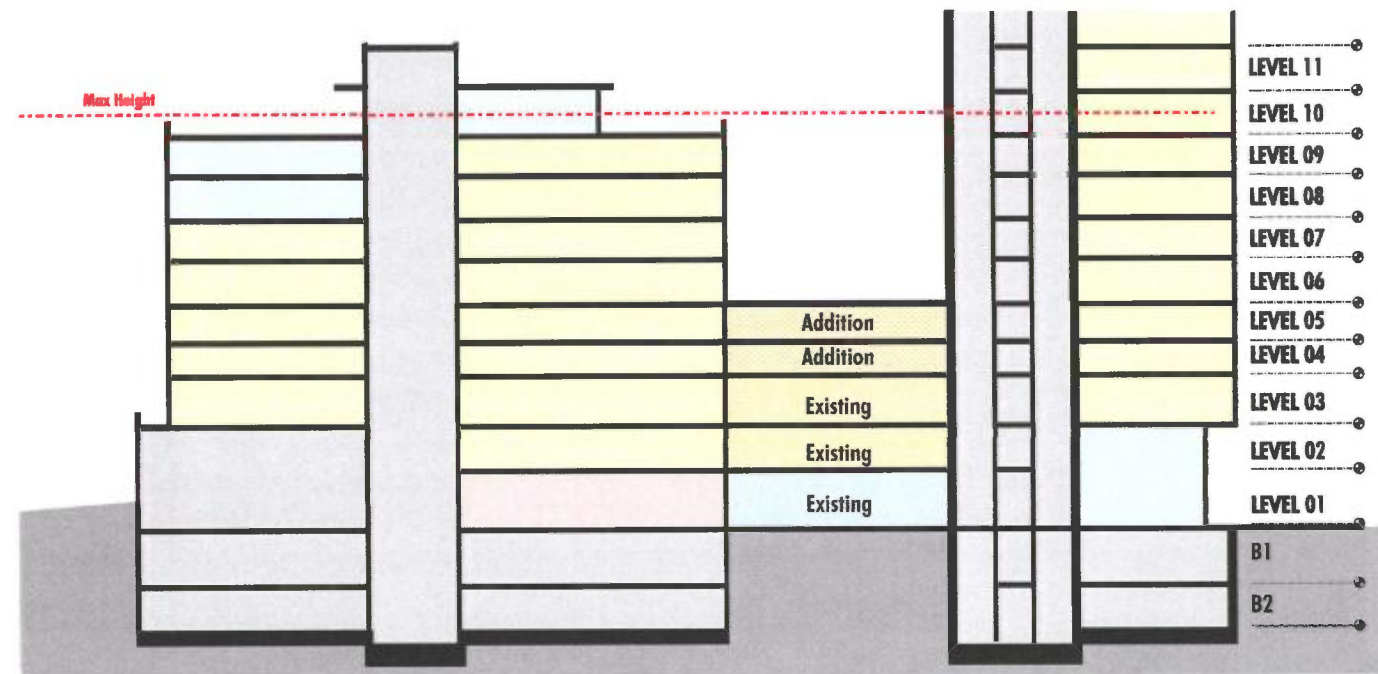
- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

Full Preservation - Elevations

HRE.03.5



NS SECTION -
LOOKING EAST



EW SECTION -
LOOKING NORTH

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

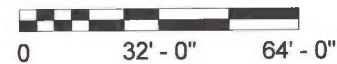
© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.



Full Preservation - Section

HRE.03.6



Otis Street - Looking Northeast



Van Ness - Looking North

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

Full Preservation - Massing

HRE.03.7



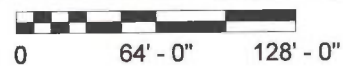
gould evans

kansas city • lawrence • new orleans
phoenix • san francisco • lampa

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

30 OTIS STREET



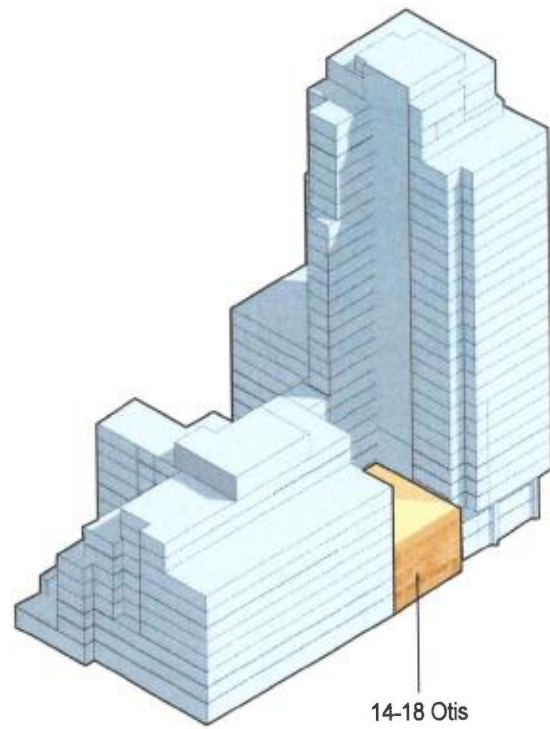
30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.

- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

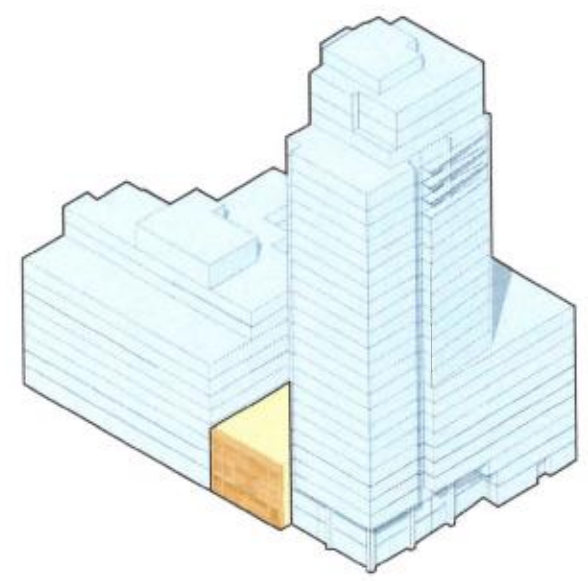
Partial Preservation - Site Plan

HRE.04.0

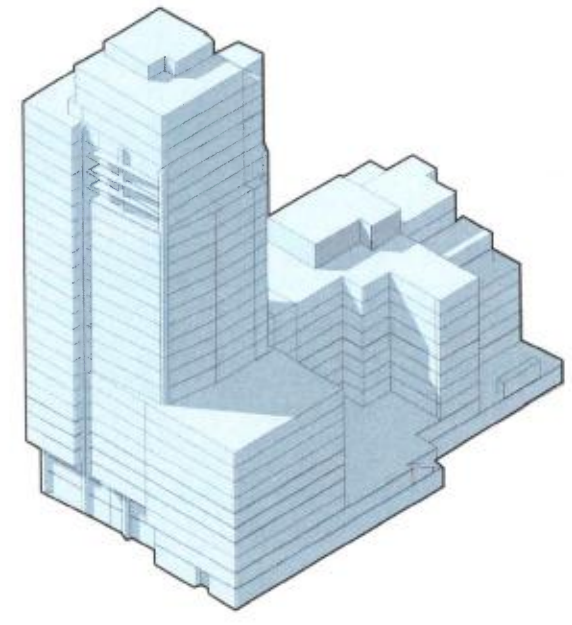


14-18 Otis

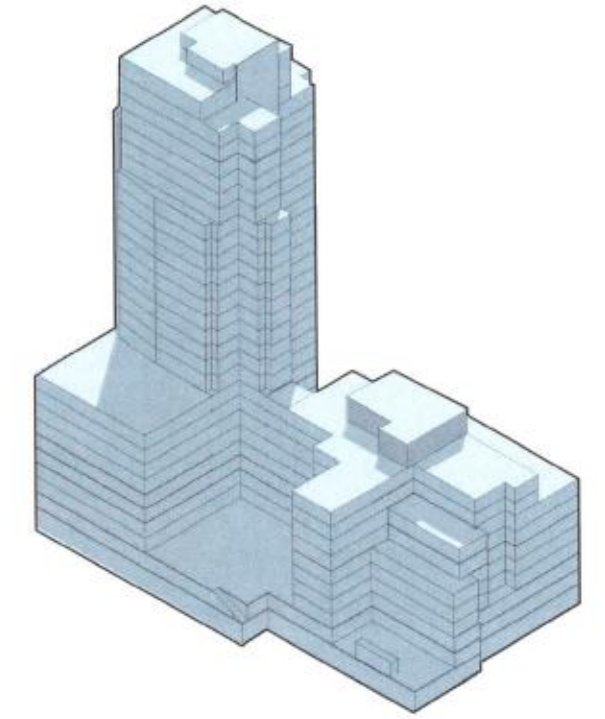
SW VIEW



SE VIEW



NE VIEW



NW VIEW

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

30 OTIS STREET

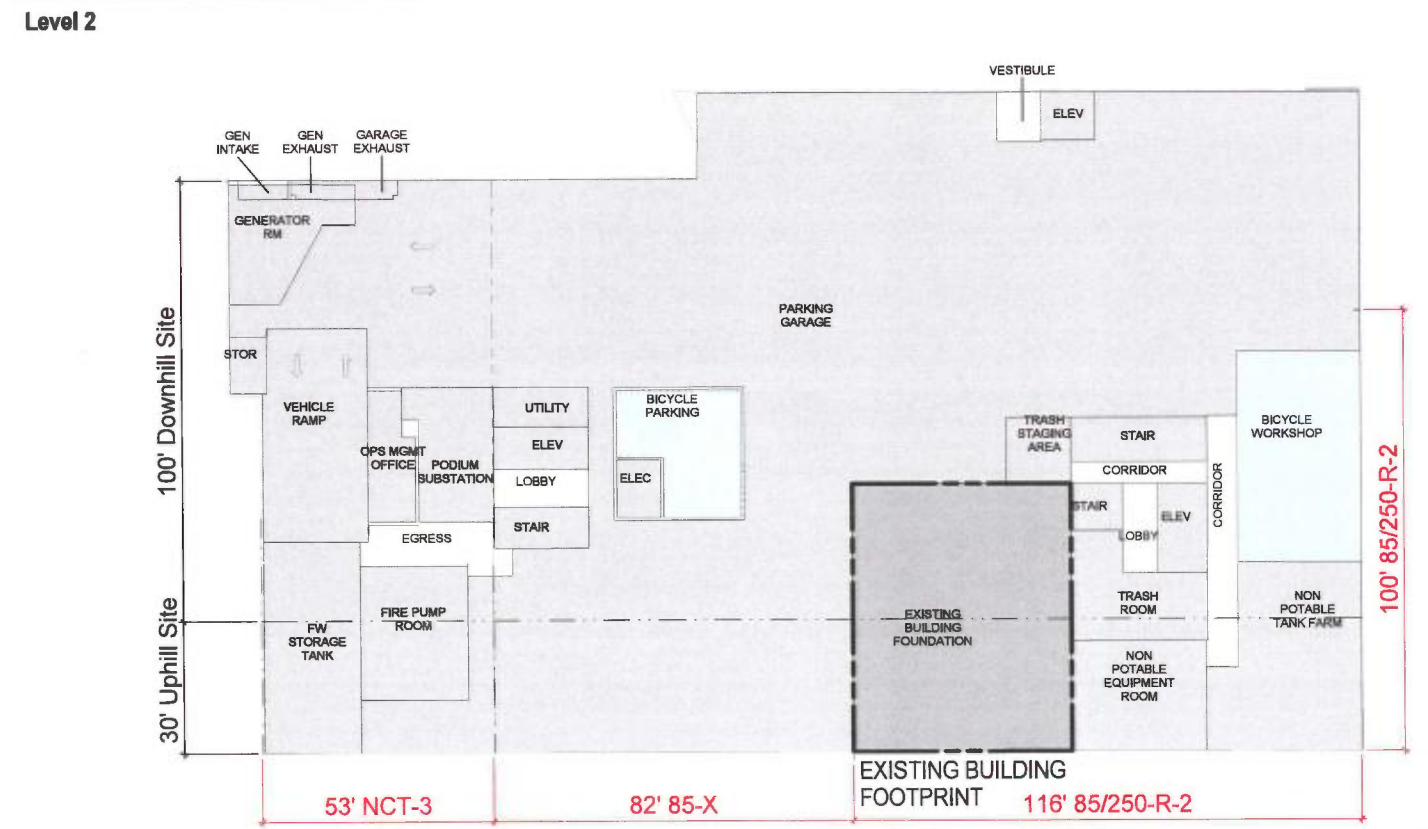
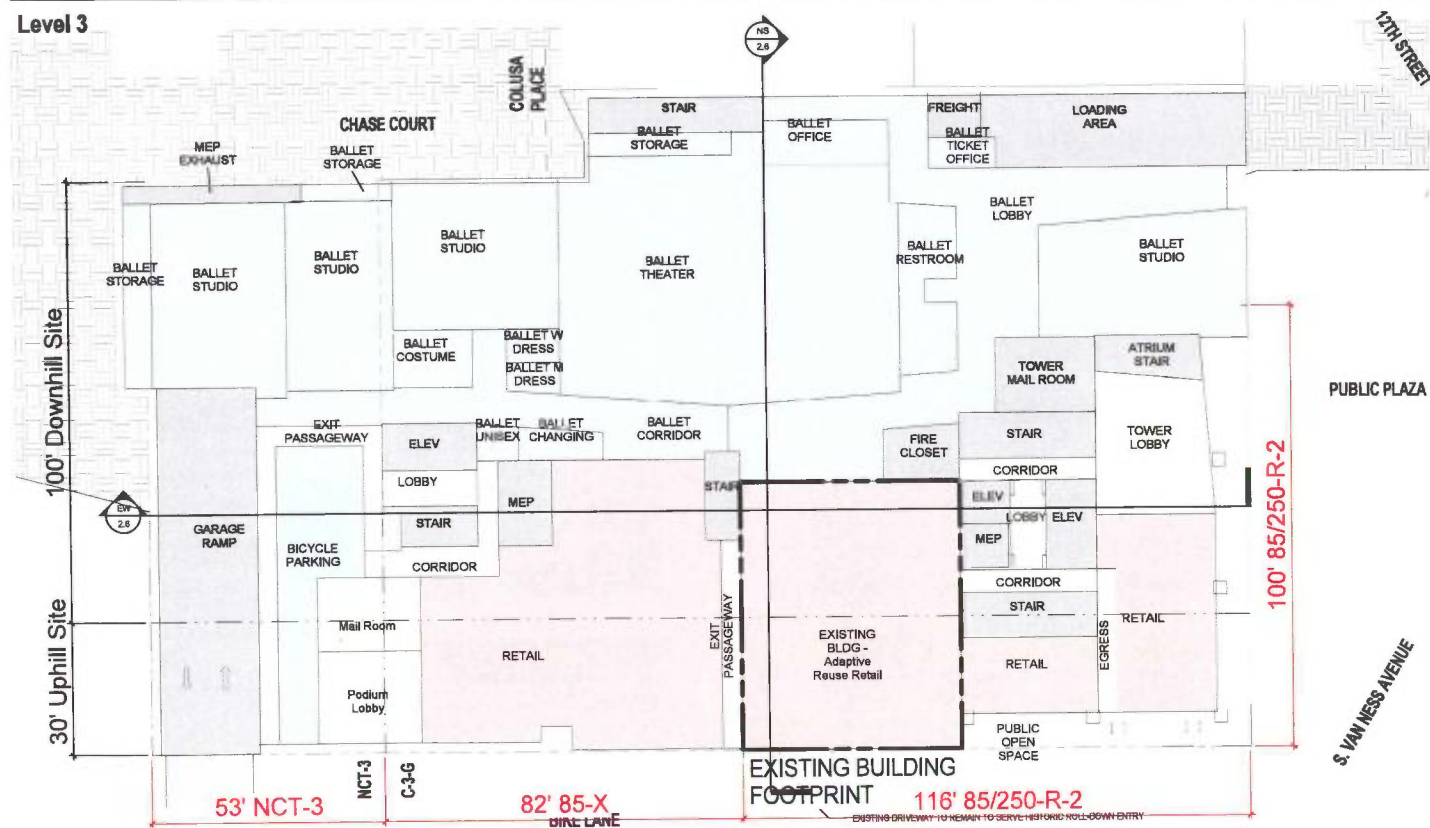
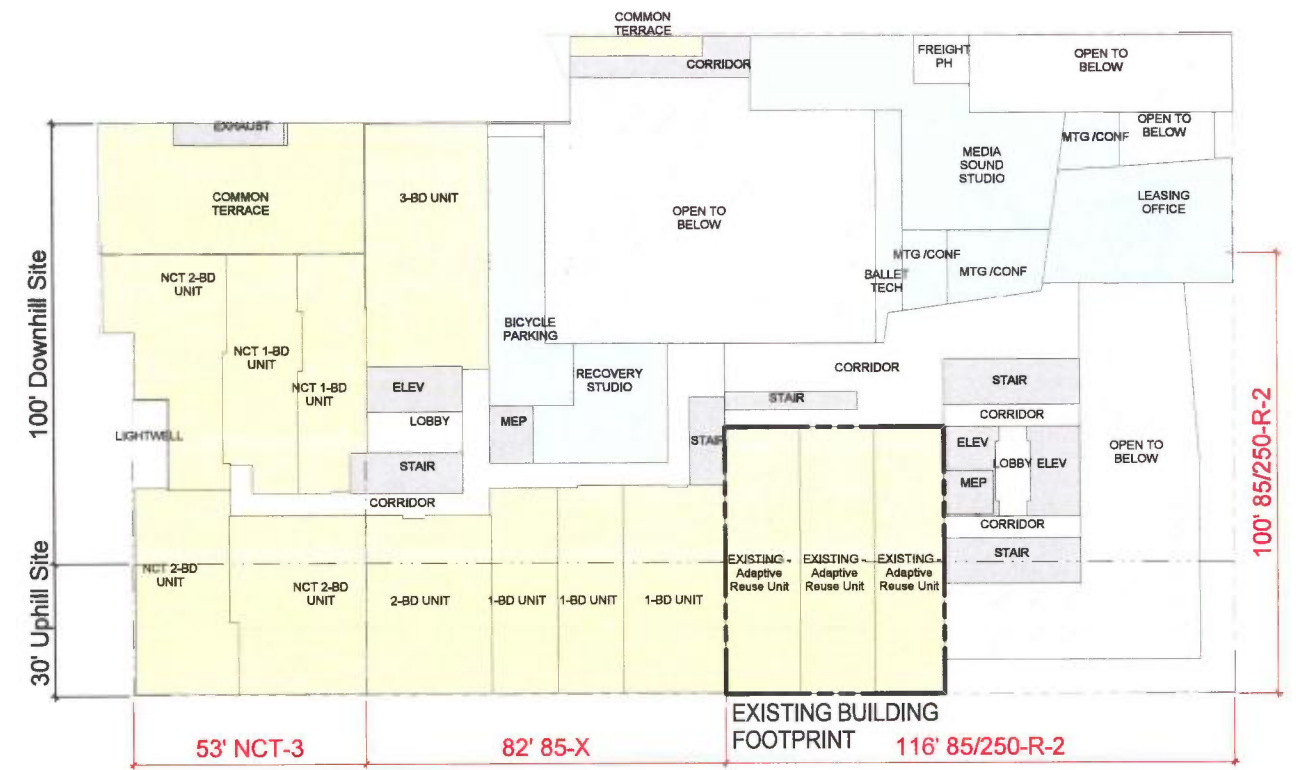
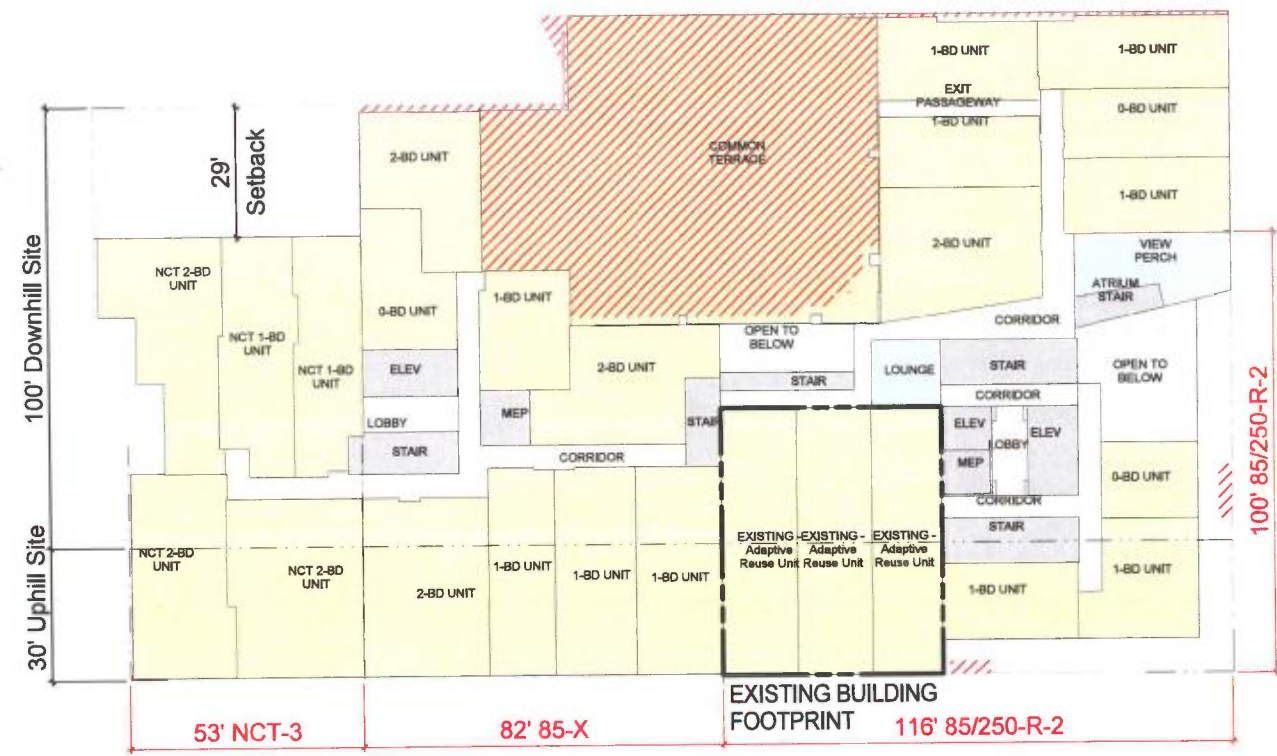
30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

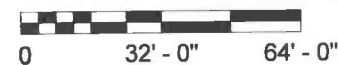
Partial Preservation - Axon

HRE.04.1



gouldevans

30 OTIS STREET



Kansas City • Lawrence • New Orleans
Phoenix • San Francisco • Tampa

© 2017 Gould Evans

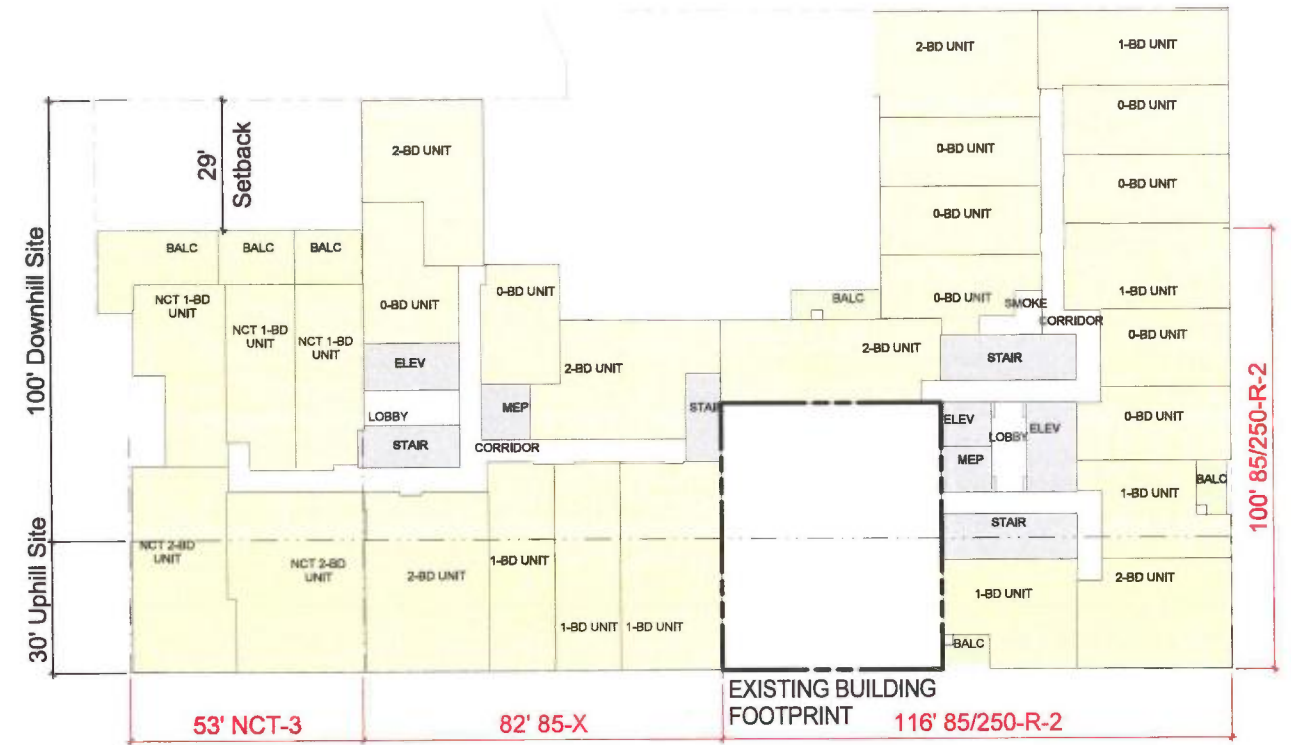
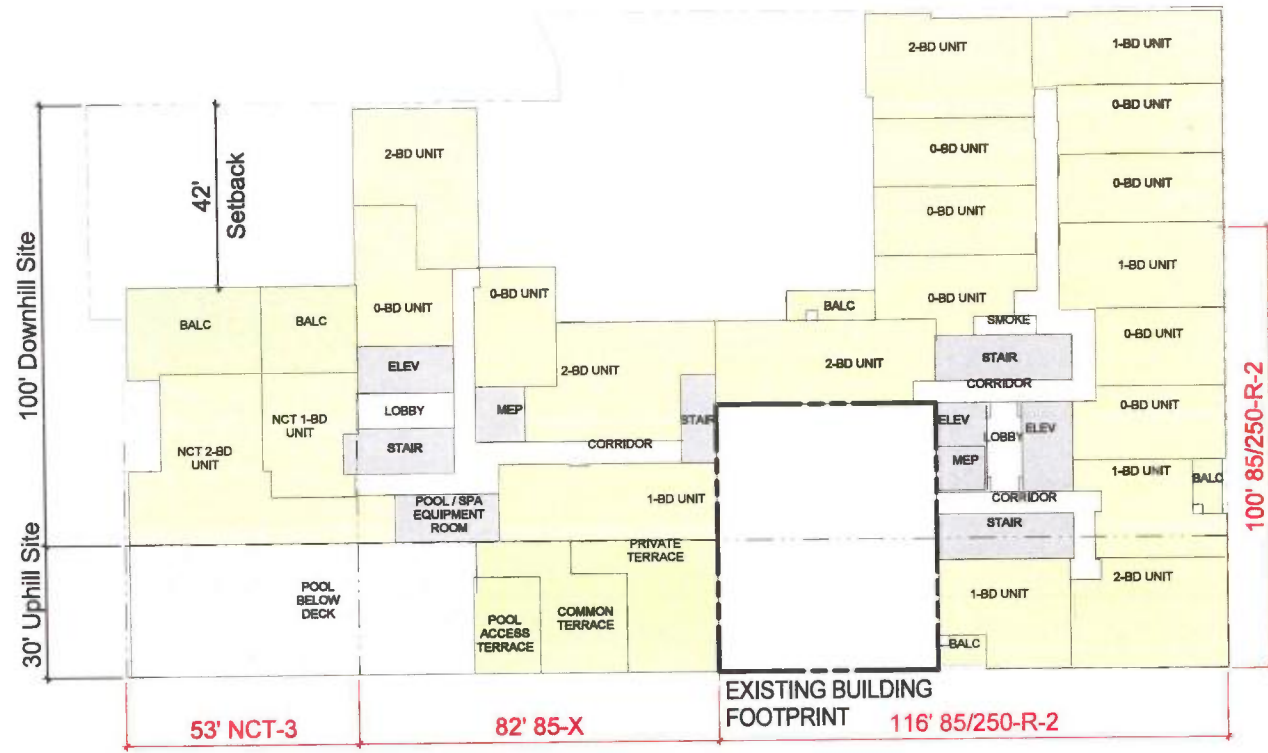
30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

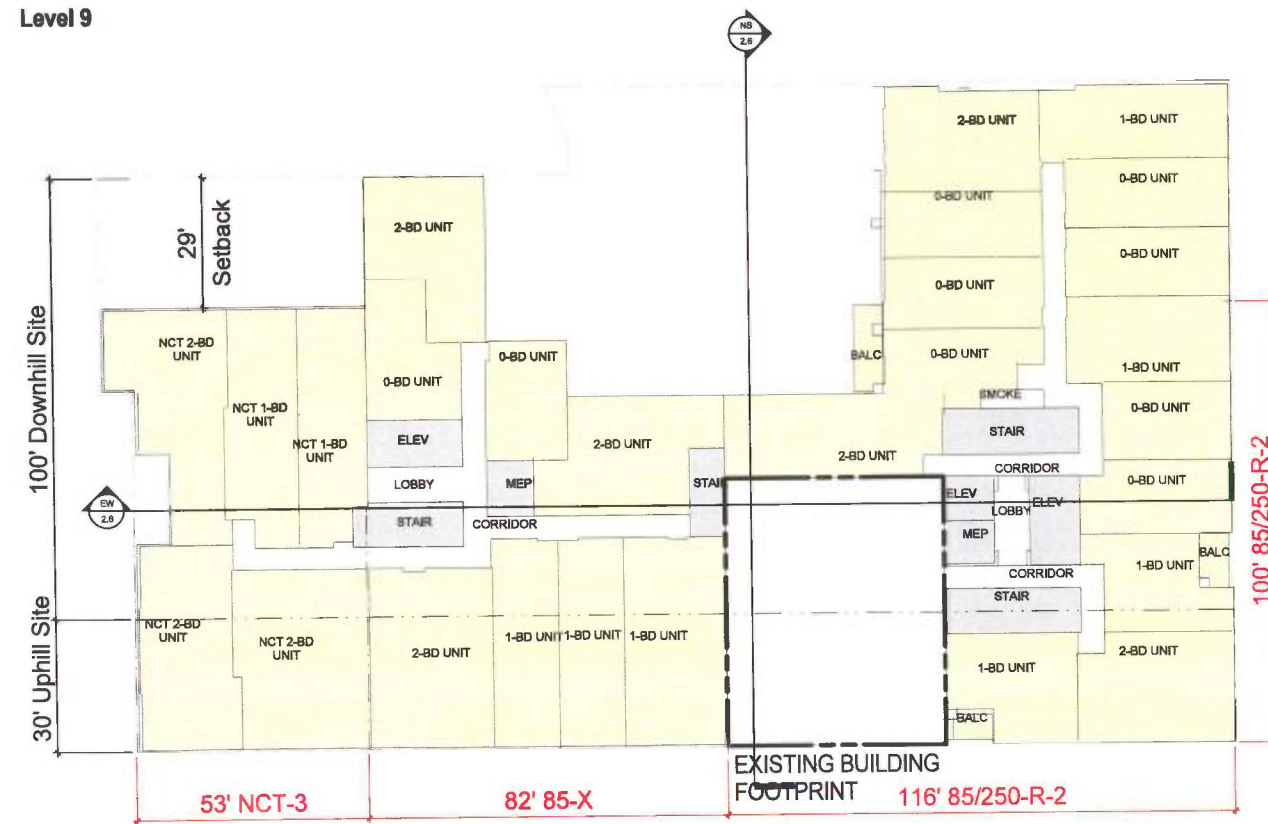
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



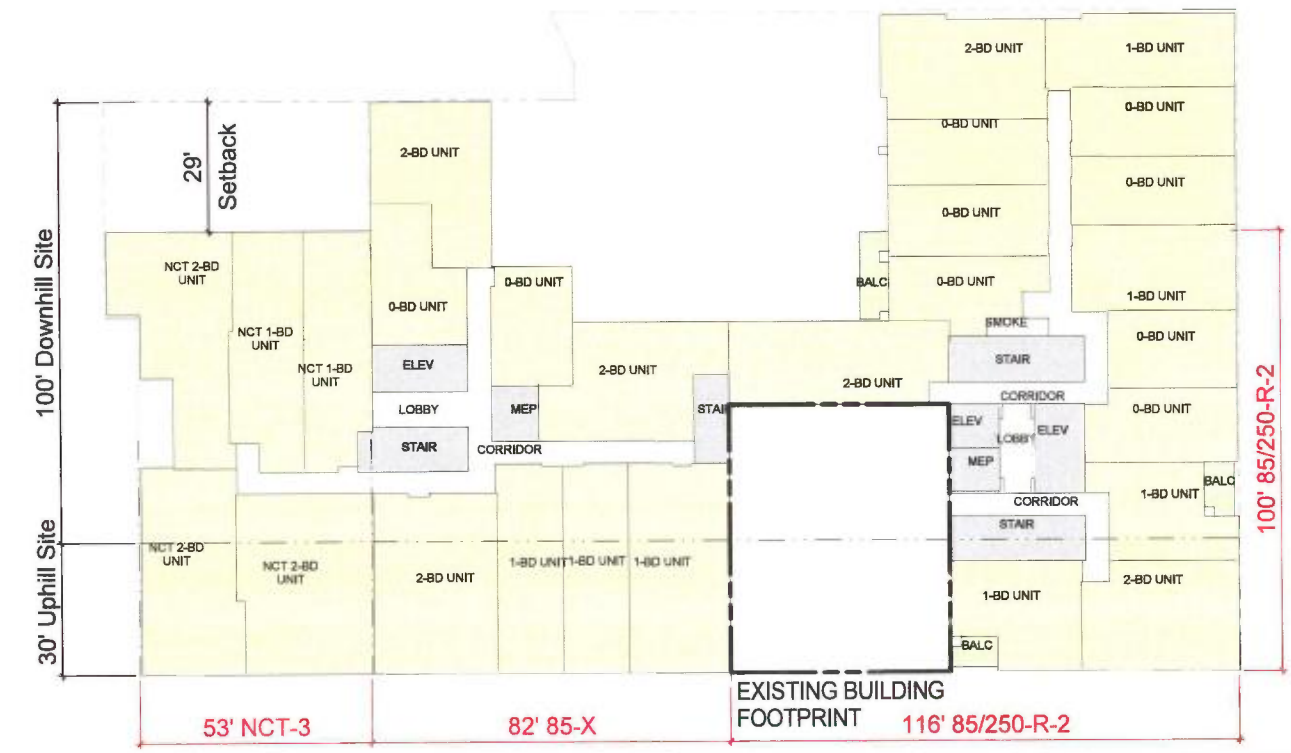
HRE.04.2



Level 9



Level 7



Level 5

Level 4

gouldevans

30 OTIS STREET

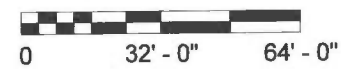
kanasa city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

30 Otis Street
San Francisco, CA 94103

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

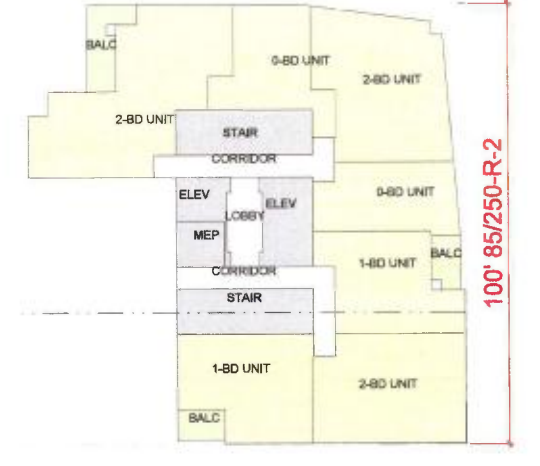
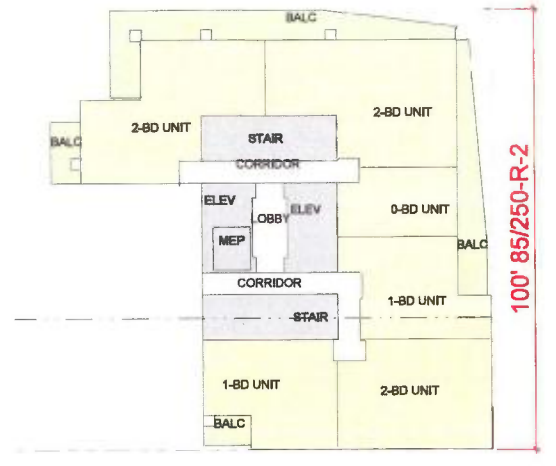
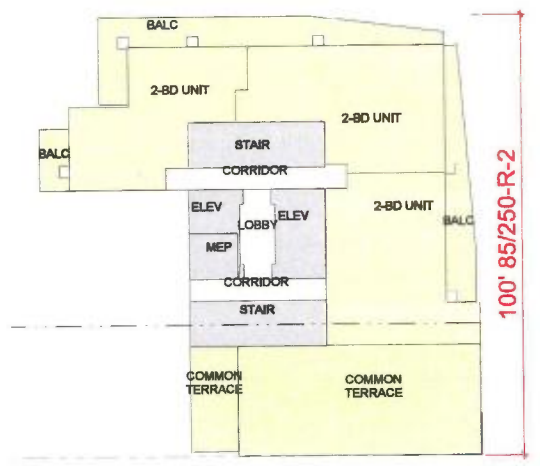
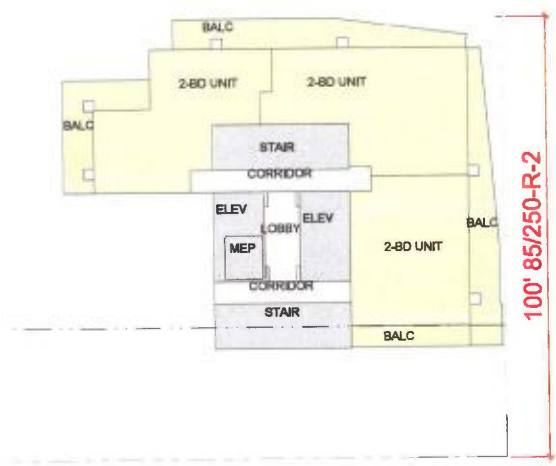
NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.



- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space

Partial Preservation - Plans

HRE.04.3

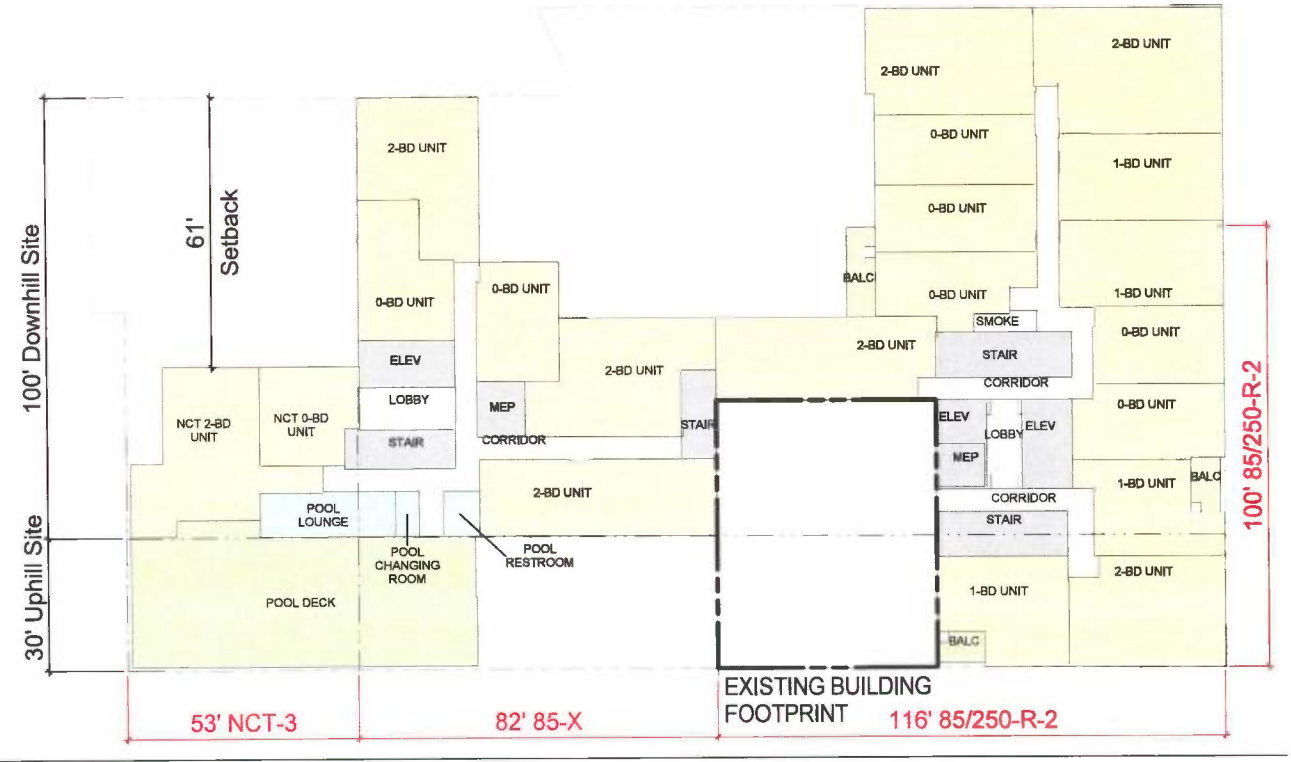
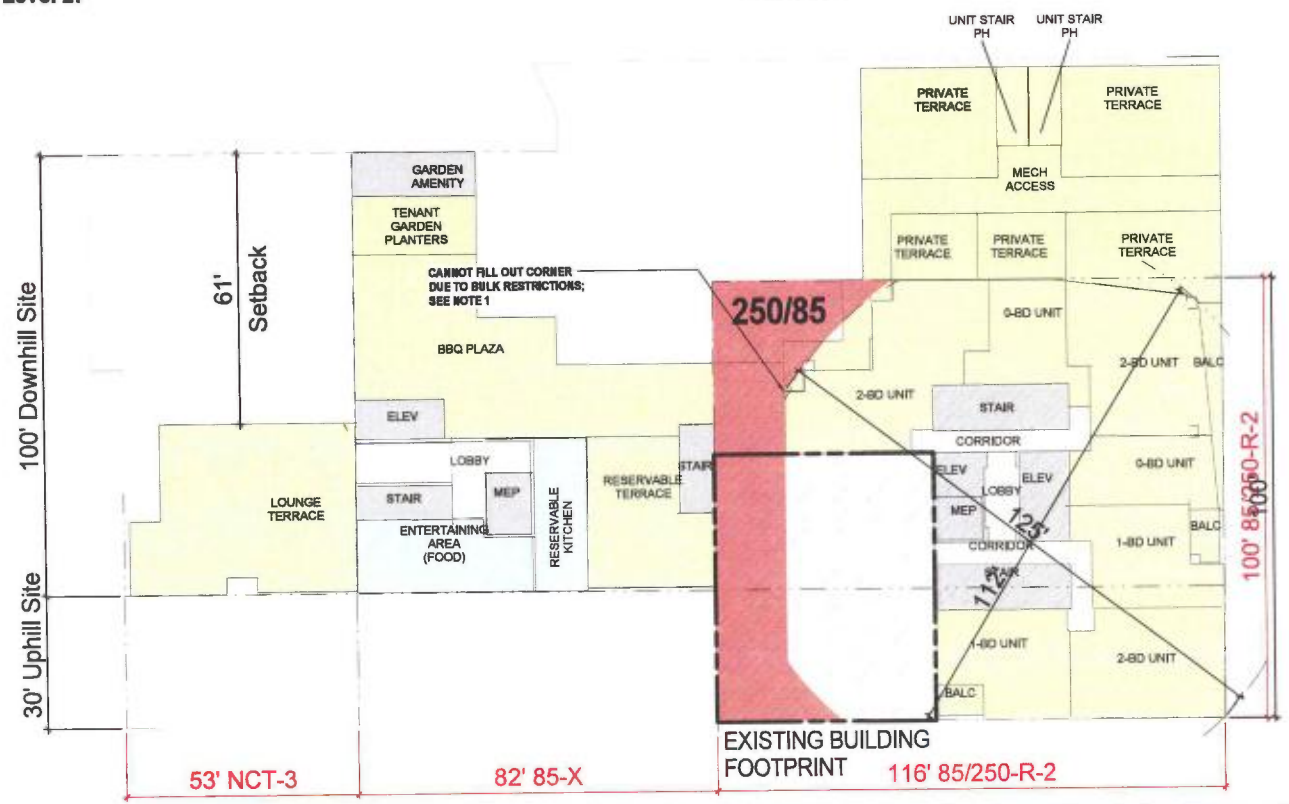


Level 27

Level 26

Level 22

Level 12

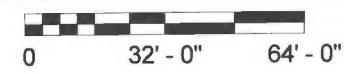


Level 11

Level 10

gouldevans

30 OTIS STREET



NOTE 1: BULK DISTRICT COMPLIANCE | SF PLANNING CODE SEC. 270(f) and 270(e)

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

30 Otis Street
San Francisco, CA 94103

(2) Tower Bulk and Spacing. All portions of structures above the podium height as described in Section 263.19 shall meet the following bulk limitations, as illustrated in Chart C.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

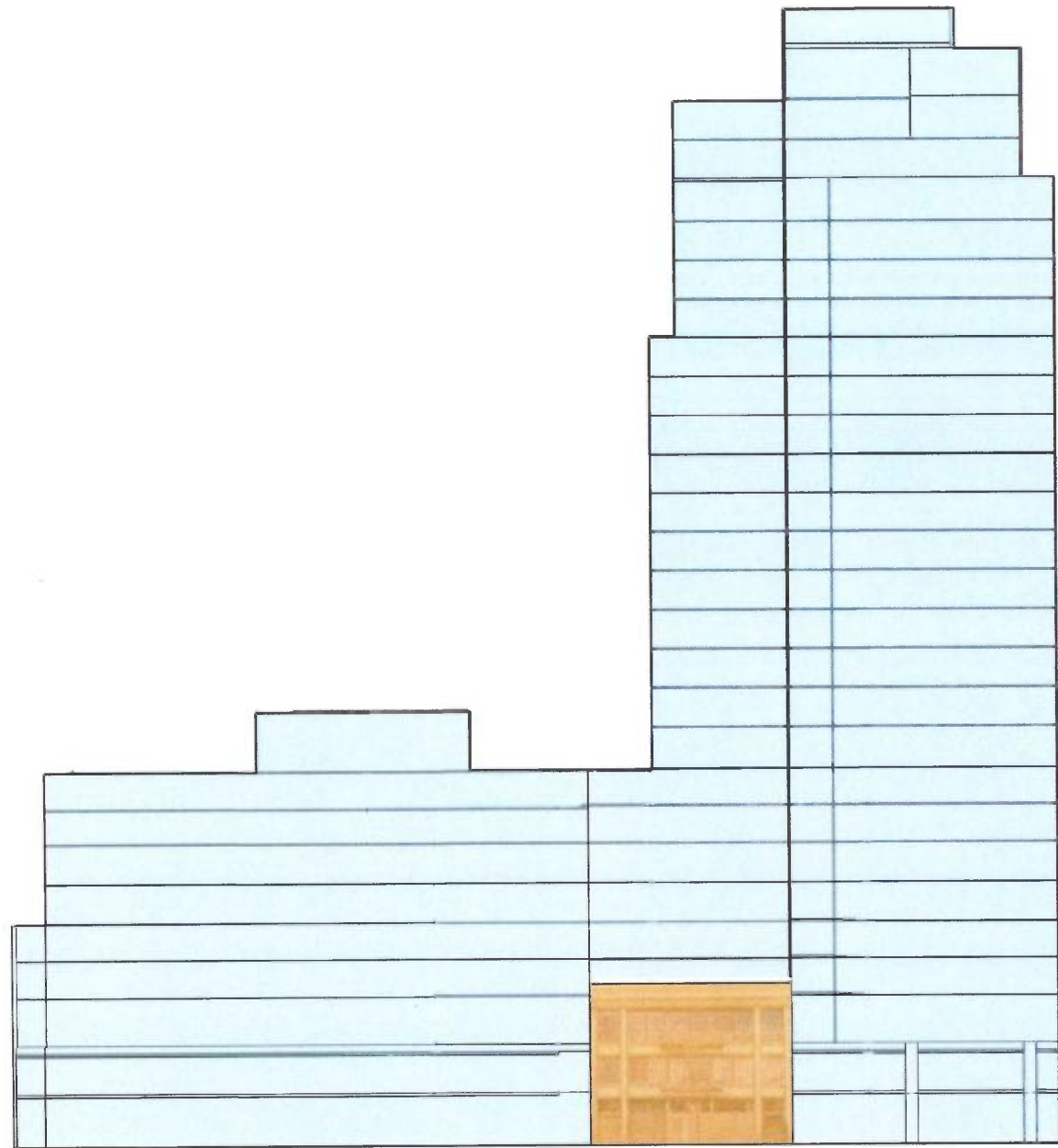
NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.

(B) Buildings between 241 and 300 feet in height may not exceed a plan length of 100 feet and a diagonal dimension of 125 feet, and may not exceed a maximum average floor area of 8,500 gross square feet.

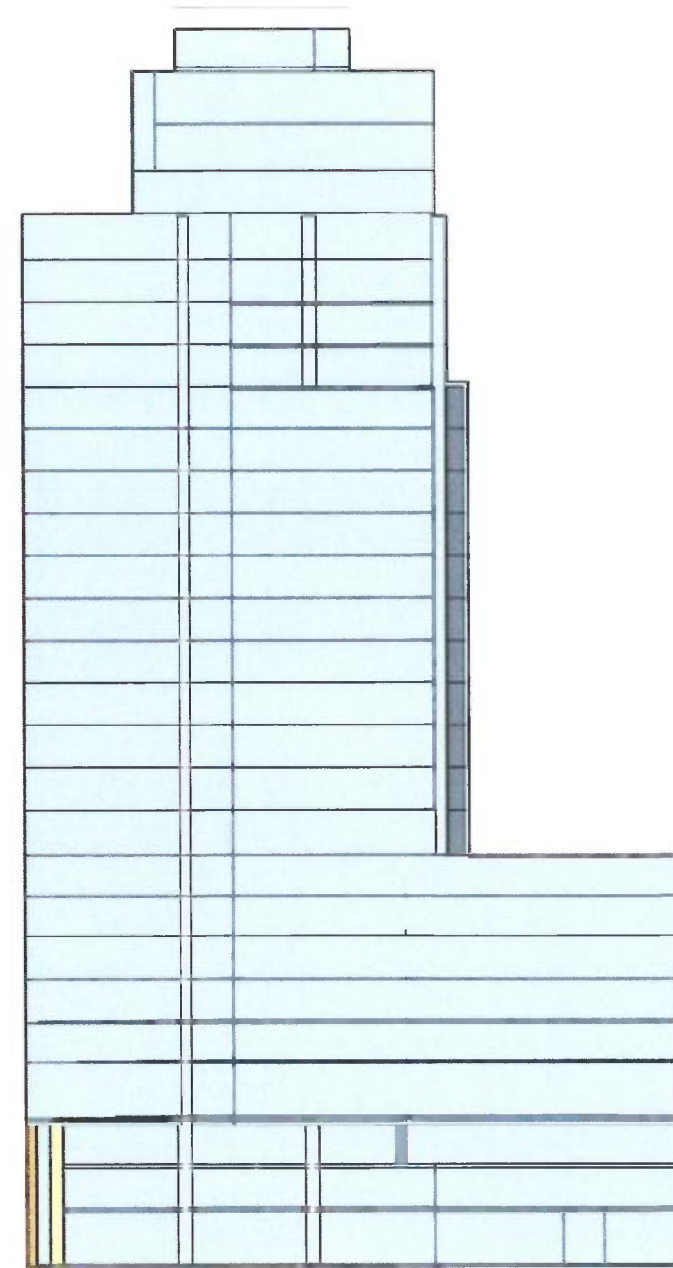
- Building Operations
- Residential Circulation
- Residential Common Area
- Ballet School
- Retail
- Residential Units
- Exterior / Open Space

Partial Preservation - Plans

HRE.04.4



South Elevation



East Elevation

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

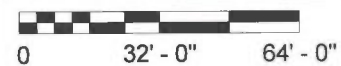
© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

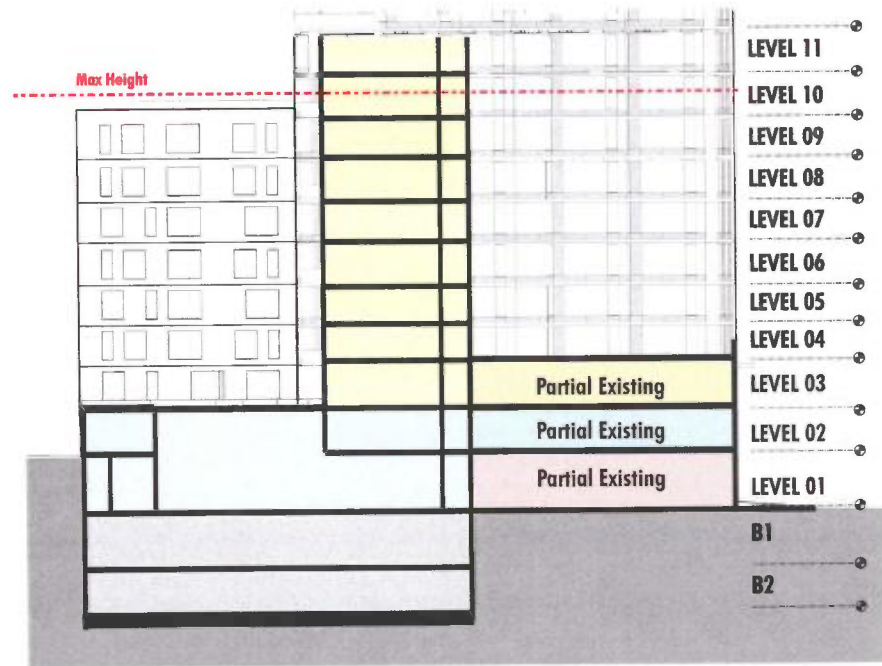
NOTE: These sheets reflect an in-process view of the curtain wall and exterior window design. Windows and curtain wall mullions will be adjusted for appropriate locations for unit plans.



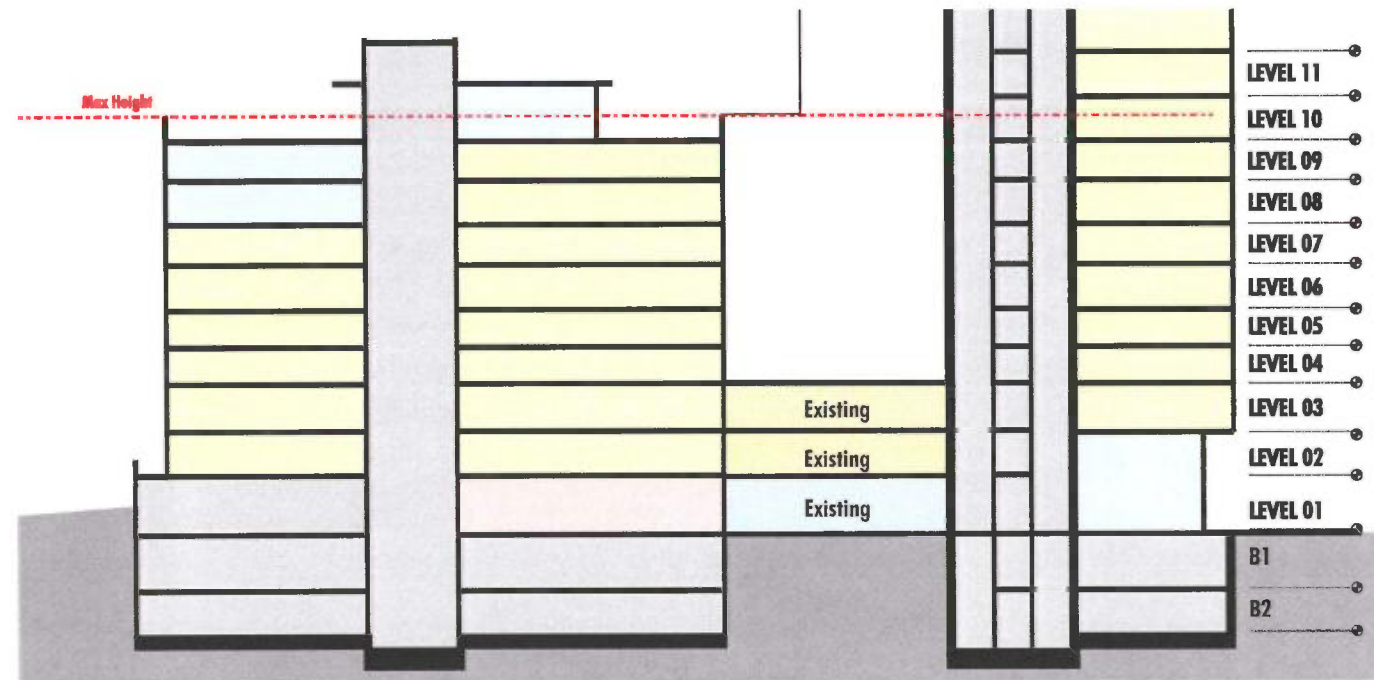
- NEW CONSTRUCTION
- ADDITION
- EXISTING BUILDING

Partial Preservation - Elevations

HRE.04.5



NS SECTION -
LOOKING EAST



EW SECTION -
LOOKING NORTH

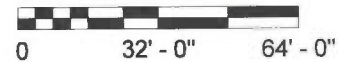
gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

30 OTIS STREET



30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.

Partial Preservation - Section

HRE.04.6



Otis Street - Looking Northeast



Van Ness - Looking North

gouldevans

kansas city • lawrence • new orleans
phoenix • san francisco • tampa

© 2017 Gould Evans

UNLESS A PROFESSIONAL SEAL WITH
SIGNATURE AND DATE IS AFFIXED, THIS
DOCUMENT IS PRELIMINARY AND IS NOT
INTENDED FOR CONSTRUCTION,
RECORDING PURPOSES OR
IMPLEMENTATION

30 OTIS STREET

30 Otis Street
San Francisco, CA 94103

NOTE: These sheets reflect an in-process view of the
curtain wall and exterior window design. Windows and
curtain wall mullions will be adjusted for appropriate
locations for unit plans.

Partial Preservation - Massing

HRE.04.7