

SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE:	March 14, 2018	Tooo Mission St. Suite 400 San Francisco,
TO:	Architectural Review Committee of the Historic Preservation	CA 94103-2479
	Commission	Reception:
FROM:	Allison Vanderslice, Preservation Planner, (415) 575-9075	415.558.6378
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REVIEWED BY:	Pilar LaValley, Acting Principal Preservation Planner, (415) 575-9084	Planning
RE:	Review and Comment for Potrero Power Station Mixed-Used	Information:
	Development Project	415.558.6377
	Preservation Alternatives for Draft EIR	
	Case No. 2017-011878ENV	

The Planning Department (Department) and the Project Sponsor (Sponsor) are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposed Preservation Alternatives for the Potrero Power Station Mixed-Use Development project (proposed project).

On March 18, 2015, the Historic Preservation Commission (HPC) adopted Resolution No. 0746 to clarify expectations for the evaluation of significant impacts to historic resources and the preparation of preservation alternatives in Environmental Impact Reports. Although the resolution does not specify ARC review of proposed preservation alternatives, the HPC, in their discussions during preparation of the resolution, expressed a desire to provide feedback on the range of identified preservation alternatives earlier in the environmental review process - prior to publication of the Draft EIR - particularly for large projects. In response to the resolution, the subject project is being brought to the ARC for feedback as the Department and the Sponsor develop preservation alternatives to address the anticipated significant impacts to historic resources.

The Department is preparing an Environmental Impact Report (EIR) to evaluate the physical environmental effects of the proposed project. The Department has determined that the proposed project would result in a significant and unavoidable impact to three individuallyeligible historic resources and to the Third Street Historic District, which has triggered the development of several preservation alternatives, per the requirements of the California Environmental Quality Act (CEQA). Thus, the proposed preservation alternatives are being brought to the ARC for comment prior to the preparation of the Draft EIR, and review of the Draft EIR by the HPC. The Draft EIR is scheduled to be published in the fall of 2018.

PROPERTY DESCRIPTION

The project site is located in San Francisco's Central Waterfront neighborhood, south of the recently approved, but not yet constructed, Pier 70 Mixed-Use Project. The project is within the PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning Districts and 40-X and 65-X Height and Bulk Districts. The project site sits on an irregularly shaped industrial site that is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. The address is 1201 Illinois Street and encompasses the following Assessor Parcel Numbers: 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018. The site has a long industrial history including as a sugar refinery from 1881 to 1951 and as a power plant from 1902 to 2011.

CEQA HISTORIC RESOURCES EVALUATION

The proposed project site includes three extant and previously documented individuallyeligible properties to the California Register of Historical Resources (CRHR): the Meter House, the Compressor House, and Station A. These resources are significant under Criterion 1 (Events) for the association with the development of power generation and the early history of PG&E.

The Meter House, the Compressor House, Station A, and the Gate House were also found to contribute to the CRHR-eligible Third Street Industrial District. The Third Street Industrial District is significant under Criterion 1 (Events) for association with the industrial development of the City of San Francisco and under Criterion 3 (Architecture) based on its collection of late nineteenth- and early twentieth-century American industrial buildings and structures that remain substantially intact. The contributors identified on the project site are specifically associated with the history of power generation on the City's waterfront and are a significant example of masonry industrial architecture in the Classical style.

In addition, the Historic Resources Evaluation (HRE) Part 1 by Page & Turnbull (February 2018), attached to this memo, found that Unit 3 and the Boiler Stack contributed to the Third Street Industrial District with an extended period of significance of 1872 to 1965. All six buildings are considered historic resources for the purposes of the CEQA, Public Resources Code section 21000 et seq. Page & Turnbull evaluated the other buildings, structures, and landscape features on the site and found them to be ineligible for listing in the California Register individually or as part of a historic district or cultural landscape in association with either the Spreckels' sugar refinery or the Pacific Gas & Electric power station.

The Department concurs with the historic resources identified by Page & Turnbull. These properties summarized in the below table are therefore considered historic resources for the purpose of review under CEQA. Additional descriptions of the identified historic resources can be found in the attached HRE Report, Part 1, prepared by Page & Turnbull.

Resource Name	Period of Significance	Historic Resource Applicable Criteria
Compressor House	ca.1924	Individually eligible CRHR Criterion 1 (Events); Contributor to Third Street Industrial District
Gate House	ca.1914	Contributor to Third Street Industrial District
Meter House	ca.1902	Individually eligible CRHR Criterion 1 (Events); Contributor to Third Street Industrial District
Station A	1901-02; 1930-31	Individually eligible CRHR Criterion 1 (Events); Contributor to Third Street Industrial District
Unit 3	1965	Contributor to Third Street Industrial District
Unit 3 Boiler Stack	1965	Contributor to Third Street Industrial District

PROJECT DESCRIPTION

The proposed project is located on an approximately 29.0-acre site along San Francisco's Central Waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the Sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development, and to activate a new waterfront open space. The proposed project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the proposed project would construct up to approximately 5.3 million gross square feet of new uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space.

The proposed project includes the demolition of about 20 existing buildings on the property, including four historic resources: Station A, the Gate House, the Meter House, and the Compressor House. As discussed above, Station A, the Meter House and the Compressor house are individually-eligible resources and contributors to the Third Street Industrial Historic District. The Gate House is not individually-eligible but is a district contributor. The proposed project retains and seismically stabilizes the 300-foot tall Boiler Stack, and repurposes it as ground floor retail space occupying approximately 1,000 square feet, including adding openings to the stack structure. Under the proposed project, the project sponsor would repurpose and convert the Unit 3 power block on Block 9 into a hotel, if feasible. Repurposing and converting Unit 3 would involve the removal of obsolete mechanical equipment, including the boiler and control room. The structure would not exceed the existing height of the 150-feet concrete elevator shaft, though two additional floors would be added, creating a 10-story building. In some areas, the building may not meet the Secretary of the Interior's Standards for

Rehabilitation. If it is not feasible to repurpose and convert Unit 3 into a hotel, Unit 3 would be demolished and replaced with a residential or hotel use on Block 9. Both Unit 3 and the Boiler Stack are District contributors.

PROJECT IMPACTS

The proposed project includes the demolition of Station A, the Gate House, the Meter House, and the Compressor House. Demolition is considered a significant impact on a historic resource for the purposes of the CEQA. Unit 3 and the Boiler Stack are proposed to be retained, though Unit 3 may be demolished and replaced by a new hotel or residential building. Even if repurposed, changes to Unit 3 may not meet the Secretary of the Interior Standards for Rehabilitation and it is assumed that the building will no longer contribute to the Third Street Industrial District. The proposed project impact analysis in the HRE Part 2 (Page & Turnbull, February 2018) assumed that Unit 3 would be demolished as it is unknown if or to the extent the building will be retained. The HRE Part 2 concluded that when considering demolition of five contributing resources to the Third Street Industrial District the proposed project would compromise the Third Street Industrial District's eligibility for listing in the California Register. Although it is not known if Unit 3 will be retained or demolished, the District impacts identified for the proposed project will remain the same in either case. Proposed new construction, due to height and density, would affect the District's integrity of setting and feeling, but due to the location of the proposed construction in relationship to most of the District contributors the HRE Part 2 concluded that new construction alone was not identified as a significant impact to District.

PRESERVATION ALTERNATIVES

As the proposed project is anticipated to result in a significant impact on historic resources due to the demolition of Station A, the Meter House, the Compressor House, the Gate House and demolition or alteration of Unit 3; the EIR considers alternatives to the proposed project. Alternatives considered under CEQA do not need to meet all of the project objectives; however, they should preserve the features of the resource that convey its significance while still meeting most of the basic objectives of the project. The project sponsor's project objectives are included in the attached Preservation Alternatives Report provide by Page & Turnbull.

Department staff and the project team have identified the following preservation alternatives: No Project Alternative, Full Preservation Alternative, and four Partial Preservation Alternatives (Partial Preservation Alternatives 1 through 4). Schematics are provided for the Full and Partial Preservation Alternatives as an appendix to the attached Preservation Alternatives Report. Explored but rejected alternatives are outlined in the attached Preservation Alternatives Report.

No Project Alternative

As required by State CEQA Guidelines Section 15126.6(e), the No Project Alternative is evaluated to allow decision-makers to compare the environmental effects of approving the proposed project with the effects of not approving the project. Under this alternative, the project site would remain in its current condition and no new development would occur.

The No Project Alternative does not meet the objectives of the project.

Full Preservation Alternative

The Full Preservation Alternative would retain the majority of the exterior character-defining features of all individually eligible historic resources and the Third Street Industrial District contributing structures on-site, namely, the Compressor House, Meter House, Station A, Gate House, Unit 3, and the Boiler Stack. The significant features of the historic buildings would be rehabilitated in conformance with the Secretary of the Interior's Standards. Station A would be used as office space, while the Meter House, Compressor House, and Gate House would be used for retail. Unit 3 would be converted to a hotel. The Full Preservation Alternative would cause a less than significant impact to individual resources at the site. The impact of the Full Preservation Alternative on the Third Street Industrial District would also be less than significant.

The Full Preservation Alternative meets or partially meets a majority of the objectives of the proposed project.

Partial Preservation Alternative

Partial Preservation Alternatives 1 through 4 proposes to retain and rehabilitate individually eligible historic resources on the Potrero Power Station site to different degrees. The four Partial Preservation Alternatives each meet or partially meet a majority of the objectives of the project.

Partial Preservation Alternative 1

Partial Preservation Alternative 1 would retain and rehabilitate Station A for office use, but would demolish the Meter House and Compressor House, which are also individual resources. Similar to the proposed project, the Boiler Stack would be rehabilitated, the Gate House would also be demolished and Unit 3 may or may not be retained, but it is assumed it would no longer contribute to the District. The purpose of Partial Preservation Alternative 1 is to lessen impacts on individual resources by rehabilitating Station A while also reducing impacts on the District. This alternative would preserve more historic resources than the proposed project, nevertheless, Partial Preservation Alternative 1 would have a significant and unavoidable impact. Impacts to the Third Street Industrial District would be reduced to less than significant as Station A and the Boiler Stack would be rehabilitated. The rehabilitation of Station A would maintain the significant power generation association and the masonry typology represented by the former PG&E buildings within the District, while also functioning as a link between Third Street and the remaining waterfront District contributors.

Partial Preservation Alternative 2

Partial Preservation Alternative 2 would retain and rehabilitate all or a portion of the exterior character-defining features of the southern portion of Station A, nearest 23rd Street, which would be used as offices. The southern portion would be retained because there are more character-defining features at that end, it creates a unique southern entrance for the site, and it provides a backdrop to the proposed public open space. Similar to Partial Preservation Alternative 1, this alternative would not retain the Meter House and Compressor House, which are also individual resources. Similar to the proposed project, the Boiler Stack would be rehabilitated, the Gate House would also be demolished and Unit 3 may or may not be retained, but it is assumed it would no longer contribute to the District. This alternative would preserve more historic resources than the proposed project, nevertheless, Partial Preservation

Alternative 2 would have a significant and unavoidable impact. Impacts to the Third Street Industrial District would be reduced to less than significant as a portion of Station A and the Boiler Stack would be rehabilitated. The rehabilitation of a portion of Station A would maintain the significant power generation association and the masonry typology represented by the former PG&E buildings within the District, while also functioning as a link between Third Street and the remaining waterfront District contributors.

Partial Preservation Alternative 3

Partial Preservation Alternative 3 would retain and rehabilitate the individually-eligible Meter House and the Compressor House for retail use, but would demolish Station A. Similar to the proposed project, the Boiler Stack would be rehabilitated, the Gate House would also be demolished and Unit 3 may or may not be retained, but it is assumed it would no longer contribute to the District. This alternative would preserve more historic resources than the Proposed Project, nevertheless, Partial Preservation Alternative 3 would have a significant and unavoidable impact. Impacts to the Third Street Industrial District would be reduced to less than significant as Meter House, the Compressor House and the Boiler Stack would be rehabilitated. The rehabilitation of Meter House and the Compressor House would maintain the significant power generation association and the masonry typology represented by the former PG&E buildings within the District, while also functioning as a link between Third Street and the remaining waterfront District contributors.

Partial Preservation Alternative 4

Partial Preservation Alternative 4 would retain the facades of all three individually eligible buildings, but their integrity would be compromised. Similar to the proposed project, the Boiler Stack would be rehabilitated, the Gate House would be demolished, and Unit 3 may or may not be retained, but it is assumed it would no longer contribute to the District. This alternative would preserve more historic resources than the proposed project, nevertheless, Partial Preservation Alternative 4 would have a significant and unavoidable impact. As the facades of Station A, Meter House, and Compressor would be retained and the Boiler Stacked would be rehabilitated, impacts to the Third Street Industrial District would be reduced to less than significant. The retention of the facades of Station A, the Meter House and the Compressor House would maintain the significant power generation association and the masonry typology represented by the former PG&E buildings within the District, while also functioning as a link between Third Street and the remaining waterfront District contributors.

REQUESTED ACTION

The Department seeks comments on the adequacy of the proposed Preservation Alternatives.

ATTACHMENTS

-Preservation Alternatives Report, prepared by Page & Turnbull

- Appendix A: Notice of Preparation
- Appendix B: Preservation Alternatives Graphics
- Appendix C: Ability of Preservation Alternatives to Meet Project Sponsor's Objectives-Matrix
- -Historic Resource Evaluation, prepared by Page & Turnbull

POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT

PRESERVATION ALTERNATIVES REPORT

SAN FRANCISCO, CALIFORNIA [17125A]

> PREPRARED FOR: ASSOCIATE CAPITAL



imagining change in historic environments through design, research, and technology

MARCH 9, 2018





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I. INTRODUCTION

This Preservation Alternatives Report has been prepared for Potrero Power Station Mixed-Use Development Project **(Figure 1)**. The project site is located in San Francisco's Central Waterfront neighborhood, south of the recently approved, but not yet constructed, Pier 70 mixed-use project. It is within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and a 40-X Height and Bulk District. It sits on an irregularly shaped industrial site that is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. The address is 1201 Illinois Street and encompasses the following Assessor Parcel Numbers: 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018. The site has a long industrial history, functioning as a sugar refinery from 1881 to 1951 and as a power plant from 1902 to 2011.

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House, the Compressor House, and Station A. The Meter House, Compressor House, Station A, and the Gate House were also found to contribute to the California Register-eligible Third Street Industrial District. In addition, the Historic Resources Evaluation (HRE) Part 1 (Page & Turnbull, February 2018) found that Unit 3 and the Boiler Stack contributed to the Third Street Industrial District with an extended period of significance of 1872 to 1965. All six buildings are considered historic resources for the purposes of the California Environmental Quality Act (CEQA), Public Resources Code section 21000 et seq. Page & Turnbull evaluated the other buildings, structures, and landscape features on the site and found them to be ineligible for listing in the California Register individually or as part of a historic district or cultural landscape in association with either Spreckels' sugar refinery or the Pacific Gas & Electric power station.

The project proposes to redevelop the property into a mixed-use site with commercial, residential, and outdoor public space. The Proposed Project includes the demolition of Station A, the Gate House, the Meter House, and the Compressor House. Demolition is considered an impact on a historic resource for the purposes of CEQA. Unit 3 and the Boiler Stack are proposed to be retained, though Unit 3 may be demolished and replaced by a new hotel or residential building. Even if repurposed, changes to Unit 3 may not meet the Secretary of Interior Standards for Rehabilitation. The Proposed Project impact analysis in the HRE Part 2 (Page & Turnbull, February 2018) assumed that Unit 3 would be demolished, as it is unknown if or to what extent the building will be retained. The Proposed Project in this report assumes that Unit 3 will be retained but that the building will no longer contribute to the Third Street Industrial District. The HRE Part 2 concluded that when considering both demolition of five contributing resources to the Third Street Industrial District and new construction that would affect the historic district's integrity of setting and feeling, the Proposed Project would compromise the Third Street Industrial District's eligibility for listing in the California Register. Although it is not known if Unit 3 will be retained or demolished, the district impacts identified for the proposed project will remain the same in either case.

As the Proposed Project will result in significant and unavoidable impacts to individual historic resources and to the Third Street Industrial District, the project team, Page & Turnbull, and the Planning Department have developed preservation alternatives pursuant to CEQA. The preservation alternatives analyzed in this technical report include a No Project Alternative, a Full Preservation Alternative, and several Partial Preservation Alternatives.



Figure 1: Project site (colored yellow) and the Third Street Industrial District (outlined in red dashes).¹ Source: Google Earth; ESA, 2017.

METHODOLOGY

This report follows the scope provided by the San Francisco Planning Department for preservation alternative reports and includes a summary of the significance and character-defining features of historic resources on the Potrero Power Plant site as well as the Proposed Project description. Following guidance provided by Historic Preservation Commission Resolution No. 0746, this report analyzes a Full Preservation Alternative and Partial Preservation Alternatives pursuant to CEQA. For purposes of this

¹ As of July 2017, the three large fuel storage tanks located between 22nd and Humboldt streets were demolished.

report, Page & Turnbull referred to the "Potrero Power Station: Historic Resource Evaluation Part 1," completed on February 8, 2018 by Page & Turnbull, as well as the "Potrero Power Station: Historic Resource Evaluation Part 2," completed on February 1, 2018 by Page & Turnbull.

The description of the Proposed Project is derived from the Notice of Preparation (NOP) of an Environmental Impact Report and Notice of a Public Scoping Meeting, prepared by the San Francisco Planning Department (November 1, 2017, Case No. 2017-011878ENV), with minor clarifications or updates. The descriptions for the Full Preservation and Partial Preservation Alternatives were developed in collaboration between the project team, Page & Turnbull, and Planning Department staff.

Determination of Significant Adverse Change Under CEQA

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."² Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."³ The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in a local register of historical resources pursuant to local ordinance or resolution.⁴ Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less than significant, negligible, neutral or even beneficial.

² CEQA Guidelines subsection 15064.5(b).

³ CEQA Guidelines subsection 15064.5(b)(1).

⁴ CEQA Guidelines subsection 15064.5(b)(2).

II. SUMMARY OF HISTORIC RESOURCES

This section of the report is excerpted from Section II. "Summary of Historic Status" in the HRE Part 2.

POTRERO POWER STATION PROPERTY

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House (ca.1902), the Compressor House (ca.1924), and Station A (1901-02; 1930-31).⁵ Ward Hill of Dames & Moore determined the period of significance for both the Meter House and Compressor House to span from their dates of construction to 1930, at which point the supply of cleaner and less expensive natural gas increased and reliance on manufactured gas diminished. These buildings were determined individually eligible based on their association with the Pacific Gas & Electric's (PG&E) gas manufacturing facility and their significance in the history of gas manufacturing in Northern California.

Station A (1901-02; 1930-31) was evaluated and found not to be an individual resource due to impacted integrity in the Dames & Moore report, and the Planning Department's 2001 Central Waterfront Cultural Resources Survey relied on the Dames & Moore findings. However, Station A was subsequently identified as individually significant and eligible for listing in the California Register under Criteria 1 and 3 as part of expert testimony in 2002 in a case regarding the Potrero Power Plant Unit 7 Application for Certification.^{6,7} The expert testimony was on behalf of the City and County of San Francisco. While there has been disagreement regarding the integrity of Station A among professional architectural historians, for the purposes of CEQA review, the San Francisco Planning Department assumes that Station A is an individual historic resource.

The Gate House (ca.1914) was previously evaluated and found not to be an individual resource due to impacted integrity.

The Meter House, Compressor House, Station A, and the Gate House were all previously determined to be contributors to the Third Street Industrial District, which is a sub-district of the Central Waterfront/Potrero Point Historic District that was first identified by the San Francisco Planning Department in the Central Waterfront Survey in 2001 and documented in the Central Waterfront Survey Update in 2008. Additionally, Page & Turnbull evaluated a possible expansion of the Third Street Industrial District's period of significance (1872 to 1958) and found reason to expand the length of time to 1965 (see the next section for more information). This would make Unit 3 and the Boiler Stack, both built in 1965, contributors to the historic district.

THIRD STREET INDUSTRIAL DISTRICT

The Third Street Industrial District is a sub-district of the Central Waterfront Historic District (also known as the Potrero Point Historic District) and was documented by Kelley & VerPlanck and Page & Turnbull in 2008. The Third Street Industrial District is a narrow, linear district that includes the blocks bounded by 18th Street to the north, Illinois Street to the east, 24th Street to the south, Third Street to the west, and the parcels that once constituted PG&E's Potrero Power Station and the remnants of the

⁵ Page & Turnbull believes the construction date of the Meter House to be ca.1902, rather than the 1914 date recorded on the DPR 523 form, due to the fact that the building is depicted on the 1905 Sanborn Fire Insurance Map.

⁶ Station A includes: the Boiler Hall (1901-02; demolished in 1983); the Turbine Hall (1901-02); the Switching Center (1930-31); the Machine Shop Office (ca.1911); and the Machine Shop (ca.1915).

⁷ Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

Western Sugar Refinery.⁸ The district also includes several properties on the west side of Third Street between 20th and 22nd streets and the contiguous block bound by 19th, 20th, and Tennessee streets. The Third Street Industrial District is significant under Criterion 1 (Events) for association with the industrial development of the City of San Francisco and under Criterion 3 (Architecture) based on its collection of late nineteenth- and early twentieth-century American industrial buildings and structures that remain substantially intact. It was originally identified with a period of significance of 1872 to 1958. The end date for the period of significance was justified as 50 years prior to the time of survey in 2008, and cuts short a sustained period of productive industrial activity lasting until 1965, despite a post-World War II decline in employment.⁹ The immediate area saw continuing industrial activity up until 1965, prior to a general decline in the late 1960s. Industrial productivity through 1965 and the area's subsequent decline suggest that the Third Street Industrial District's period of significance should be extended beyond 1958 to 1965.

Four contributing buildings have been demolished since the historic district was documented in 2008. However, the boundaries of the district have not changed. With an expanded period of significance of 1872 to 1965 that adds Unit 3 and the Boiler Stack, the district currently includes 25 extant contributing resources and 28 non-contributing properties (Figure 2). All of the non-contributing properties were reviewed, and aside from Unit 3 and the Boiler Stack at Potrero Power Station, none of the other properties changed status from non-contributing to contributing within the extended period of significance.

⁸ Former Western Sugar Refinery warehouses located south of the subject site were determined eligible for listing in the National Register.

⁹ Survey methodology used 50 years as a cut-off date, which means that the period of significance has a shelf-life that needed to be updated as time passes.



Figure 2. Map of Third Street Industrial District boundaries, showing boundary that includes the Western Sugar Refinery Warehouses at 435 23rd Street (map included in 2008 DPR 523D form is incorrect). Pink shading indicates contributing resources to the district. Source: San Francisco Property Information Map, edited by Page & Turnbull, February 2018.

CHARACTER-DEFINING FEATURES

This section provides lists of character-defining features identified in Page & Turnbull's HRE Part 2 for all historic resources at the Potrero Power Station site, including Station A, the Meter House, the Gate House, the Compressor House, Unit 3, and the Boiler Stack. A separate table contains character-defining features of the Third Street Industrial District, as inferred from the Central Waterfront DPR 523D form authored by Kelley & VerPlanck and Page & Turnbull in 2008.

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Station A – inclusive of the Turbine Hall, Machine Shop, Machine Shop Office, and Switching Center – is primarily referenced as one resource throughout the HRE Part 1, with the exception of the Buildings Table, where the portions of Station A are described chronologically by date of construction. Rather than retain the chronological order featured in the HRE Part 1, the character-defining features table below groups the physical portions of Station A one after another for clarity. The Meter House, Gate House,

Compressor House, Unit 3, and Boiler Stack follow. All numbers in the left column are referenced in the site plan **(Figure 3)**, which is included in the HRE Part 1.

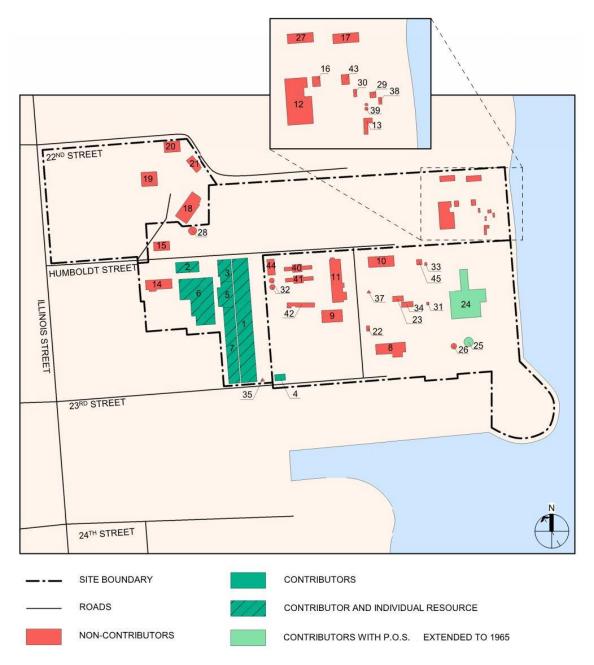
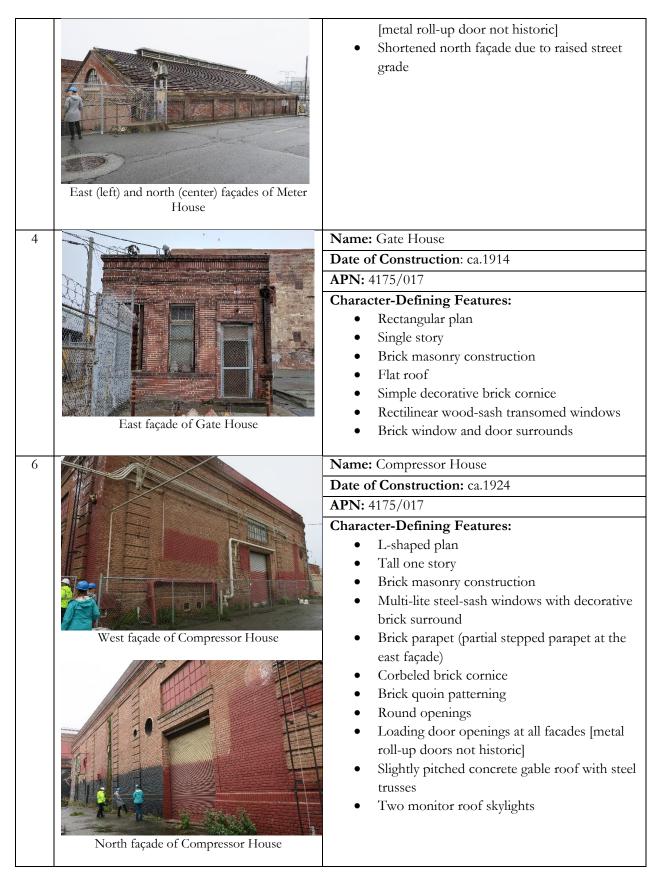


Figure 3: Site map with buildings, structures and features at Potrero Power Station showing Third Street Industrial District contributors and non-contributors. Map is not drawn to scale. Source: San Francisco Property Information Map, edited by Page & Turnbull.

Potre	ero Power Station Historic Buildings – Char	racter-Defining Features Table
1	6	Name: Station A Turbine Hall
	Contractor of the second se	Date of Construction: 1901-02; 1903
	and an	APN: 4175/017
	<image/>	 APN: 4175/017 Character-Defining Features: Rectangular plan Built out to lot lines between 23rd and Humboldt streets Four stories tall Massive brick masonry construction Classical decorative brick quoin patterning Multi-lite steel-sash windows at the north façade, deeply recessed Multi-lite steel-sash windows at the south façade Symmetrical window pattern at north and south facades; irregular window pattern at east façade (west façade not visible) Slightly-pitched gable roof with steel trusses; corrugated metal roof material at northern portion
3	Switching Center, built in 1930-31.	Name: Station A Machine Shop Office Date of Construction: ca.1911
		APN: 4175/017
	North façade of Machine Shop Office with addition to the right (west)	 Character-Defining Features: Rectangular plan One story tall Reinforced concrete construction Flat roof Greek Revival features at the primary façade, including: gabled pediment; pedestrian entrance and full-height windows with corbels and triangular and arched pedimented hoods; pilasters topped with Doric capitals and egg and dart molding; and dentil cornice Concrete stairs parallel to facade

5		Name: Station A Machine Shop		
		Name: Station A Machine Shop Date of Construction: ca.1915		
		APN: 4175/017		
		Character-Defining Features:		
		• Irregular plan		
		• Tall single story		
		Reinforced concrete construction with brick		
		cladding		
	Machine Share de annu la franche anide tha	• Corbelled brick detailing at parapet		
	Machine Shop shown left and center, with the north façade of the Switching Center in the	• Decorative brick quoin patterning		
	background and the east façade of Compressor House at right	• Flat roof		
7		Name: Station A Switching Center		
		Date of Construction: 1930-31		
		APN: 4175/017		
		Character-Defining Features:		
		Rectangular plan		
		• Four stories tall		
		Concrete construction with brick cladding		
		Multi-lite steel-sash windows		
		• Flat roof		
		• Corbelled brick detailing at parapet		
		Decorative quoin patterning		
		• Engraved signage reading "Station A" and		
	West façade of Switching Center (south façade pictured above with the Turbine Hall)	"Pacific Gas and Electric Company"		
2		Name: Meter House; Gas Meter Shop		
		Date of Construction: ca.1902		
		APN: 4175/017		
	Four façade of Meter House	Character-Defining Features:		
		Rectangular plan		
		• One story		
		Brick masonry construction		
		• Multi-lite wood-sash windows with concrete		
		sill and brick arched lintel		
		 Multi-lite wood-sash lunette windows at the 		
		gable peaks of the west and east façades		
		 Rhythmic brick pilasters and cornice 		
		Dentil cornice		
		 Steel truss gable roof with a raised central 		
		monitor		
		 Partially glazed metal pedestrian doors 		
		 Failuary grazed metal pedestrian doors Loading door opening at the west façade 		
		 Loading door opening at the west façade 		



O t					
24		Name: Unit 3 Power Block: Generator, Turbine, Boiler, and Unit 3 Office			
		Date of Construction: 1965			
		APN: 4232/006			
		Character-Defining Features:			
		Eight-story steel frame structure, primarily			
		exposed			
		Concrete elevator shaft			
		Control room and offices of concrete			
		construction			
		• Metal panel cladding and glazing of south			
	West façade of Unit 3	office portion			
		• Industrial character with remnants of			
		equipment infrastructure			
25		Name: Boiler Stack			
23		Date of Construction: 1965			
		APN: 4232/006			
		Character-Defining Features: Reinforced concrete construction			
		 Remoted concrete construction Tapered form 			
		 300-foot height 			
		Crow's nest walkway			
		Exterior metal ladder			
	Boiler Stack, view looking southeast				
	Donet Guer, view tooking southeast				
Thire	1 Street Industrial District Character-Defini	ing Features			
	sentative sample of contributors with historic	Location: primarily along Third Street between 18 th			
uses:	•	and 24 th streets, with Potrero Power Station and			
		Western Sugar Refinery Warehouse buildings to the			
Z		east on 23 rd Street			
A CONTRACTOR		Years Constructed: primarily during the first half of			
		the twentieth century Character-Defining Features:			
F		Linear character of district along Third Street,			
		with exception of Potrero Power Station site			
		and Western Sugar Refinery Warehouses,			
Alt	perta Candy Company at 2201-2203 Third Street	which make the district L-shaped			
	· · · ·	 High concentration of manufacturing, repair, 			
		and processing plants and warehouses of			
		industrial character			

Preservation Alternatives Report Case No. 2017-011878ENV



M. Levin & Sons Warehouse at 2225 Third Street



Mixed-use commercial and boarding house at 2290 Third Street



American Can Co. Building Third Street between 20th and 22nd streets



- Historic location of industries dependent on nearby waterfront and freight-hauling Santa Fe Railroad trains that ran along Illinois Street
- Buildings with the following typical features:
 - o Brick and concrete construction
 - One to four stories in height
 - o Flat roofs
 - Ornamented parapets
 - o Steel-sash and wood-sash windows
 - Rectilinear and arched window openings
 - o American Commercial style

III. PROJECT DESCRIPTION SUMMARY

The following project description is derived from the Notice of Preparation (NOP) of an Environmental Impact Report and Notice of a Public Scoping Meeting, prepared by the San Francisco Planning Department (November 1, 2017, Case No. 2017-011878ENV), with minor updates and clarifications. Additional details regarding the project description are included in the NOP, which is attached in **Appendix A**. The Proposed Project is also illustrated in a site plan in **Appendix B**.

The Potrero Power Station Mixed-Use Development project (Proposed Project) is located on an approximately 29.0-acre site along San Francisco's Central Waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the project sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space. Most of the site would be redeveloped into new commercial, residential, and outdoor public space. The Proposed Project includes the demolition of about 20 existing buildings on the property, including four historic resources: Station A, the Gate House, the Meter House, and the Compressor House. The Proposed Project retains and seismically stabilizes the 300-foot tall Boiler Stack, and repurposes it as ground floor retail space occupying approximately 1,000 square feet, including adding openings to the stack structure. Seismic retrofit of the Boiler Stack may obstruct the hollow flue. Open space including seating and a garden at the base of the Stack would connect the structure to a proposed Power Station Park.

Under the Proposed Project, the project sponsor would repurpose and convert the Unit 3 power block on Block 9 into a hotel, if feasible. Repurposing and converting Unit 3 would involve the removal of obsolete mechanical equipment, including the boiler and control room. The structure would not exceed the existing height of the 150-feet concrete elevator shaft, though two additional floors would be added, creating a 10story building. In some areas, the building envelope would increase to create a floor plate suitable for a hotel. The reuse of the building may not meet the Secretary of the Interior's Standards for Rehabilitation. If not feasible to repurpose and convert Unit 3 into a hotel, Unit 3 would be demolished and replaced with a residential or hotel use on Block 9.

The Proposed Project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

The Proposed Project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the Proposed Project would construct up to approximately 5.3 million gross square feet (gsf) of new uses, including between approximately 2.4 and 3.0 million gsf of residential use (about 2,400 to 3,000 dwelling units), between approximately 1.2 and 1.9 million gsf of commercial uses (office, R&D/life science, retail, hotel, and PDR), approximately 922,000 gsf of parking, and approximately 100,000 gsf of community facilities. While the Project's Environmental Impact Report studies the aforementioned ranges in square footage to account for uncertainty, the project sponsor's preferred project includes the square footages listed in **Section IV, Table 1** under the "Proposed Project." Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space.

More specifically, Blocks 4, 12, and 14 would have a "Flex Residential or Commercial" land use designation, and Block 9/Unit 3 would have a "Flex Hotel or Residential" land use designation. Otherwise, blocks in the northwest and central interior portions of the project site would be designated "Residential," and blocks along the project site's north and south sides would be designated "Research & Development/Office." In the central-west area of the project site, Block No. 5 would be designated

"Residential and District Parking Garage." Areas designated "Publicly Accessible Open Space" would be located along east-west and north-south axes within the interior of the project site and along the waterfront adjacent to the bay. Ground floor frontages along 23rd Street would host PDR use, and ground floors on blocks fronting the waterfront and open space areas would contain retail (e.g., outdoor cafes and dining). All other ground floors would contain active uses (e.g., neighborhood retail or residential units).

The Proposed Project would include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements. Transportation and circulation improvements would include creating a continuous street network, connecting to the Pier 70 Mixed-Use District Project directly north of the project site, establishing a new bus stop and shuttle service that the project would provide, and installing traffic signals at the intersections of Illinois Street at 23rd and Humboldt streets. The roadway network would be designed to be accessible for all modes of transportation, including vehicular, bicycle and pedestrian improvements. In addition to waterfront parks, proposed shoreline improvements could (subject to regulatory approval by the San Francisco Bay Conservation and Development Commission [BCDC] and the Port of San Francisco) include construction of a floating dock extending out and above the tidal zone to provide access from the site to the bay for fishing and recreational watercraft. The Proposed Project would construct infrastructure and utilities improvements, including potable and emergency water and recycled water distribution; wastewater and storm water collection; and natural gas and electricity distribution.

A Design for Development (D for D) would be adopted as part of the proposed Potrero Power Station SUD, which would articulate standards and guidelines for building design, open space character, and the public realm. The D for D would establish controls for bulk restriction, articulation, and modulation; building materials and treatment; building frontage utilization; design parameters for open space and streets; and parking and loading standards. Standards in the D for D would be mandatory, measurable, and quantitative design specifications. The design guidelines would be more qualitative and flexible.

Project design and construction would likely occur in seven overlapping phases, with each phase lasting approximately three to six years. The first phase of construction is anticipated to start on the southeast portion of the project site and the last phase of construction would end in the northwest portion of the project site. Total construction is estimated to occur over a 16-year period, from 2020 to 2036, but could occur over a somewhat longer or shorter period, depending on market conditions and permitting requirements.



Figure 4. Proposed Land Use Plan. Source: Perkins+Will, 2017



Figure 5. Proposed Height District Plan. Source: Perkins+Will, 2017

SITE CONSTRAINTS FOR THE PROPOSED PROJECT

The discussion below is based on information provided by the project sponsor and the project architect to describe the site constraints that influenced the development of the Proposed Project.

Grade Change

There is currently up to 14.5 feet of grade change between the Potrero Power Station and Pier 70 properties. The project at Pier 70 will be raising the grade along the property line seven to 10.5 feet. In order to match the future grade, the Potrero Power Station project intends to lower grades up to five feet along the property line. This will allow for a contiguous north-south connecting street at Maryland Street and a shared east-west alley along the property line shared by the two projects.

The highest point of the Potrero Power Station site is located in the vicinity of the northern walls of Station A's Machine Shop Office and the Meter House on existing Humboldt Street. Approximately 90 feet of the north wall of the Meter House is serving as a five to 11-foot retaining wall in this area. This shortened north façade due to the raised street grade has been identified as a character-defining feature of the building. If the raised street grade is maintained (and not lowered to match Pier 70's future street grade), the planned connectivity between the two projects would be limited, travel pathways compliant with the Americans with Disabilities Act (ADA) would be constrained, and the Proposed Project's Georgia Lane connection to 23rd Street would not be possible.

The Proposed Project lowers the road in the area by three to four feet. If the Meter House was retained, it would effectively expose a portion of the building's north facade that would likely need to be reconstructed. Similarly, if the grade is lowered along the north wall of Station A's Machine Shop Office, the historic façades would appear to "float" approximately 7.5 feet above the lowered grade, as new façades would need to be constructed at the street level.

Unreinforced Masonry Construction

The unreinforced masonry buildings at the Potrero Power Station were constructed to serve as an electricity generating station, housing electrical and gas equipment. The buildings have few windows and limited access. In addition, the buildings lack proper roofs and have been exposed to the elements for an extended period.

Station A has been vacant for more than 30 years. In 1983, the Boiler House of Station A, nearly 40 percent of the complex, was demolished by PG&E in an effort to abate asbestos and lead. Later in 2001, PG&E further demolished 60 percent of the roof of the Turbine Hall at Station A. These demolitions left the majority of the property exposed to the elements. As a result, the building masonry has decayed and metal has corroded. The basement regularly floods from rain.

The interior of the Compressor House was designed for gas transmission equipment. The building has few access and egress points, no windows, and has a heavy, concrete roof that is structurally unsound, hampering the ability for the building to be reused.

The Meter House has few access and egress points, and like Station A, its roof was removed in 2001, leaving it exposed to the elements for more than 15 years. The building has been vacant and has not been maintained for many years.

Over the years, the buildings have been vandalized and stripped of anything with scrap value. In response, PG&E further demolished the interiors of the buildings, removing all copper, metal, and other interior features.

PROJECT OBJECTIVES

The project sponsor has developed the following project objectives for the Potrero Power Station Mixed-Use Development Project:

- Redevelop former power plant site to provide a mix of residential, retail, office, Production, Distribution, and Repair ("PDR"), R&D space, a hotel, and activated waterfront open spaces to support a daytime population in a vibrant neighborhood retail district and to provide employment opportunities within walking distance to residents of the surrounding neighborhood.
- Provide access to San Francisco Bay and create a pedestrian- and bicycle- friendly environment along the waterfront, by opening the eastern shore of the site to the public and extending the Bay Trail and the Blue Greenway.
- Provide active open space uses such as playing fields and a playground to improve access to sports, recreational, and playground facilities in the Dogpatch, Potrero Hill, and Bayview neighborhoods and complement other nearby passive open space uses and parks in the Central Waterfront.
- Increase the City's supply of housing to contribute to the City's General Plan Housing Element goals, and the Association of Bay Area Governments' Regional Housing Needs Allocation for the City by maximizing the number of dwelling units, particularly housing near transit.
- Attract a diversity of household types by providing dense, mixed-income housing, including below-market rate units.
- Redevelop the PG&E sub-area in the northwest portion of the site with community facilities, PDR, and affordable housing.
- Build a neighborhood resilient to projected levels of sea level rise and earthquakes.
- Incorporate the Project and the anticipated adjacent Pier 70 project into a single neighborhood, by creating a network of streets and pedestrian pathways that connect to the street and pedestrian network.
- Create an iconic addition to the City's skyline as part of the Dogpatch neighborhood and the Central Waterfront.
- Provide opportunities for outdoor dining and gathering and create an active waterfront in the evening hour by encouraging ground floor retail and restaurant uses with outdoor seating along the waterfront.
- Build adequate parking and vehicular and loading access to serve the needs of project residents, workers, and their visitors.
- Construct a significant increment of new Production, Distribution, and Repair ("PDR") uses in
 order to provide a diverse array of commercial and industrial opportunities in a dynamic mixed
 use environment.
- Create a circulation and transportation system that emphasizes transit-oriented development, and promotes the use of public transportation and car-sharing through an innovative and comprehensive demand management program.

- Demonstrate leadership in sustainable development by constructing improvements intended to reduce the neighborhood's per capita use of electrical, natural gas, water, and wastewater infrastructure.
- Create a development that is financially feasible, that allows for the delivery of the proposed level
 of infrastructure, public benefits, and affordable housing, and that can fund the Project's capital
 costs and on-going operation and maintenance costs relating to the redevelopment and long-term
 operation of the Property.
- Construct a waterfront hotel use in order to provide both daytime and nighttime activity on the waterfront promenade.

IV. SUMMARY OF PRESERVATION ALTERNATIVES DEVELOPMENT

This section provides an overview of the process that the project sponsor team undertook to develop the preservation alternatives for the Potrero Power Station Mixed-Use Development Project, as well as a summary of the preservation alternatives that have been developed for analysis.

The project sponsor, Page & Turnbull, and San Francisco Planning Department staff aimed to develop a Full Preservation Alternative that reduced both individual resource impacts and district impacts to less than significant with mitigation, and proposes to rehabilitate to the Secretary of the Interior's Standards all historic buildings and structures on site. The aim of the Partial Preservation Alternatives was to develop a range of alternatives that reduced impacts with mitigation, for both district and individual impacts. The Partial Preservation alternatives aim to retain in full or in part the character-defining features of one or more of the identified individual resources on the site– the brick PG&E buildings– while reducing impacts to the district. A number of alternatives were considered but rejected and are described in **Section VIII**.

Parameters for developing the preservation alternatives included the following:

- No extra height. In order to maintain wide viewsheds to and from the waterfront, the
 preservation alternatives should not add extra height. However, proposed towers could be relocated, within some perimeters determined by the Planning Department and the project sponsor
 team;
- No towers east of Maryland Street. The overall concept for building heights on the site is driven by the desire to maintain wide viewsheds to and from the waterfront. As such, for both the Proposed Project and all the preservation alternatives, the greatest heights are focused in towers on the western half of the project site west of Maryland Street.
- Preserve open space. The percentage of open space for preservation alternatives needed to be the same as the proposed project;
- Meet basic project objectives. Preservation alternatives were developed to meet a majority of project objectives (see Appendix C);
- Retain Unit 3.

Table 1 (next page) presents a summary of square footage and unit counts for the Proposed Project (which rehabilitates the Boiler Stack and retains Unit 3) and the Full and Partial Preservation Alternatives, the latter of which are described in **Section VI** and **Section VII** of this report, respectively, and are illustrated in **Appendix B**. For all Partial Preservation Alternatives, the Boiler Stack would also be rehabilitated and Unit 3 would be retained. Note that for the purposes of the tables in this document, "rehab" is used to denote a project that would rehabilitate a historic building to meet the Secretary of the Interior's Standards, while "retain" means that the building would not be completely demolished but the alterations may not meet the Standards.

Please note that the square footage numbers listed below represent the project sponsor's preferred program, rather than the range that is being studied in the Environmental Impact Report to account for market uncertainty.

Table 1. Sulli	mary of Pro	posed Proje	ct and Preserv	ation Aitema	lives		
	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative 1	Partial Preservation Alternative 2	Partial Preservation Alternative 3	Partial Preservation Alternative 4
Description	Rehabs Boiler Stack and retains Unit 3	Retains all six Historic Buildings	Rehabs all six Historic Buildings	Rehabs Station A (and the Boiler Stack; retains Unit 3)	Rehabs a Portion of Station A (and the Boiler Stack; retains Unit 3)	Rehabs Meter House and Compressor House (and the Boiler Stack; retains Unit 3)	Retains Facades of Meter House, Compressor House, and Station A (and rehabs the Boiler Stack; retains Unit 3)
Residential	2,682,427	0	2,270,372	2,449,018	2,682,427	2,462,923	2,496,180
Office + Life Sciences	1,243,461	0	1,240,516	1,214,669	1,134,950	1,243,461	1,238,956
Hotel	241,574	0	241,574	241,574	241,574	241,574	241,574
Retail	253,417	0	253,417	253,417	253,417	253,417	253,417
Parking	946,981		850,308	882,693	914,183	892,445	898,340
Open Space Percentage	22%		22%	22%	22%	22%	22%
Playing Field	x		x	х	х	x	x
Central Parking	x	x	x	x	х	x	х
Total GSF	5,367,860	106,733	4,856,187	5,041,371	5,226,551	5,093,820	5,128,467
Dwelling Units	2,682	0	2,270	2,449	2,682	2,463	2,496
Parking Spaces	2,622	180	2,354	2,444	2,531	2,471	2,487

Table 1. Summary of Proposed Project and Preservation Alternatives

Note: "Rehab" is used to denote a project that would rehabilitate a historic building to meet the Secretary of the Interior's Standards, while "retain" means that the building will not be completely demolished but the alterations may not meet the Standards. The parentheses include scope that part of the Proposed Project and would be included in each alternative.

V. NO PROJECT ALTERNATIVE ANALYSIS

DESCRIPTION

The No Project Alternative would involve no construction and no provision of new residential, commercial (retail, office, R&D), or recreational uses. As such, the existing buildings and structures, both historic and non-historic, would remain in place on the project site. Furthermore, no additional hazardous-materials remediation activities would occur at the project site. The No Project Alternative would not meet any of the project sponsor's objectives.

ANALYSIS OF IMPACTS TO HISTORIC RESOURCES UNDER CEQA

Since the No Project Alternative would not demolish or make any modifications to historic resources on the site, it would not cause a material impairment to the individual resources or to the historic district. Under the No Project Alternative, existing historic architectural resources on the project site would not be altered, rehabilitated, or demolished. Compared to the Proposed Project, which would result in a significant and unavoidable impact, the No Project Alternative would not result in any project-level impacts and would not contribute to any cumulative impact related to historic architectural resources.

VI. FULL PRESERVATION ALTERNATIVE ANALYSIS

DESCRIPTION

The Full Preservation Alternative is illustrated in a site plan in **Appendix B**. The Full Preservation Alternative would retain the majority of the exterior character-defining features of all individually eligible and the majority of the Third Street Industrial District contributing structures on-site, namely, the Compressor House, Meter House, Station A, Gate House, Unit 3, and the Boiler Stack. The significant features of the historic buildings would be rehabilitated to the Secretary of the Interior's Standards. Station A would be used as office space, while the Meter House, Compressor House, and Gate House would be used for retail. Unit 3 would be converted to a hotel.

This Alternative generally follows the same land use mixes, heights and configurations as proposed under the Proposed Project with the following changes:

- ^a The 300' residential tower proposed on Block 6 would be relocated to Block 7
- An 85' tall office building would be added to Block 5 and the 180' tall residential building on Block 5 would be redesigned, adjacent to the Meter House and Compressor House
- ^{**D**} The central parking structure along with the rooftop playing field would be relocated to Block 1, possibly impacting the pedestrian character proposed for Humboldt and Louisiana Streets.

This alternative results in a net change of the following uses compared to the Proposed Project:

- -412,055 SF of Residential Uses, or -412 Dwelling Units
- -2,945 SF of Office & Life Science Uses
- -96,673 SF of Parking, or -268 stalls
- □ -511,673 GSF total

The Full Preservation Alternative meets or partially meets a majority of the basic project objectives (see matrix in **Appendix C**).

SUMMARY OF CEQA IMPACTS

The following sections discuss the potential advantages and impacts of the Full Preservation Alternative on individual resources and to the Third Street Industrial District (TSID). The Full Preservation Alternative is shown to cause a less than significant impact with mitigation to individual resources at the site. The impact of the Full Preservation Alternative on the Third Street Industrial District would also be less than significant with mitigation.

IMPACTS ON INDIVIDUAL RESOURCES AT THE SITE

The Full Preservation Alternative proposes to retain and rehabilitate all six historic resources on the Potrero Power Station site – the Meter House, Compressor House, Station A, Gate House, Unit 3, and the Boiler Stack – to the Secretary of the Interior's Standards:.

The introduction of new buildings, structures, and landscaping would affect the historic buildings' integrity of setting. Additionally, as with the Proposed Project, construction activities have the potential to damage character-defining features of the buildings. Both of these impacts could be reduced to less than significant with mitigation.

Because the individually eligible historic resources would be rehabilitated, the overall impact on individual historic resources at Potrero Power Station would be less than significant with mitigation.

IMPACTS TO THIRD STREET INDUSTRIAL DISTRICT

Since all six contributing resources to the Third Street Industrial District would be retained and rehabilitated to the Secretary of the Interior's Standards in the Full Preservation Alternative, the relationship of the contributors on the site to each other and to the larger historic district would be largely maintained, despite new buildings that would be constructed between Station A and the area farther east where Unit 3 and the Boiler Stack are located. The contributing buildings on the Potrero Power Station property are some of the oldest in the district– particularly Station A, which was built in 1901-02 (with an addition in 1930-31), the Meter House from ca. 1902, and the Gate House from ca. 1914. These buildings contribute to the character-defining typology of large brick industrial buildings in the district, which would be maintained.

The historic district would retain all 25 currently contributing properties, so the Full Preservation Alternative would not affect the district's ratio of contributing to non-contributing properties. The district would retain its integrity and ability to convey its significance, and consequently its eligibility for listing in the California Register under both Criterion 1 (Events) and Criterion 3 (Architecture).

Thus, the overall impact of the Full Preservation Alternative on the Third Street Industrial District would be less than significant with mitigation, instead of significant and unavoidable with mitigation for the Proposed Project.

VII. PARTIAL PRESERVATION ALTERNATIVES ANALYSES

This Preservation Alternatives Report presents the descriptions of four Partial Preservation Alternatives and associated analysis. **Table 1** in **Section IV** summarizes the square footage and unit counts for the Proposed Project and the Full and Partial Preservation Alternatives.

For all Partial Preservation Alternatives, the Boiler Stack would be rehabilitated and Unit 3 would also be retained. Like the Proposed Project, the reuse of Unit 3 may not meet the Secretary of the Interior's Standards for Rehabilitation. The Partial Preservation Alternatives are each illustrated in site plans in **Appendix B**. Each Partial Preservation Alternative meets the majority of the sponsor's basic project objectives (see matrix in **Appendix C**).

PARTIAL PRESERVATION ALTERNATIVES DESCRIPTIONS

Partial Preservation Alternative I: Rehabilitation of Station A

Partial Preservation Alternative 1 would retain and rehabilitate to the Secretary of the Interior's Standards the exterior character-defining features of Station A. This Alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- ^a Station A would exist in place of a 125' building on Block 10 and 300' tower on Block 6
- ^a The 300' residential tower proposed on Block 6 would be relocated to Block 7

This alternative results in a net change of the following uses compared to the Proposed Project:

- -233,409 SF of Residential Uses, or -233 Dwelling Units
- -28,792 SF of Office & Life Science Uses
- -64,288 SF of Parking, or -178 stalls
- □ -326,489 GSF total

Compared to the Proposed Project, Partial Preservation Alternative 1 would maintain the integrity of location, design, materials, association, and feeling of Station A. The purpose of Partial Preservation Alternative 1 is to lessen impacts on individual resources by rehabilitating Station A, which will also reducing impacts on the historical district.

Partial Preservation Alternative 2: Rehabilitation of Southern Portion of Station A

Partial Preservation Alternative 2 would retain and rehabilitate all or a portion of the exterior characterdefining features of the southern portion of Station A, nearest 23rd Street, which would be used as offices. The southern portion would be retained because there are more character-defining features at that end, it creates a unique southern entrance for the site, and it provides a backdrop to the proposed public open space. This alternative generally follows the same land use mixes, heights and configurations as proposed under the Proposed Project with the following changes:

^a The south portion of Station A would replace a 125' tall office building in the same location

This alternative results in a net change of the following uses compared to the Proposed Project:

- -108,511 SF of Office & Life Science Uses
- -32,798 SF of Parking, or -91 stalls
- □ -141,309 GSF total

Compared to the Proposed Project, Partial Preservation Alternative 2 aims to maintain the integrity of location, materials, and association of the southern portion of Station A. Partial Preservation Alternative 2

would preserve less of Station A than the Partial Preservation Alternative 1, but more than the Proposed Project.

Partial Preservation Alternative 3: Rehabilitation of Compressor House & Meter House

Partial Preservation Alternative 3 would retain and rehabilitate all or a portion of the exterior characterdefining features of the Compressor House and Meter House, which would be converted to retail.

This Alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- A 180' residential building would be redesigned on Block 5, adjacent to the Meter House and Compressor House
- The central parking structure along with the rooftop playing field would be relocated to Block 1, possibly impacting the pedestrian character proposed for Humboldt and Louisiana streets

This alternative results in a net change of the following uses compared to the Proposed Project:

- -219,504 SF of Residential Uses, or -219 Dwelling Units
- -54,536 SF of Parking, or -151 stalls
- □ -274,040 GSF total

Compared to the Proposed Project, Partial Preservation Alternative 3 would better maintain the integrity of location, design, materials, association, and feeling of the Meter House and Compressor House. Partial Preservation Alternative 3 would also lessen impacts on individual resources at the site while also reducing district impacts.

Partial Preservation Alternative 4: Retention of Facades of Individual Resources

Partial Preservation Alternative 4 would retain the facades (and exterior character-defining features) of the Compressor House, Meter House, and Station A while new construction would be built within and above. A 125' office building would protrude from within the facades of the south portion of Station A and a 300' residential tower would rise above the north portion of the historic building. The ground floors within the facades of the Meter House and Compressor House would be used for retail, while upper floors totaling 65' above the Compressor House would contain offices.

This Alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- A 65' and 180' residential building would be redesigned on Block 5, adjacent to the Meter House and Compressor House
- The central parking structure along with the rooftop playing field would be relocated to Block
 1

This alternative results in a net change of the following uses compared to the Proposed Project:

- -186,247 SF of Residential Uses, or -186 Dwelling Units
- -4,505 SF of Office and Life Sciences Uses
- -48,641 SF of Parking, or -133 stalls
- □ -238,393 GSF total

Compared to the Proposed Project, Partial Preservation Alternative 4 would better maintain some integrity of location, design, materials, feeling, and association of the Meter House, Compressor House, and Station A. Partial Preservation Alternative 4 would also lessen impacts on the Third Street Industrial District.

SUMMARY OF CEQA IMPACTS

This section discusses the potential advantages and impacts of the Partial Preservation Alternatives. **Table 2** summarizes each Partial Preservation Alternative's impacts on individual resources and impacts to the Third Street Industrial District (TSID). An analysis of each impact follows the table.

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	Partial Preservation Alternative 1	Partial Preservation Alternative 2	Partial Preservation Alternative 3	Partial Preservation Alternative 4
Description	Rehabs Station A (and the Boiler Stack; retains Unit 3)	Rehabs a portion of Station A (and the Boiler Stack; retains Unit 3)	Rehabs Meter House and Compressor House (and the Boiler Stack; retains Unit 3)	Retains Facades of Meter House, Compressor House, and Station A (and rehabs the Boiler Stack; retains Unit 3)
Individual Resource Impact Summary Analysis	Rehabs 1 individual resource SUM	Rehabs 0.5 individual resource SUM	Rehabs 2 individual resources SUM	Retains facades of all 3 individual resources SUM
Third Street Industrial District (TSID) Impact Summary Analysis	Rehabs 2 TSID contributors (out of 6 on site)	Rehabs 1.5 TSID contributors (out of 6 on site)	Rehabs 3 TSID contributors (out of 6 on site)	Rehabs 1 TSID contributor and facades of 3 contributors (out of 6 on site)
	LSM	LSM	LSM	LSM

 Table 2. Summary of Impacts for Partial Preservation Alternatives

Notes: LSM = less than significant with mitigation; SUM = significant and unavoidable with mitigation. "Rehab" is used to denote a project that would rehabilitate a historic building to meet the Secretary of the Interior's Standards, while "retain" means that the building would not be completely demolished but the alterations may not meet the Standards. The parentheses include scope that part of the Proposed Project and would be included in each alternative.

IMPACTS ON INDIVIDUAL RESOURCES AT THE SITE

Partial Preservation Alternatives 1 through 4 propose to retain and rehabilitate different individually eligible historic resources on the Potrero Power Station site and to different degrees. Partial Preservation Alternative 1 would retain and rehabilitate Station A, but would not retain the Meter House and Compressor House, which are also individual resources. Partial Preservation Alternative 2 would retain and rehabilitate the south portion of Station A, while redeveloping the northern portion of the site. Partial Preservation Alternative 3 would retain and rehabilitate the Meter House and the Compressor House, but would demolish Station A. Partial Preservation Alternative 4 would retain the facades of all three individually eligible buildings, but their integrity would be compromised. The introduction of new buildings, structures, and landscaping would affect the retained historic buildings' integrity of setting.

Additionally, as with the Proposed Project, construction activities would have the potential to damage character-defining features of the buildings. Both of these impacts can be reduced to less than significant with mitigation. On their own, each Partial Preservation Alternative would preserve more historical resources than the Proposed Project, which completely demolishes all three individual resources; nevertheless, Partial Preservation Alternatives 1 through 4 would have a significant and unavoidable impact with mitigation.

If the partial preservation alternatives are combined, the impacts to individual resources would be improved, depending on the combination selected. However, the feasibility of combined alternatives has not been determined.

IMPACTS TO THIRD STREET INDUSTRIAL DISTRICT

The Third Street Industrial District is primarily oriented linearly north-south along the Third Street corridor between 18th and 24th streets. The location of the industries on and near Third Street was dependent on the nearby waterfront and freight-hauling Santa Fe Railroad trains that ran along Illinois Street. The historic district contains a variety of heights and densities, as is typical with industrial land uses.

District contributors on the Potrero Power Station site are located east of the primary portion of the district, at the tail of the L-shaped district. Separated from the primary portion of the district by a PG&E substation, the Meter House, Compressor House, Station A, and the Gate House are east of other Third Street-facing contributors to the district. Unit 3 and the Boiler Stack are located furthest east, at the edge of the San Francisco Bay. Station A is located immediately north of the western of the two Western Sugar Refinery Warehouses at 435 23rd Street, while Unit 3 and the Boiler Stack are located immediately north of the eastern of the two warehouses.

This section discusses the effects of each Partial Preservation Alternative on the Third Street Industrial District's other contributors on and near the Potrero Power Station site, as well as on the district's overall integrity.

Impact of Each Partial Preservation Alternative on Historic District

Partial Preservation Alternative 1

Partial Preservation Alternative 1 would rehabilitate Station A and the Boiler Stack– two of six Third Street Industrial District contributors on the site. While Unit 3 would be retained, its reuse may not meet the Secretary of the Interior's Standards for Rehabilitation, and therefore it may be altered to the extent that it would no longer remain a contributor to the historic district. The demolition or significant alteration to four contributors (Unit 3, the Meter House, Compressor House, and Gate House) would reduce the association of the two remaining contributors to the main portion of the historic district along Third Street, though they would remain in proximity to the contributing Western Sugar Refinery Warehouses immediately to the south. The demolition of the other contributing buildings on the site, coupled with new mixed-use construction, would affect the overall industrial character of Potrero Power Station property. However, the physical prominence and unique building typologies of Station A and the Boiler Stack would allow them to communicate the Third Street Industrial District's broader industrial themes.

Despite the loss of four of the existing 25 district contributors and changes to the historic district's integrity of setting caused by new construction on the subject site, the unique and prominent qualities of Station A and the Boiler Stack would allow the Third Street Industrial District to retain its eligibility for listing in the California Register. Thus, with mitigation, Partial Preservation Alternative 1 would cause a less than significant impact on the historic district.

Partial Preservation Alternative 2

Partial Preservation Alternative 2 would retain and rehabilitate the south portion of Station A and the Boiler Stack while redeveloping the rest of the site. Unit 3 would be retained, but its reuse may not meet the Secretary of the Interior's Standards for Rehabilitation, and therefore it may be altered to the extent that it would no longer remain a contributor to the historic district. The demolition or significant alteration to four contributors (Unit 3, the Meter House, Compressor House, and Gate House) and the north portion of Station A would reduce the association of the remaining one and a half contributors to the main portion of the historic district along Third Street, though they would remain in proximity to the contributing Western Sugar Refinery Warehouses immediately to the south. The demolition of the overall industrial character of Potrero Power Station property. Station A would only partially be able to communicate its historic function and character, though the Boiler Stack would continue communicating the Third Street Industrial District's broader industrial themes.

Due to the loss of four and a half of 25 total district contributors, as well as changes to the historic district's integrity of setting caused by new construction on the subject site, the proposed project's demolition of contributors would further compromise the district's integrity and eligibility for listing in the California Register. However, many of the unique and prominent qualities of Station A would remain, allowing the building to partially convey its industrial history and to provide a link to the rest of the Third Street Industrial District from the Boiler Stack and Western Sugar Refinery Warehouses. Therefore, the Third Street Industrial District would retain its eligibility for listing in the California Register. With mitigation, Partial Preservation Alternative 2 would cause a less than significant impact on the historic district.

Partial Preservation Alternative 3

Partial Preservation Alternative 3 would retain and rehabilitate three of six historic district contributors on the site: the Meter House, Compressor House, and the Boiler Stack. Unit 3 would be retained, but its reuse may not meet the Secretary of the Interior's Standards for Rehabilitation, and therefore it may be altered to the extent that it would no longer remain a contributor to the historic district. The demolition or significant alteration to the other three contributors (Unit 3, Station A, and the Gate House) would reduce the association of the remaining three contributors to the main portion of the historic district along Third Street, though they would remain in proximity to the contributing Wester Sugar Refinery Warehouses immediately to the south. The demolition of the other contributing buildings on the site, coupled with new mixed-use construction, would affect the overall industrial character of Potrero Power Station property. However, the physical prominence and unique building typologies of the Meter House, Compressor House, and Boiler Stack would allow them to communicate the Third Street Industrial District's broader industrial themes.

Despite the loss of three of the 25 total district contributors, as well as changes to the historic district's integrity of setting due to new construction on the subject site, the unique qualities of the Meter House, Compressor House, and Boiler Stack, would allow the Third Street Industrial District to retain its eligibility for listing in the California Register. Thus, with mitigation, Partial Preservation Alternative 3 would cause a less than significant impact on the historic district.

Partial Preservation Alternative 4

Partial Preservation Alternative 4 would retain the facades of three contributing resources (the Meter House, Compressor House, and Station A), as well as rehabilitate the Boiler Stack. Unit 3 would be retained, but its reuse may not meet the Secretary of the Interior's Standards for Rehabilitation, and therefore it may be altered to the extent that it would no longer remain a contributor to the historic district. Thus, four of the six contributors on the site would be retained in whole or in part, while only the Gate House would be completely demolished. While the integrity of the three buildings undergoing facadism would be affected, the retention of the facades would help the site communicate the character-

defining features of the historic district to an extent. The rehabilitation of the Boiler Stack would also contribute to the site's ability to convey the historic district's characteristics and significance. The historic buildings would remain in proximity and association to the contributing Wester Sugar Refinery Warehouses immediately to the south. The new mixed-use construction would affect the overall industrial character of Potrero Power Station property, but the preservation of five contributors in whole or in part would continue communicating the Third Street Industrial District's industrial themes.

Despite the loss of the Gate House, the partial loss of the three buildings undergoing facadism, and changes to the historic district's integrity of setting caused by new construction on the subject site, the retained character-defining features of the Meter House, Compressor House, Station A, and the Boiler Stack would allow the Third Street Industrial District to retain its eligibility for listing in the California Register. As a result, with mitigation, Partial Preservation Alternative 4 would cause a less than significant impact on the historic district.

If the partial preservation alternatives are combined, the impacts to the Third Street Industrial District would be improved, depending on the combination selected. However, the feasibility of combined alternatives has not been determined.

VIII. PRESERVATION ALTERNATIVE CONCEPTS CONSIDERED BUT REJECTED

In developing the preservation alternatives, a number of other proposed alternatives were considered regarding the full or partial retention or demolition of the various historic resources on the project site, but were rejected for the reasons set forth below. For these considered but rejected partial preservation alternatives, the Boiler Stack would be rehabilitated and Unit 3 would be retained. Like the Proposed Project, the reuse of Unit 3 may not meet the Secretary of the Interior's Standards for Rehabilitation. The considered but rejected partial preservation alternatives are described in more detail following **Table 4** and are illustrated in site plans in **Appendix B**.

	Proposed Project	Full Preservation Alternative A	Full Preservation Alternative B	Partial Preservation Alternative A	Partial Preservation Alternative B	Partial Preservation Alternative C
DESCRIPTION	Rehabs Boiler Stack and Retains Unit 3	Rehabs all six Historic Buildings	Rehabs all six Historic Buildings	Rehabs Station A (and the Boiler Stack; retains Unit 3)	Rehabs Meter House and Compressor House (and the Boiler Stack; retains Unit 3)	Builds within facades of Meter House and Compressor House, encapsulates facades of Station A (and rehabs the Boiler Stack and retains Unit 3)
Residential	2,682,427	2,663,239	2,139,979	2,599,165	2,579,719	2,497,593
Office + Life Sciences	1,243,461	1,191,166	1,361,690	1,214,669	1,335,512	1,262,910
Hotel	241,574	241,574	241,574	241,574	241,574	241,574
Retail	253,417	253,417	253,417	253,417	253,417	253,417
Parking	946,981	923,560	852,135	913,868	938,750	898,340
Open Space Percentage	22%	22%	18%	22%	22%	22%
Playing Field	x	x	x	x	х	х
Central Parking	x	x	x	x	x	x
Total GSF	5,367,860	5,272,956	4,848,795	5,222,693	5,348,972	5,123,381
Dwelling Units	2,682	2,663	2,140	2,599	2,580	2,467
Parking Spaces	2,622	2,557	2,356	2,530	2,599	2,487

Table 4. Summary of Proposed Project and Considered But Rejected Preservation Alternatives

Preservation Alternatives Report Case No. 2017-011878ENV

Note: "Rehab" is used to denote a project that would rehabilitate a historic building to meet the Secretary of the Interior's Standards, while "retain" means that the building would not be completely demolished but the alterations may not meet the Standards. The parentheses include scope that part of the Proposed Project and would be included in each alternative.

Full Preservation Alternatives Considered

The following full preservation alternatives were considered but rejected for further development.

Full Preservation Alternative A

Full Preservation Alternative A would retain all of the exterior character-defining features of all individually eligible historic resources and Third Street Industrial District contributing resources on-site, namely, the Compressor House, Meter House, Station A, Gate House, Unit 3, and the Stack. The significant features of the historic buildings would be rehabilitated to the Secretary of the Interior's Standards. Station A would be used as office space, while the Meter House, Compressor House, and Gate House would be used for retail. Unit 3 would be converted to a hotel. Compared to the Full Preservation Alternative analyzed previously in this report, the considered but rejected Full Preservation Alternative A would increase the heights of several new buildings.

This alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- ^a The 300' residential tower proposed on Block 6 would be relocated to Block 7 and increased to 350'
- A 240' tall office building would be added to Block 5, adjacent to the Meter House and Compressor House
- The central parking structure along with the rooftop playing field would be relocated to Block
 1
- A 240' tower would be added to Block 1
- $\hfill \square$ A 180' tower would be added to the north end of Block 13A

This considered but rejected alternative results in a net change of the following uses compared to the Proposed Project:

- -19,188 SF of Residential Uses, or -19 Dwelling Units
- -52,295 SF of Office & Life Science Uses
- +64,974 SF of Hotel Use
- -23,421 SF of Parking, or -105 stalls
- □ -94,904 GSF total

The proposed heights for the project site are based on urban design studies that considered view sheds and compatibility with nearby features and structures (e.g. the Stack) as well as input from community stakeholders. Generally, a maximum tower height of 180' was considered appropriate for the site with an exception for the allowance of a single 300' tower. This alternative was rejected because it includes 240' high towers on Blocks 1 and 5 and a 350' high tower on Block 7.

Full Preservation Alternative B

Full Preservation Alternative B would retain all of the exterior character-defining features of all individually eligible historic resources and Third Street Industrial District contributing resources on-site, namely, the Compressor House, Meter House, Station A, Gate House, Unit 3, and the Stack. The significant features of the historic buildings would be rehabilitated to the Secretary of the Interior's Standards. Station A would be used as office space, while the Meter House, Compressor House, and Gate House would be used for retail. Unit 3 would be converted to a hotel.

Compared to the Full Preservation Alternative analyzed previously in this report, Full Preservation Alternative B would decrease the amount of open space at Power Station Park between Blocks 7 and 11.

This alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- ^a The 300' residential tower proposed on Block 6 would be relocated to Block 7
- A 125' tall office building would be added to Block 5, adjacent to the Meter House and Compressor House
- The central parking structure along with the rooftop playing field would be relocated to Block
 1

Full Preservation Alternative B results in a net change of the following uses compared to the Proposed Project:

- -532,448 SF of Residential Uses, or -542 Dwelling Units
- -118,229 SF of Office & Life Science Uses
- +64,974 SF of Hotel Use
- -94,846 SF of Parking, or -266 stalls
- □ -4% of Open Space
- □ -519,065 GSF total

The Department did not support Full Preservation Alternative B, as compared to the Full Preservation Alternative, because it reduced the amount of public open space.

Partial Preservation Alternatives Considered but rejected

The following partial preservation alternatives were considered but rejected for further development. For all partial preservation alternatives, the Boiler Stack would be rehabilitated and Unit 3 may also be retained.

Partial Preservation Alternative A: Rehabilitation of Station A

Partial Preservation Alternative A would retain and rehabilitate to the Secretary of the Interior's Standards the exterior character-defining features of Station A, which would be used as offices.

Compared to the Partial Preservation Alternative 1 that is analyzed previously in this report, Partial Preservation Alternative A would vary the heights at the northeast corner of the site to include a 180' tower at Block 13B, decrease the height of Block 13A from 125' to 85', and make Block 14 office use instead of residential.

This alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- ^a The 300' residential tower proposed on Block 6 would be relocated to Block 7
- Block 13B would include a 180' tower
- Block 14 would be office use

This alternative results in a net change of the following uses compared to the Proposed Project:

- -123,262 SF of Residential Uses, or -83 Dwelling Units
- -28,792 SF of Office & Life Science Uses
- -33,113 SF of Parking, or -92 stalls

□ -145,167 GSF total

Partial Preservation Alternative A was rejected from further consideration because it includes a 180-foot tower on Block 13B. However, the maximum feasible height of buildings on Block 13 for both the Proposed Project and the proposed preservation alternatives that have been carried forward is determined to be 85 feet, as this block will likely include 100 percent affordable housing projects. The Mayor's Office of Housing and Community Development (MOHCD) has indicated that buildings taller than 85 feet are not generally feasible for affordable housing construction, as buildings taller than 85 feet require Type I (or "high rise") construction, which cannot be financed for affordable housing under current market conditions due to construction costs. Thus, Partial Preservation Alternative A was rejected.

Partial Preservation Alternative B: Rehabilitation of Meter House and Compressor House

Partial Preservation Alternative B would retain and rehabilitate all or a portion of the exterior characterdefining features of the Compressor House and Meter House, which would be converted to retail.

Compared to the Partial Preservation Alternative 3 that is analyzed previously in this report, this considered but rejected Partial Preservation Alternative B would vary the heights at the northeast corner of the site to include a 60' retail building at Block 5 instead of a 180' residential building, a 240' tower at Block 13B, and a 180' tower at Block 13A.

This alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- A 60' office building would be added to Block 5, adjacent to the Meter House and Compressor House
- The central parking structure along with the rooftop playing field would be relocated to Block
 1
- Block 13B would include a 240' tower
- Block 13A would include a 180' tower.

This alternative results in a net change of the following uses compared to the Proposed Project:

- -102,708 SF of Residential Uses, or -102 Dwelling Units
- -92,051 SF of Office & Life Science Uses
- -8,231 SF of Parking, or -23 stalls
- □ -18,888 GSF total

This alternative was not supported by the Planning Department as proposed heights for the project are based on urban design studies that considered view sheds and compatibility with nearby features and structures (e.g. the Boiler Stack) as well as input from community stakeholders. Generally, a maximum height of 180' was considered appropriate for the site with an exception for the allowance of a single 300' tower. This alternative was rejected because it includes a 240' high tower on Block 13B in addition to a 300' tower. A 240-foot tower on Block 13B is also infeasible for affordable housing development, as noted above.

Partial Preservation Alternative C: Retention of Facades of Individual Resources

Partial Preservation Alternative C would retain the facades (and exterior character-defining features) of the Compressor House and Meter House while new construction would be built within and above. Compared to the Partial Preservation Alternative 4 that is analyzed previously in this report, a glass wall of new construction would envelope the historic facades of Station A, with additions above at the south and north ends of the building. The encapsulating glass walls would provide more usable floor plates. A 125' office building would protrude from the facades of the south portion of Station A and a 300' residential

tower would rise above the north portion of the historic building. The ground floors within the facades of the Meter House and Compressor House would be used for retail, while upper floors totaling 65' above the Compressor House would contain offices.

This alternative generally follows the same land use mixes, heights, and configurations as proposed under the Proposed Project with the following changes:

- A 65' and 180' residential building would be added to Block 5, adjacent to the Meter House and Compressor House
- The central parking structure along with the rooftop playing field would be relocated to Block
 1
- Block 13A would include a 125' building
- Block 13B would include a 125' portion to the north

This alternative results in a net change of the following uses compared to the Proposed Project:

- -19,416 SF of Residential Uses, or -19 Dwelling Units
- -19,449 SF of Office and Life Sciences Uses
- +64,974 SF of Hotel Use
- -16,174 SF of Parking, or -45 stalls
- □ -16,141 GSF total

This Partial Preservation Alternative was rejected by the Planning Department because it would not avoid a significant impact to Station A, and it mitigates the significant impact to Station A to a lesser extent than Partial Preservation Alternative 4. In addition, Partial Preservation Alternative C would include 125 foot towers on Blocks 13A and 13B, which as noted above is infeasible for affordable housing construction.

Additional Partial Preservation Concepts that were Considered but Rejected

One partial preservation alternative concept was rejected that would only rehabilitate and/or relocate the Guard House. This alternative was not further explored because it would not avoid a significant impact to the historic resources on the project site, and it mitigates the significant impact to a lesser extent than Partial Preservation Alternatives 1 through 4.

A partial preservation alternative concept was also rejected that would retain the exterior characterdefining features of the Compressor House and Meter House, but would relocate the buildings elsewhere on-site. Both buildings have been exposed to the elements and have not been maintained for many years. As described in the earlier "Site Constraints for Preservation" section, the Compressor House's heavy concrete roof poses structural issues for rehabilitation and relocation. Also, approximately 90 feet of the north wall of the Meter House has a shortened north façade due to the raised street grade. If the Meter House was moved, the north façade would need to be reconstructed, and a new portion built at street level that was never exposed historically. Thus, relocating either of these masonry buildings would be very difficult due to site constraints and their condition.

IX. CONCLUSION

The Proposed Project includes the demolition of the historic Station A, the Gate House, the Meter House, and the Compressor House. The Proposed Project may also demolish Unit 3 or retain it as a hotel. Demolition is considered a significant and unavoidable impact on a historic resource for the purposes of the California Environmental Quality Act (CEQA). This report has found that a No Project Alternative would not cause any impacts to the historic resources under CEQA; the Full Preservation Alternative would cause a less than significant impact with mitigation to individual historic resources and the Third Street Industrial District; and Partial Preservation Alternatives 1 through 4 would cause a significant and unavoidable impact to the Third Street Industrial District.

X. REFERENCES CITED

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APPENDIX A: NOTICE OF PREPARATION

San Francisco Planning Department, Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting (November 1, 2017)



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting

Date:	November 1, 2017
Case No.:	2017-011878ENV
Project Title:	Potrero Power Station Mixed-Use Development Project
Zoning:	M-2 (Heavy Industrial) and PDR 1-G (Production, Distribution and Repair - General) 40-X and 65-X Height District
Block/Lot:	Assessor's Block 4175/Lot 002, Block 4175/Lot 017, Block 4175/Lot 018, Block 4232/Lot 001, Block 4232/Lot 006; and non-assessed Port and City/County of San Francisco properties
Lot Size:	Approximately 29.0 acres (1,262,300 square feet)
Project Sponsor	California Barrel Company LLC Erin Epperson - (415) 796-8945 e2@associatecapital.com
Lead Agency:	San Francisco Planning Department
Staff Contact:	Melinda Hue – (415) 575-9041 melinda.hue@sfgov.org

The San Francisco Planning Department has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in connection with the project listed above. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project's significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The San Francisco Planning Department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR. This NOP is also available online at: http://sf-planning.org/environmental-impact-reports-negative-declarations. The Planning Department also hereby gives notice of a public scoping meeting on this project.

PROJECT OVERVIEW

The Potrero Power Station Mixed-Use Development project (proposed project) is located on an approximately 29.0-acre site along San Francisco's central bayshore waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the project sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space.

The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial [including office, research and development (R&D)/life science, retail, hotel, and production, distribution, and repair (PDR)], parking, community facilities, and open space land uses. **Figure 1** shows the project location.

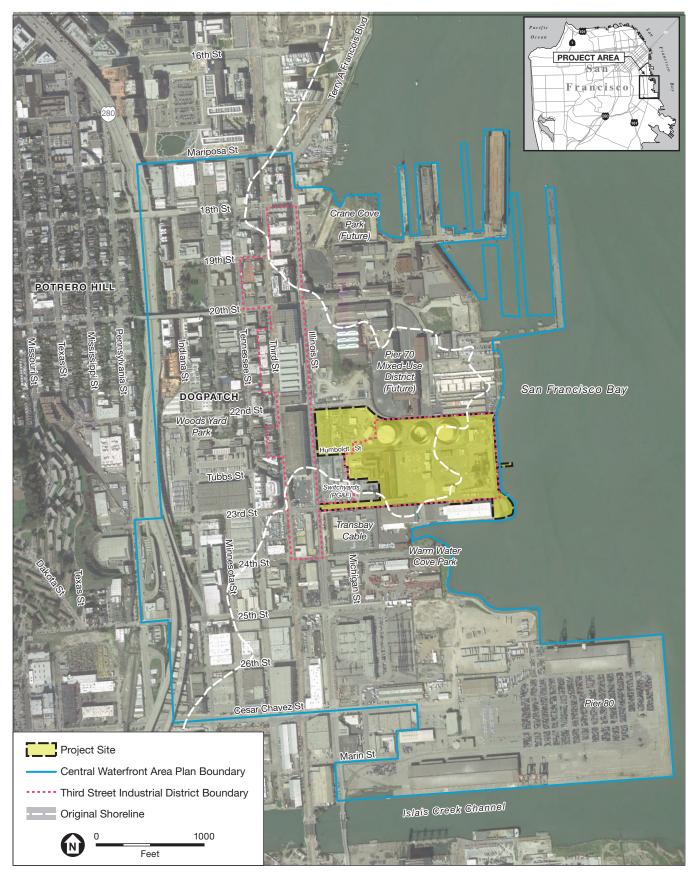
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1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**



SOURCE: Google Earth; ESA, 2017

Potrero Power Station Mixed-Use Development Project

Figure 1 Project Location The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf), of uses, including between approximately 2.4 and 3.0 million gsf of residential uses (about 2,400 to 3,000 dwelling units), between approximately 1.2 and 1.9 million gsf of commercial uses (office, R&D/life science, retail, hotel, and PDR), approximately 925,000 gsf of parking, and approximately 100,000 gsf of community facilities. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space. A more detailed breakdown of proposed land uses is described below under *Project Characteristics and Components*.

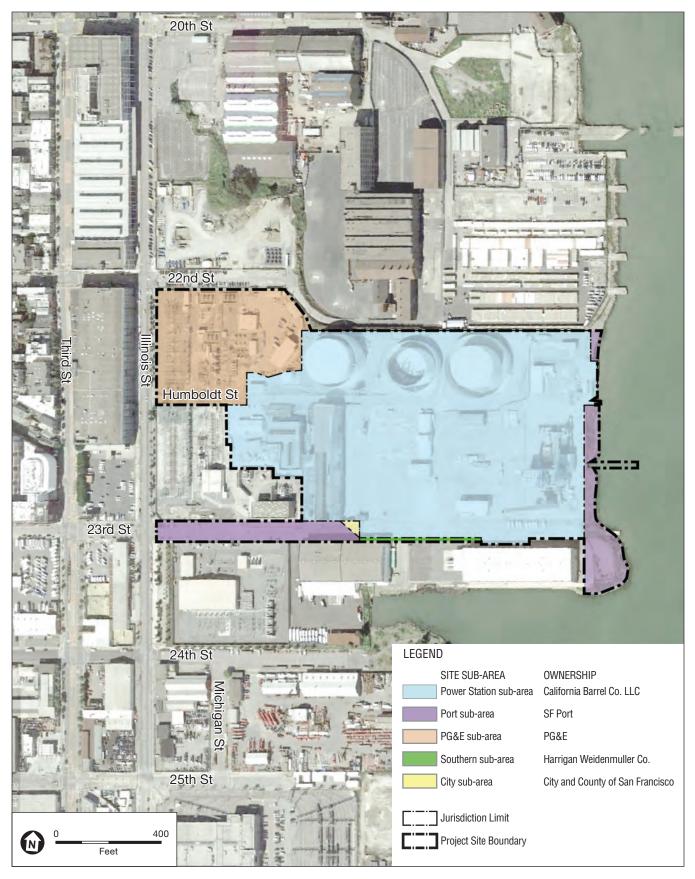
The proposed project would include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements. Transportation and circulation improvements include creating a continuous street network, connecting to the Pier 70 Mixed-Use District Project directly north of the project site, new bus stop and shuttle service that the project would provide, and installation of traffic signals at the intersections of Illinois Street at 23rd and Humboldt Streets. The roadway network would be designed to be accessible for all modes of transportation, including vehicular, bicycle and pedestrian improvements. In addition to waterfront parks, proposed shoreline improvements could include construction of a floating dock extending out and above the tidal zone to provide access from the site to the bay for fishing and recreational watercraft. The proposed project would construct infrastructure and utilities improvements, including potable and emergency water and recycled water distribution; wastewater and stormwater collection; and natural gas and electricity distribution.

Project construction would likely occur in seven overlapping phases, with each phase lasting approximately three to six years. The first phase of construction is anticipated to start on the southeast portion of the project site and the last phase of construction would end in the northwest portion of the project site. Total construction is estimated to occur over a 16-year period, from 2020 to 2036, but could occur over a somewhat longer or shorter period, depending on market conditions and permitting requirements.

PROJECT LOCATION

The project site is generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. The approximately 29.0-acre site is comprised of the following five sub-areas, shown in **Figure 2** and described below:

- *Power Station sub-area*—approximately 21.0 acres, currently owned by the project sponsor. This site includes a large portion of the site of the former power station formerly owned and operated by the Pacific Gas & Electric Company (PG&E) and by NRG Potrero LLC and their predecessors.
- *PG&E sub-area* approximately 4.8 acres owned by PG&E, located in the northwest corner of the project site, and also a portion of the site of the former power station.
- *Port sub-area*—approximately 2.9 acres owned by the City and County of San Francisco (the City) through the Port of San Francisco (Port), consisting of three noncontiguous areas. The largest area is 1.6 acres located between the Power Station sub-area and the bay; the second largest is 1.3 acres along 23rd Street between the Power Station site and Illinois Street; and the smallest piece is less than one tenth of an acre on the northeast corner of the site next to the bay.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Notice of Preparation of an EIR November 1, 2017

- *Southern sub-area* approximately 0.2 acres owned by Harrigan Weidenmuller Company, located south of the Power Station sub-area along 23rd Street.
- *City sub-area* The City owns a triangular-shaped area less than one tenth of an acre between the Power Station and Port sub-areas along 23rd Street.

The project sponsor has received letters of authorization from the City, Port, PG&E and Harrigan Weidenmuller Company to study the project on their respective properties.

EXISTING LAND USES AND SITE HISTORY

Existing Site Characteristics and Adjacent Uses

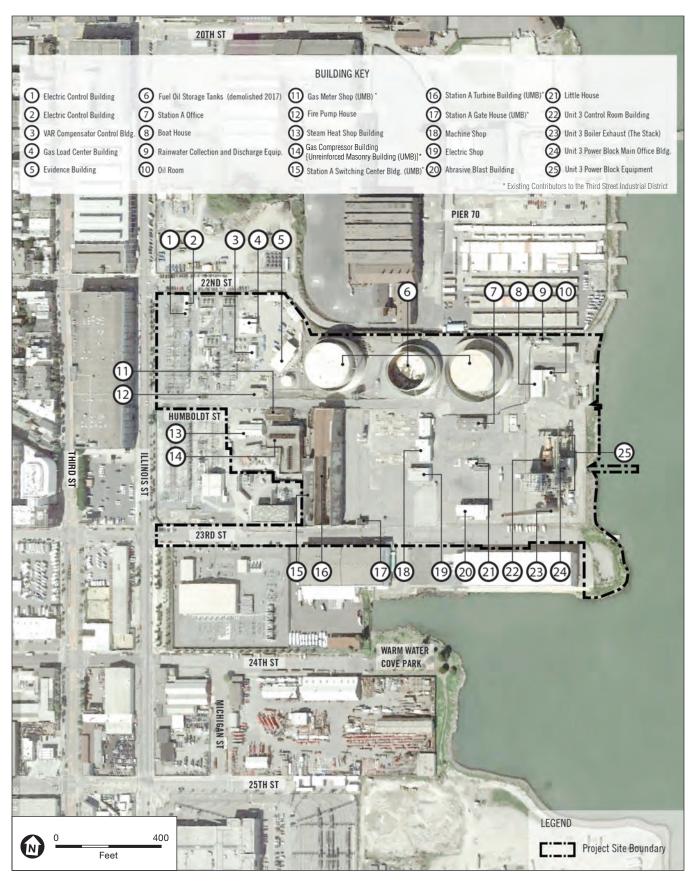
Existing structures at the project site consist primarily of vacant buildings and facilities, as shown in **Figure 3**. The project site currently has little vegetation other than occasional ruderal weeds and unmaintained landscaping. Current uses on the Power Station sub-area include warehouses, parking, vehicle storage, and office space. Twenty-four structures remain on the site associated with the former power plant. The most prominent structures on the project site are the Unit 3 power block (including a 120-foot tall steel frame boiler structure and 40-foot tall turbine-generator-condenser structure, see Figure 3, Building Key No. 25) and the four-story concrete control room building (Key No. 22); the adjacent 300-foot tall concrete boiler exhaust stack (the "Stack" – Key No. 23); and the Station A buildings (including the four-story unreinforced masonry turbine hall building, see Key No. 16) and adjoining concrete with brick façade switching center building (see Key No. 15).

Although shown on Figure 3, the three large fuel oil storage tanks in the Power Station sub-area (see Key No. 6) were demolished in mid-2017 and are no longer present. PG&E is currently performing remediation of contaminants at the Power Station sub-area, as discussed further below under *Summary of Site Conditions*.

The PG&E sub-area is currently used by PG&E for storage and construction staging. It also houses power transmission equipment. The sections of the Port sub-area on the east side of the project site consist primarily of vacant land with unmaintained landscaping surrounded by a fence, rip rap, and some shoreline improvements. The sections of the Port and City sub-areas in the south portion of the project site, and privately-owned Southern sub-area, are currently part of 23rd Street and are paved.

The project site is located within the Central Waterfront neighborhood.¹ Adjacent land uses in the general vicinity of the project site consist primarily of industrial, warehouse, and vacant uses. Directly to the north of the project site is the 35-acre Pier 70 Mixed-Use District Project, which is currently proposed for rehabilitation and redevelopment. This area consists of historic shipyard property that is now used for a variety of temporary uses, including event venues, artist studios, storage, warehouse, parking, recycling yard, and office space. The Pier 70 Mixed-Use District Project has been approved for development of up to approximately 5.3 million gsf of residential, commercial, retail/arts/light-industrial, and open space uses and improvements to existing structures; construction is planned to occur over several development phases from 2018 through 2029. San Francisco Bay lies directly east of the project site, with the site located along the central waterfront between

¹ The Central Waterfront neighborhood includes all of the Dogpatch neighborhood and the eastern portion of the Potrero Hill neighborhood.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Piers 70 and 80. To the south of the project site, across 23rd Street, are commercial warehouse uses, including DHL Express and SF Storage, and the PG&E Transbay Cable converter station. Farther to the south, and along the bay shore is Warm Water Cove Park. To the west of the project site, across Illinois Street from the PG&E sub-area, is the American Industrial Center, a large, multi-tenant light industrial building. Adjacent to the project site to the west of the Power Station sub-area is PG&E's Potrero Substation, a functioning high-voltage transmission substation serving San Francisco. Farther west beyond the American Industrial Center are the residential areas of the Potrero Hill and Dogpatch neighborhoods. The nearest existing residential uses are located on Third Street west of the project site.

Zoning and Land Use Designations

Zoning and Height and Bulk Districts. The Power Station sub-area is zoned M-2 (Heavy Industrial) and located in a 40-X Height and Bulk District. The Port sub-area is zoned M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution and Repair – General) and is located in a 40-X Height and Bulk District. The PG&E sub-area is zoned M-2 (Heavy Industrial) and located in the 40-X and 65-X Height and Bulk Districts. **Figure 4** shows the existing zoning at the project site.

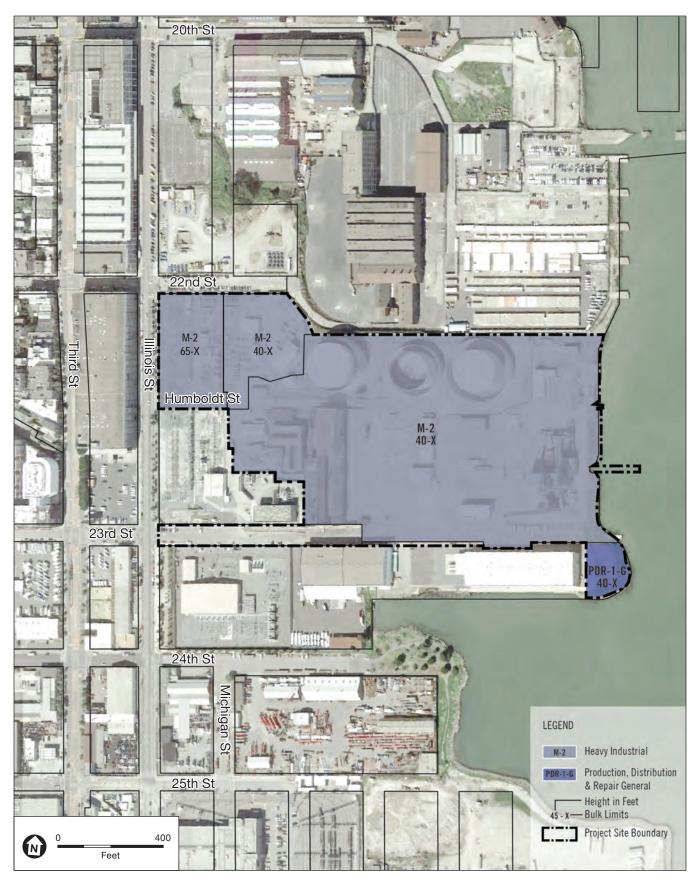
General Plan Land Use Designations. The project site is located within the southeastern portion of the Central Waterfront Area Plan (shown on Figure 1), which is one of the four plan areas covered by the Eastern Neighborhoods Area Plan that was adopted in 2009. Goals for the Central Waterfront include: "encourage development that builds on the Central Waterfront's established character as a mixed-use working neighborhood;" "establish a land use pattern that supports and encourages transit use, walking, and biking;" and "better integrate the Central Waterfront with the surrounding neighborhoods and improve its connections to the Port land and the water's edge."

Port Waterfront Land Use Plan. The waterfront parts of the Port sub-area are located within the southern waterfront portion of the Port's Waterfront Land Use Plan, which was adopted in 1997 and is being updated. Objectives for the Port's southern waterfront include: "enhance public access and open space."

Summary of Site Conditions

The project site has been used for various power producing and industrial activities since the mid-1800s.² Starting in the 1870s and continuing until the 1930s, PG&E and its predecessors used the northeastern portion of the site for manufactured gas plant operations. Around 1910, PG&E began operating a power plant on the site, which continued to be operated by NRG Potrero LLC and its predecessors after PG&E sold the site in 1999. The power plant ceased operations in 2011. Hazardous materials from these and other industrial operations have been identified in the soils and groundwater at the site. When it sold the property, PG&E retained the responsibility to characterize and remediate soil, soil gas, and groundwater, and remediation of the site is currently underway under the oversight of the San Francisco Regional Water Quality Control Board (regional board), irrespective of the proposed project.

² Geosyntec Consultants, Phase I Environmental Site Assessment, Former Potrero Power Plant, San Francisco, California. August 19, 2016.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

For the purposes of remediation, the project site is divided into five remediation areas,³ with one additional offshore remediation area for a total of six, as depicted on **Figure 5**. The remediation process for each of these areas includes conducting sampling; preparing a risk assessment; implementing appropriate remediation measures; preparing a risk management plan; and executing deed restrictions for current and future land owners. In general, PG&E's remediation plans involve removal of affected soils in some areas, in-place stabilization of areas with cement mix where affected soils are deeper, and installation of a durable cover across the entire site.

Remediation is complete at two of these six areas, comprising 60 percent of the site (i.e., the Station A remediation area, and North Switchyard and General Construction Yard remediation area), the other four are currently in various stages of the remediation decision-making process, as summarized below.

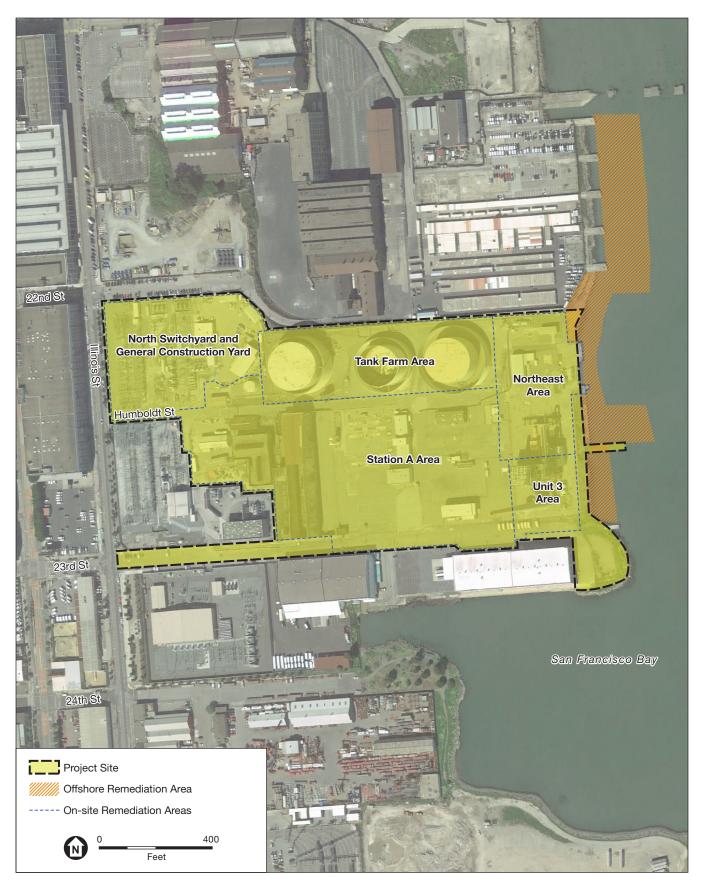
- Station A remediation area (approximately 13 acres)—Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present in the soil. In 2015, the regional board approved a risk management plan for the Station A area that includes leaving the soil and groundwater in place and installing a durable cover to prevent contact with site soils. On February 13, 2017, the regional board issued a no further action letter for the Station A area.⁴ The regional board recorded a land use covenant that restricts future uses of the Station A area to industrial and commercial uses and requires compliance with the risk management plan. Other more sensitive land uses, such as residential, parks or playgrounds, are permitted in this area if the pre-agreed procedures specified in the risk management plan are completed and the regional board provides written approval. The project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. In some instances, it is anticipated that the findings of the risk assessment will show that the cover remedy imposed for commercial/industrial use is also protective for residential use so no additional remedial actions would be required. In many instances, it may be necessary to install vapor barriers or vapor recovery systems in residential buildings, and it is also possible targeted removal of contaminants may be necessary to allow residential use.⁵
- Unit 3 remediation area (approximately 1.5 acres)—This remediation area includes the Unit 3 power generation facility, which was shut down in 2011. Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present. On September 15, 2017, the regional board approved the site investigation report and human health risk assessment for the Unit 3 area.⁶ Based on similarities between this area and the Station A area, the regional board anticipates that the appropriate remedy for this area will include installation of a durable cover as well as preparation of a risk management plan and deed restriction, and PG&E is now in the process of updating

³ Paul Hastings, 2017. Memorandum to Environmental Science Associates from Gordon Hart and Lisa Lowry regarding Potrero Power Plant Overview of Site Conditions, Ongoing Remediation, and Planned Development. October 13, 2017.

San Francisco Bay Regional Water Quality Control Board, No Further Action, Station A Area, Former Potrero Power Plant,
 1201 Illinois Street, City and County of San Francisco. February 13, 2017.

⁵ Paul Hastings, 2017. Memorandum to Environmental Science Associates from Gordon Hart and Lisa Lowry regarding Potrero Power Plant Overview of Site Conditions, Ongoing Remediation, and Planned Development. October 13, 2017.

⁶ San Francisco Bay Regional Water Quality Control Board, Approval of October 7, 2016, Former Unit 3 Power Generation Facility Investigation and Human Health Risk Assessment Report, Potrero Power Plant, City and County of San Francisco. September 15, 2017.



SOURCE: Geosyntec, 2017; Google Earth, 2017

Potrero Power Station Mixed-Use Development Project

Figure 5 Remediation Areas the plan for the Station A area to cover this area as well. PG&E anticipates that the final remedy could be in place by the end of 2017. It is expected that the same land use restrictions that apply to the Station A area for commercial and industrial uses will apply to the Unit 3 area, including the potential for a written variance by the regional board for a change in land use.

- Northeast remediation area (approximately 3.5 acres)—This area has been affected by releases from a former manufactured gas plant that was located on the Power Station sub area. Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present. The Northeast Area is covered by a durable cover consisting of building foundations, pavement, or hardscape. The human health risk assessment for this area concluded that vapor intrusion mitigation measures may be required if new structures for human occupancy are constructed. PG&E prepared a draft remedial action plan for this area in January 2016, and the regional board approved the plan in July 2016.⁷ Durable covers will be placed over the entire remediation area to prevent human contact with the soil, and long-term groundwater monitoring will be required. Remediation is expected to begin in 2018. As part of the final remedy, it is anticipated that land uses in this area will be restricted to industrial or commercial uses and that the regional board will require compliance with a remedial action plan similar to the one for the Station A area, described above, including the specified provisions for changing future land uses to more sensitive uses. As with Station A, the project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.
- Tank Farm remediation area (approximately 4 acres) This area included three large above-ground fuel tanks formerly used to house fuel oil and blended mixtures of distillate fuels consisting of Jet A, kerosene, and diesel.⁸ The tanks were removed in the spring of 2017, and PG&E is currently developing a work plan to investigate and characterize chemicals of concern in the soil, soil vapor, and groundwater. It is anticipated that PG&E will complete investigation of the Tank Farm Area and develop a remedy consisting of a durable cover, risk management plan, and deed restriction that allows use of the property for commercial/industrial uses. PG&E projects that the remedial action plan will be completed by the end of 2019. The final remedy is expected to include a risk management plan that will likely contain procedures for seeking regional board approval for changes in land uses to more sensitive uses, similar to that described above for the Station A area. As with Station A, the project sponsor plans to submit a request to the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.
- North Switchyard and General Construction Yard remediation area (approximately 4.8 acres, within the *PG&E sub-area*) Chemicals of concern have been identified in the soil and groundwater in this area, and

⁷ California Regional Water Quality Control Board, San Francisco Bay Region, Resolution No. R2-2016-0027, Approval of the Remedial Action Plan for: Potrero Power Plant Northeast Area and a Portion of the Southeast Area of Pier 70, Potrero Power Plant Site, 1201 Illinois Street, City and County of San Francisco. July 7, 2016.

 ⁸ Geosyntec Consultants, Phase I Environmental Site Assessment, Former Potrero Power Plant, San Francisco, California. August 19, 2016

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naturally-occurring asbestos is also present; no information is available on chemicals in soil vapors. In 2012, the regional board issued a no further action letter for this portion of the PG&E property; at that time, the regional board observed that this area was expected to remain in operation into the foreseeable future. PG&E prepared a site management plan that specifies requirements for the protection of human health and the environment during construction or maintenance activities such as soil excavation that could penetrate the durable cover or otherwise result in exposure to the site soil. The regional board and PG&E recorded a deed restriction for the North Switchyard and General Construction Yard in January 2012. The deed restriction requires maintenance of the site cap and compliance with the site management plan. The deed restriction also limits future land uses of the site to commercial and industrial purposes and specifies notification requirements for any excavation work greater than 50 cubic yards of soil. The site management plan provides that the plan be updated if there are changes in land use, and any updates to the plan must be approved by the regional board. As with Station A, the project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.

• Offshore remediation area (adjacent to the project site) — PG&E prepared a remediation plan for the Offshore Sediment Area in February 2017. The planned remedial approach for the offshore sediments includes dredging up to several feet of sediment from near the bay shoreline to remove those sediments with the highest concentration of hazardous substances. An engineered erosion protection cap or revetment will be placed over the affected area. PG&E's remedial action will also include replacement of the revetment constructed as part of an interim remedial measure in 2010, described above for the Northeast Area. Additional remediation is planned in the transition zone, 100 to 150 feet offshore. PG&E anticipates implementing the offshore sediment remediation in the spring of 2019.

Historic Resources

A large portion of the project site is located within the Third Street Industrial District, which is eligible as an historic district on the California Register of Historical Resources, as identified as part of the Central Waterfront Historic Resources Survey Summary Report in 2008. This district, shown on Figure 1, encompasses the highest concentration of light industrial and processing properties remaining in the Central Waterfront District. The district includes good examples of the late 19th and early 20th century American industrial design.⁹

The project site contains four extant properties previously determined to be contributors to the Third Street Industrial District. The Meter House (ca. 1902) and the Compressor House (ca. 1924) were determined to be individually eligible for the California Register based on their associations with the PG&E gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. Station A (ca. 1901) and the Gate House (ca. 1901) were also determined to be contributors to the Third Street Industrial District,

⁹ Page & Turnbull, 2017. Potrero Power Station Historic Resource Evaluation—Part One. San Francisco, CA. Prepared for Associate Capital, September 1, 2017.

but these two buildings were found not to be individual resources due to impacted integrity. These buildings were primarily constructed of brick in the American Commercial style.

No buildings on the project site are listed in the National Register of Historic Places.

PROJECT CHARACTERISTICS AND COMPONENTS

The Potrero Power Station Mixed-Use Development project would rezone and establish development controls for a multi-phased, mixed-use development at the project site. The project would include amendments to the General Plan and Planning Code, and create a new Potrero Power Station SUD. The SUD would establish land use controls for the project site and incorporate design standards and guidelines in a new Potrero Power Station Design for Development document (D for D). The Zoning Maps would be amended to show changes from the current zoning to the proposed SUD zoning. The Zoning Map amendments would also modify the existing height limits on the portions of the project site not owned by the Port. The proposed project would include market-rate and affordable residential uses, commercial mixed uses (including office and R&D/life science uses), hotel use, PDR uses, retail uses, community facilities uses and other active uses, and parking. The proposed project would also include public access areas and open space, playing fields and other active open space uses, shoreline improvements, an internal grid of public streets, shared public ways, and utilities infrastructure. Overall, the proposed project would construct up to approximately 5.3 million gsf of development.

Table 1 summarizes the project's characteristics, including a description of the types and amounts of proposed land uses, details regarding proposed dwelling units, building height limits, vehicle and bicycle parking, and other descriptors. It should be noted that the proposed project incorporates a flexible land use program, in which certain blocks on the project site may be designated for either residential or commercial uses (referred to as "flex blocks"), depending on market conditions, and could affect the type and amount of land uses on those blocks. Accordingly, the proposed project could include between approximately 2.4 and 3.0 million gsf of residential uses (between about 2,400 and 3,000 dwelling units), and between approximately 1.2 and 1.9 million gsf of commercial uses. The proposed project would also include over 925,000 gsf parking, approximately 100,000 gsf of community facilities, and approximately 6.3 acres of open space.

The proposed project would demolish about 20 existing structures on the project site, including the two historic buildings in the Power Station sub-area — the Meter House and the Compressor House — which have been identified as eligible for the California Register. Two other historic properties in the Power Station sub-area — Station A and the Gate House — would also be demolished as part of the proposed project; these two properties have been identified as contributors to the historic Third Street Industrial District, but neither are considered individual resources because of their current lack of integrity. Under the proposed land use program, the project would rehabilitate Unit 3 power block, and convert the Unit 3 power block into a hotel. However, under the proposed flexible land use program, residential land use could be developed on Block 9 instead of a hotel, in which case, the Unit 3 power block would be demolished.

Project Characteristic	Metric			
Project Site Size and Shape	Dimens	ions		
Area	29.0 acres			
Maximum Length and Width	Approximately 1,650 feet by 950 feet			
Proposed Land Use Program ^b	Area (gsf)			
Residential	2,682,427			
Commercial (Retail)	107,439			
Commercial (Office)	597,723			
Commercial (R&D/life science)	645,738			
Commercial (Hotel)	241,574			
Commercial (PDR)	45,040			
Community Facilities	100,938			
Parking	946,981			
Total Building Area	5,367,860 gsf			
Proposed Dwelling Units	Number	Percentage (approximate)		
Studio	388	14.5%		
1-Bedroom	1,159	43.2%		
2-Bedroom	867	32.3%		
3-Bedroom	268	10.0%		
Total Dwelling Units	2,682	100%		
Proposed Parking	Number			
Vehicle Parking Spaces ^c	2,622			
Car Share Spaces	50			
Bicycle Parking ^d				
Bicycle Parking Class 1	1,567			
Bicycle Parking Class 2	262			
Total Bicycle Parking	1,829			
Open Space	Area (gsf)			
Publically Accessible Open Space	Approximately 6.3 acres			
Private Open Space	36 square feet per unit if located on balcony, or 48 square feet per unit if commonly accessible to residents			
Building Characteristics	Area (gsf)			
Stories	5 to 30 stories			
Height	65 to 180 feet; one building at 300 feet			
Ground Floor	All blocks would include ground floor active/retail/production space			
Basements	All development blocks would allow but not require one below- grade level of vehicle parking spaces ^e			

 TABLE 1

 POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT CHARACTERISTICS^a

TABLE 1 (CONTINUED) POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT CHARACTERISTICS^a

NOTES:

gsf = gross square feet; R&D = research and development; PDR = production, distribution, and repair

^d The number of bicycle parking spaces reflects Planning Code requirements, as follows.

- Residential: One Class 1 bicycle parking space for each dwelling unit up to 100 plus one space for every four units in excess of 100; one Class 2 bicycle parking space for every 20 dwelling units.
- Office: One Class 1 bicycle parking space for every 5,000 square feet of occupied floor area; two Class 2 bicycle parking spaces up to 5,000 square feet of OFA plus one for each 50,000 square feet of OFA in excess of 5,000 square feet.
- Laboratory and PDR: One Class 1 bicycle parking space for every 12,000 square feet of OFA; two Class 2 bicycle parking spaces up to 50,000 square feet of OFA, and an additional two for laboratory spaces in excess of 50,000 square feet of OFA.
- Retail: One Class 1 bicycle parking space per 7,500 square feet of OFA; two Class 2 bicycle parking spaces plus one per 2,500 square feet up to 50,000 square feet.

• Hotel: One Class 1 space per 30 rooms; one Class 2 space per 30 rooms and one Class 1 space per 5,000 square feet of conference space.

^e Basement parking is accounted for in the above line item for parking.

SOURCE: California Barrel Company, EEA PPA Application Package, Potrero Power Station Mixed Use Development, October 2017

Proposed Land Use Plan

Figure 6 presents the proposed land use plan. As shown in Figure 6, Blocks Nos. 4, 12, and 14 would have a "Flex Residential or Commercial" land use designations, and Block No. 9/Unit 3 would have a "Flex Hotel or Residential" land use designation. Otherwise, blocks in the northwest and central interior portions of the project site would be designated "Residential," and blocks along the project site's north and south sides would be designated "Residential and District Parking Garage." Areas designated "Publicly Accessible Open Space" would be located along east-west and north-south axes within the interior of the project site and along the waterfront adjacent to the bay. Ground floor frontages along 23rd Street would host PDR use, and ground floors on blocks fronting the waterfront and open space areas would contain retail (e.g., outdoor cafes and dining). All other ground floors would contain active uses (e.g., neighborhood retail or residential units).

Under the proposed project, the existing Unit 3 power block is proposed to be rehabilitated and converted into a hotel, with public access at the ground floor and a rooftop bar. In addition, the 300-foot tall Stack would be seismically stabilized and preserved. A plaza in front of Unit 3 and at the base of the Stack would connect the structure to a proposed Power Station Park. However, as noted above, if residential land use is developed on Block 9 instead of a hotel, then the Unit 3 power block would be demolished.

The proposed project could include the construction of a dock to be used for fishing and to allow people to access the water from the project site. The facility would have a pile-supported fixed pier structure that extends out over and above the tidal zone. An approximately three-foot-wide, 80-foot-long gangway would extend from the fixed pier to a floating dock, which would be held in place by guide piles. The floating dock would be approximately 15 feet wide and 120 feet long, and composed of composite boxes with foam infill or reinforced concrete. The elevation of the pier structure is proposed to be slightly higher than current elevations of the shoreline to account for sea level rise in the future.

^a All numbers in this table are approximate.

^b The proposed project includes a number of Flex Blocks, for which either residential or certain commercial uses may ultimately be selected. The numbers shown in this table show the anticipated development of the flex blocks, assuming either residential or commercial development at each flex block. The EIR will discuss the potential for variation in the total amount of residential and commercial development on the Flex Blocks.

^c 0.6 space per residential unit; one space per 1,500 square feet of commercial office, R&D/life science, or PDR uses; 3 spaces per 1,000 square feet of grocery store use.



⁵ SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Height and Bulk

Figure 7 presents the proposed height district plan. The proposed project would include amendments to the Zoning Map on the portions of the project site not owned by the Port to modify the existing height limits of 40 and 65 feet to heights ranging from 65 up to 300 feet. As shown in Figure 7, proposed height limits would generally step up from east to west across the project site and then step down again towards Illinois Street. Block 9 and the eastern portion of Block 4 would have proposed height limits of 65 feet facing the bay. Blocks 1, 5 and 7 would contain up to 180-foot height limits, and Block 6 would have a 300-foot height limit. Several of the project site blocks (No. 1, 6, 7 and 8) would allow for podium structures with height limits (65 to 85 feet) lower than the upper level heights; and other blocks (4 and 5) would have split zoning heights.

Design for Development

The Design for Development (D for D) would be adopted as part of the proposed SUD. The D for D would articulate standards and guidelines for building design, open space character, and the public realm. Standards in the D for D would be mandatory, measurable, and quantitative design specifications. The design guidelines would be more qualitative and flexible. The proposed Planning Code amendments (included in the SUD) and the D for D would, together, guide and control all development within the SUD after project entitlements are obtained. Subsequent submittals of proposed building designs would be evaluated for consistency with both the SUD and the D for D.

The D for D would establish controls for bulk restriction, articulation and modulation, building materials and treatment, building frontage utilization, design parameters for open space, streets, and parking and loading standards.

Open Space Improvements

As shown in **Figure 8**, the proposed project would provide approximately 6.3 acres of publically accessible open space. These improvements are intended to complement the planned adjacent Pier 70 Mixed-Use District Project waterfront improvements; extend the Blue Greenway and Bay Trail through the project site; and create an urban waterfront space, activated by the proposed uses in the buildings adjacent to the waterfront-facing open spaces. Key components of the open space program area are described below:

- *Waterfront Park and Potrero Nuevo Point Park.* This proposed approximately 2.8-acre waterfront park would extend the Blue Greenway and Bay Trail from the Pier 70 Mixed-Use District Project through the project site, and provide spill-out spaces for retail, quiet spaces, waterfront viewing terraces, and a waterfront playground. The adjacent proposed Potrero Point Park on the Port sub-area would contain a 1.2-acre park that would extend as a bulb-shaped area into the bay.
- *Louisiana Paseo.* This proposed 0.7-acre plaza-type open space adjacent to Blocks 6 and 10 would have spill out space for outdoor dining, and a path to the proposed Power Station Park.
- *Power Station Park.* This proposed 1.2-acre central green space would extend east-west through the interior of the project site and connect the Louisiana Paseo to the waterfront. This park would contain



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

flexible lawn spaces suitable to accommodate two adjacent U-6 soccer fields.¹⁰ The portion of the proposed Power Station Park between the Louisiana Paseo and Maryland Street would be intended for community building activities such as an outdoor game room.

• *Rooftop Soccer Field.* A public open space is proposed on a portion of the roof of the parking structure on Block 5. This rooftop open space would include a 0.7-acre U-10 soccer field.¹¹

Vehicle Parking

As shown in Table 1, the proposed project would provide between 2,622 and 2,690 vehicle off-street parking spaces, depending on the final use of each flex block. No off-street parking would be provided for proposed retail uses on the project site. The proposed centralized parking facility to be located at the intersection of Humboldt Street and Georgia Street would contain approximately 756 parking spaces. All parking would be accessory to principal uses. Approximately 35 on-street passenger loading spaces would be provided along the internal streets and approximately 34 commercial delivery spaces would be provided, either through inbuilding loading docks or on-street loading zones along the internal streets. Additionally, the project would be designed with about 179 on-street parking spaces.

All development blocks would allow—but not require—parking one level below-grade or parking within above-grade podium levels wrapped with active uses. The proposed project would include 50 car-share parking spaces located in a limited number of on-street parking spaces, as well as in buildings with podium/underground parking and in the proposed centralized parking facility.

Bicycle Parking

At least 1,417 Class 1 bicycle parking spaces would be located either on the ground floor of each building or in the first sub-grade level of each building, and in all events in the locations compliant with the Planning Code. The proposed project would include 259 to 262 Class 2 bicycle parking spaces, all of which would be located in the right-of-way adjacent to each building or in the publicly accessible open space.^{12,13}

Transportation and Circulation Plan

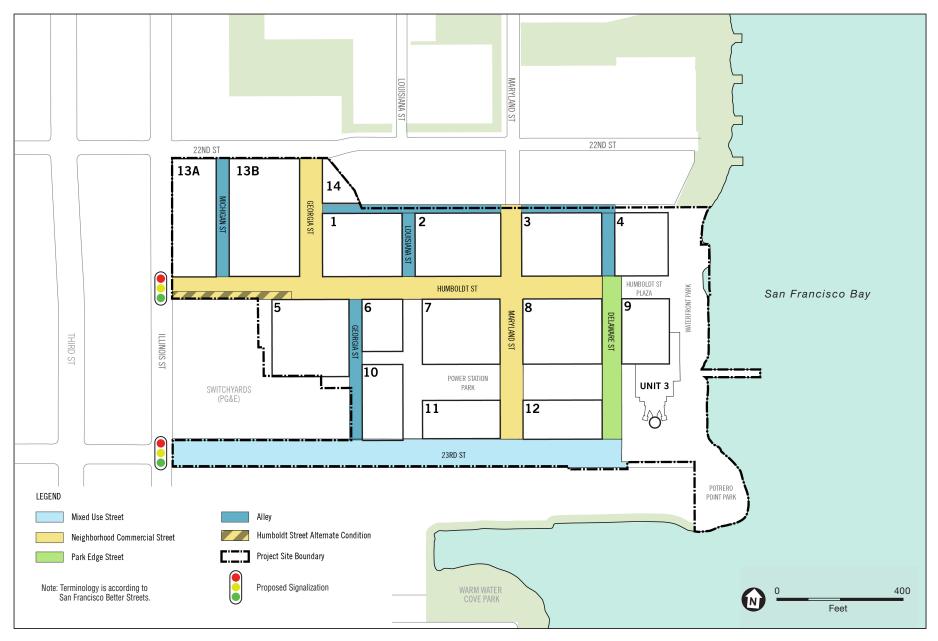
Figure 9 shows the proposed street plan. The north-south streets include Michigan, Georgia, Maryland, and Delaware Streets, which would connect the project site to 22nd Street; Georgia, Maryland, and Delaware Streets would connect to 23rd Street, although Georgia Street would be slightly offset at Humboldt Street before connecting to 23rd Street. East-west streets include Humboldt and 23rd Streets, which would connect

¹⁰ U-6 soccer fields refer to soccer fields for children under six years old, and generally measure approximately 20 yards in width by 30 yards in length.

¹¹ U-10 soccer fields refer to soccer fields for children under ten years old, and generally measure approximately 40 yards in width by 60 yards in length.

¹² Average number presented; the actual number of bicycle parking spaces will vary based on the selected use of each Flex Block.

¹³ Section 155.1(a) of the planning code defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees" and defines class 2 bicycle spaces as "spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use."



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

to Illinois Street on the west and Delaware Street on the east. The proposed interior neighborhood streets are Georgia Street, Maryland Street, and Delaware Street, each in a north-south alignment. Delaware Street, north of Humboldt Street, would become a shared public way with the street and pedestrian walking surface at the same grade as it enters the Pier 70 Mixed-Use District Project. A service lane would be added at the northern boundary of the project site, straddling the property line with the Pier 70 Mixed-Use District Project.

As shown on Figure 9, the project includes a Humboldt Street alternate condition, which applies only to the westernmost segment of Humboldt Street located on PG&E property. The proposed project would expand the width of Humboldt Street along its entire extent across the project site, but this alternate condition would occur only if PG&E does not agree to the proposed street width on its property, in which case the roadway would be narrower along this segment.

The proposed street improvements would connect to the planned development in the Pier 70 Mixed-Use District Project to create a continuous street network in the project vicinity, and similarly, the planned extended Blue Greenway and Bay Trail would provide pedestrian access along the waterfront between the Pier 70 Mixed-Use District Project and the project site. Georgia, Maryland, Michigan, and Delaware Streets¹⁴ would connect the project site to the Pier 70 Mixed-Use District Project.

The proposed project would include vehicular, bicycle, and pedestrian improvements to 23rd and Humboldt Streets to accommodate the anticipated increase in on-site activity.

The proposed new streets would provide access for emergency vehicles, on-street parking, and off-street passenger and freight loading. Humboldt, Maryland, and Delaware Streets would be designed as primary onstreet loading corridors. The project site would be accessible for all modes of transportation via 23rd Street, Humboldt Street, Georgia Street, and Maryland Street, Michigan Street, Louisiana Street, and Delaware Street.

The proposed project would include the installation of traffic signals at the intersections of Illinois Street with both 23rd and Humboldt Streets.

Transit. A bus stop would be built on the project site to accommodate the proposed SFMTA "XX" bus route at the intersection of Maryland Street and 23rd Street. The proposed XX bus route would enter the project site on Maryland Street from the Pier 70 Mixed-Use District Project, and a bus layover would be located on 23rd Street between Maryland and Delaware Streets. The proposed bus layover would accommodate two, 40-footlong buses and would provide a bathroom facility nearby for drivers.

Pedestrian and Bicycle Network. The proposed project would include a pedestrian and bicycle network. It would allocate space for bike share dock(s) onsite and include a network of new pedestrian pathways and Class I and II bicycle facilities to contribute to the continuous Blue Greenway/Bay Trail that provides continuous waterfront access from the Embarcadero, including Crane Cove Park, Slipways Commons, and Warm Water Cove.

¹⁴ The connection on Delaware Street would be for pedestrians only.

Transportation Demand Management. The proposed project would include a Transportation Demand Management program (TDM). With a goal of achieving a sustainable land use development, the TDM would prioritize pedestrian and bicycle access and implement measures to encourage alternative modes of transportation. Alternative modes of transportation would be encouraged through building a dense, walkable, mixed-use, transit-oriented development, encouraging bicycling and walking and prioritizing safety, especially for bicyclists and pedestrians.

Key strategies in the TDM would be bike sharing stations and other means to encourage bicycle use, unbundled parking, car-sharing services, and other approaches to discourage use of single-occupant private vehicles. The proposed project would implement amenities and education strategies regarding transportation choices, including real-time occupancy data for shared parking facilities and production of brochures and newsletters.

The TDM would also include a shuttle service program, anticipated to provide service at 15-minute intervals during peak times, and provide access to the BART 16th Street station and Caltrain station at Fourth and King Streets.

Infrastructure and Utilities

In addition to transportation and circulation improvements, the proposed project would develop other infrastructure and utilities systems to support the proposed uses. This would include the following:

- *Potable Water*. The project would construct potable water distribution pipelines within the planned streets that would connect to existing water lines in 23rd and Illinois Streets. To reduce potable water demand, high-efficiency fixtures and appliances would be installed in new buildings.
- *Recycled Water.* The project site is located within a designated recycled water use area, and the project would provide the piping needed to distribute recycled water when it becomes available, as required under San Francisco's Recycled Water Use Ordinance.
- *Non-potable Water*. Similarly, the project would comply with San Francisco's Non-potable Water Ordinance and would include the diversion and reuse of graywater and rainwater for toilet and urinal flushing and irrigation.
- *High Pressure Water*. The proposed project would include the extension of the high pressure auxiliary water supply system (AWSS) distribution line to the project site by connecting to the existing 14-inch line in Third Street at its intersection with 23rd Street. The line would be installed in 23rd Street to the intersection with Maryland Street, and then extend through the site, northerly in Maryland Street, and connect to the AWSS system proposed to be constructed under the Pier 70 Mixed-Use District Project.
- *Wastewater*. Wastewater from the project site is currently collected and conveyed in the existing combined sewer system within Illinois Street and treated at the Southeast Water Pollution Control Plant. The project would extend wastewater collection lines throughout the project Site. The wastewater within the Power Station sub-area would be collected and conveyed to a pump station on the eastern portion of the site. From the pump station a force main would convey the wastewater to the existing combined sewer system.

- *Stormwater*. The proposed project would include a stormwater management system that would meet the City's stormwater management ordinance. The system would be designed with low-impact design concepts and stormwater management systems, designed to retain and reuse some of the stormwater captured on site. The proposed project also may treat and discharge stormwater via outfalls to the bay, adhering to San Francisco Public Utilities Commission and Regional Water Quality Control Board requirements.
- *Electricity*. The project site has electrical service from existing overhead power lines adjacent to the site. The proposed project would extend underground electrical distribution lines to serve each proposed building. Other existing electrical facilities within the site will either be maintained or relocated.
- *Natural Gas.* There is existing natural gas service to the project site in Humboldt Street. The proposed project would extend natural gas distribution lines throughout the project site, connecting to the existing facilities on Illinois Street and 23rd Street.

Sustainability Plan

The proposed project would establish a Sustainability Plan that outlines performance and monitoring criteria for its operation. To address the potential hazard of future sea level rise in combination with storm and high tide conditions, the proposed project would make physical improvements to the shoreline, such as berms, seawalls, or rip rap replacement. As part of the first construction phase, elevations at the shoreline would be increased by approximately 3 to 7 feet to address sea level rise risk and wave run-up, and the finished floor elevations for the ground floors of buildings on Blocks 3, 4, 8, 9, and 12 would be increased to take into account the potential 100-year flood with future sea level rise of up to 66 inches.

The proposed project would comply with the state's Title 24 energy efficiency requirements, the San Francisco Green Building Requirements for renewable energy, and the Better Roof Requirements for Renewable Energy Standards. At least 15 percent of the roof area of residential and commercial buildings would be equipped with roof-mounted or building integrated solar photovoltaic systems and/or roof-mounted solar thermal hot water systems. Different approaches to the energy system, including a district energy system distribution loop or capturing heat from the district's wastewater system, will be explored as part of the Sustainability Plan to be included in the proposed project.

PROJECT CONSTRUCTION

Construction Schedule

Construction of the proposed project is anticipated to occur in phases over the course of 16 years, from 2020 to 2036. The initial phase of construction (Phase 0), from 2020 to approximately 2022, would include demolition, site preparation and rough grading for the entire project site, including construction of interim surface parking improvements for use by construction vehicles as well as site users prior to the construction of permanent parking facilities.

After the initial construction phase (Phase 0), there would be seven construction phases corresponding to seven areas, each consisting of two to three blocks and associated areas for streets and open spaces. Construction duration in each area would range from five to six years, with construction activities occurring

up to six days a week. Nighttime construction activity would likely occur during Phase 1, before there is residential occupancy in the project site. Throughout the project site, construction activities in each area would commence following completion of remediation activities in that area, and all construction would be conducted consistent with requirements of the applicable regional board-approved risk management plan.

Figure 10 shows the proposed seven areas for the construction phasing, and **Table 2** presents the anticipated construction schedule for each phase. However, Phases 6 and 7 would be within the PG&E sub-area, and construction of these areas and the adjacent street improvements would only occur when and if PG&E authorizes construction of these phases.

CONSTRUCTION SCHEDULE BY PHASE							
Start	Finish	Duration					
2020	2022	3 years					
2021	2026	6 years					
2023	2027	5 years					
2025	2029	5 years					
2027	2032	6 years					
2029	2033	5 years					
2030	2034	5 years					
2031	2036	6 years					
	Start 2020 2021 2023 2025 2027 2029 2030	Start Finish 2020 2022 2021 2026 2023 2027 2025 2029 2027 2032 2029 2033 2030 2034					

 TABLE 2

 CONSTRUCTION SCHEDULE BY PHASE¹⁵

Demolition, Soil Excavation and Grading

As noted above, the project would require demolishing about 20 structures, encompassing about 100,000 square feet.

The proposed grading plan would maintain the existing drainage patterns of the project site, with elevations sloping gently west to east toward the waterfront. The proposed elevations of the public access areas and proposed buildings along the waterfront, and as noted above, would include protection from sea level rise.

Although PG&E's environmental remediation activities are independent of the project, the project may include excavation by the project sponsor of contaminated soil and other remedial measures to the extent the regional board requires such activities to allow residential use or to address previously unknown contaminants discovered during the course of project construction. Soil excavation would also occur during construction of the proposed project, including, for example, to allow construction of subterranean parking garages.

¹⁵ All dates in Table 2 are approximate estimates and could be affected by market conditions, PG&E's remediation process, the City's permitting process, among other factors.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

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Building Foundations

Construction of the proposed project would require deep foundations for moderately to heavily loaded structures built in areas outside (bayward) of the historic 1851 shoreline (shown on Figure 1), but shallow foundations made with spread footings with slab-on-grade or a structural mat foundation could be used inland of the historic 1851 shoreline. Structures in the vicinity of the historic 1851 shoreline may be founded on intermediate foundations using spread footings or a structural mat foundation, underlain by improved soil. Shallow foundations are currently anticipated for Phases 2, 4, 6, and 7. Deep foundations are anticipated during Phases 1 and 3. Phases 1, 3, and 4 may involve intermediate foundations.

Deep foundations would be comprised of steel pipe-piles driven to bedrock. Pile driving operations would likely be performed over a maximum duration of six weeks per building, with about two piles installed per hour, on average, and approximately 400 to 500 piles per structure. The maximum pile length for the project is anticipated to be 70 feet, and pile diameters are anticipated to range from 14 to 16 inches in diameter. The project would include controlled rock fragmentation on the project site as an alternative to blasting, where appropriate.

REQUIRED PROJECT APPROVALS

The proposed project is subject to review and approvals by several local, regional, state, and federal agencies. Certification of the Final EIR by the San Francisco Planning Commission, which would be appealable to the San Francisco Board of Supervisors, is required before any other discretionary approval or permits would be issued for the proposed project. The proposed project may require major project approvals and/or plan amendments from the following:

Federal Agencies

U.S. Army Corps of Engineers

• Possible Clean Water Act section 404/Rivers and Harbors Act section 10 Permit

U.S. Fish and Wildlife

• Approval and/or permits for potential impacts to federally listed species under the federal Endangered Species Act

National Marine Fisheries Service

- Possible Essential Fish Habitat Consultation
- Possible Federal Endangered Species Act Consultation

State and Regional Agencies

San Francisco Bay Conservation and Development Commission

• Approval of permits for improvements and activities within the commission's jurisdictions

Regional Water Quality Control Board - San Francisco Bay Region

• Approval of Section 401 water quality certification

Notice of Preparation of an EIR

November 1, 2017

- Approval of requests for residential or other sensitive uses in areas with a land use covenant restricting such uses without regional board approval
- Site-specific approval of soil disturbance activities under the applicable Risk Management Plan
- General Construction Stormwater Permit

Bay Area Air Quality Management District

• Approval of any necessary air quality permits (e.g., Authority to Construct and Permit to Operate) for individual air pollution sources, such as boilers and emergency diesel generators

California Public Utilities Commission

• Approval of any relocated PG&E operations, if applicable

California Department of Fish and Wildlife

• Approval and/or permits for potential impacts to state-listed and California Department of Fish and Wildlife managed species under the California Endangered Species Act.

Local Agencies

San Francisco Board of Supervisors

- Approval of general plan amendments
- Approval of planning code amendments and associated zoning map amendments
- Approval of a Development Agreement
- Approval of Final Subdivision Map
- Approval of street vacations, dedications and easements for public improvements, and acceptance (or delegation to Public Works Director to accept) of public improvements, as necessary

San Francisco Planning Commission

- Certification of the Final EIR
- Approval of Proposition M Office Allocation per Planning Code section 321, to the extent applicable
- Approval of Special Use District Design for Development
- Initiation and recommendation to board to approve amendments to the general plan
- Initiation and recommendation to the board to approve planning code amendments adopting a Special Use District and associated zoning map amendments
- Recommendation to board to approve a Development Agreement

San Francisco Port Commission

- Adoption of findings regarding Public Trust consistency, if applicable
- Consent to a Development Agreement and recommendation to the board to approve, if applicable
- Approval of project construction-related permits for property within Port jurisdiction
- Approval of Construction Site Stormwater Runoff Control Permit

San Francisco Department of Building Inspection

• Issue demolition, grading, and site construction permits

San Francisco Public Utilities Commission

• Consent to Development Agreement

San Francisco Department of Public Works

- Review of subdivision maps and presentation to the board for approval
- Consent to Development Agreement
- Issuance of public works street vacation order, if applicable

San Francisco Municipal Transportation Agency

- Approval of transit improvements, public improvements and infrastructure, including certain roadway improvements, bicycle infrastructure and loading zones, to the extent included in the project, if any.
- Consent to Development Agreement.

San Francisco Fire Department

• Consent to Development Agreement

San Francisco Department of Public Health

• Oversee compliance with San Francisco Health Code Article 22A (Maher Ordinance)

SUMMARY OF POTENTIAL ENVIRONMENTAL ISSUES

The San Francisco Planning Department is preparing an Environmental Impact Report (EIR) to evaluate the environmental effects of the proposed project on the environment. The EIR will be prepared in compliance with CEQA (California Public Resources Code, sections 21000 *et seq.*), the *CEQA Guidelines*, and Chapter 31 of the San Francisco Administrative Code, and will address project-specific construction and operational impacts. The EIR is an informational document for use by governmental agencies and the public to aid in the planning and decision-making process. The EIR will disclose any physical environmental effects of the project and identify possible ways of reducing or avoiding its potentially significant impacts.

The EIR will address all environmental issue topics required under CEQA. The EIR will evaluate the environmental impacts of the proposed project resulting from construction and operation activities, and will propose mitigation measures for impacts determined to be significant. The EIR will also identify potential cumulative impacts that consider impacts of the project in combination with impacts of other past, present and reasonably foreseeable projects. The EIR will address all environmental topics in the San Francisco Planning Department's CEQA environmental checklist. Key environmental topics that will be addressed in the EIR are listed below.

- Land Use and Planning
- Population and Housing
- Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind and Shadow
- Utilities and Service Systems

- Public Services
- Recreation
- Biological Resources
- Geology, Soils, and Paleontological Resources
- Hydrology, Water Quality, and Sea Level Rise
- Hazards and Hazardous Materials
- Mineral and Energy Resources
- Agriculture and Forestry Resources

In addition, the EIR will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed project that would reduce or avoid significant impacts of the project while still meeting most of the project objectives. Alternatives to be considered include a no project alternative, which considers reasonably foreseeable conditions at the project site if the proposed project is not implemented, as well as partial and full historic preservation alternatives, which consider alternative project scenarios that would partially and/or fully preserve the historic resources that would be demolished under the proposed project. Other alternatives will be evaluated as necessary, depending on the results of the impact analyses of the various environmental topics listed above.

FINDING

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the state CEQA Guidelines, sections 15064 (Determining Significant Effects) and 15065 (Mandatory Findings of Significance), and upon the magnitude and nature of proposed project construction and operations as described in the above project description.

PUBLIC SCOPING PROCESS

Pursuant to the State of California Public Resources Code section 21083.9 and California Environmental Quality Act Guidelines section 15206, a public scoping meeting will be held to receive oral comments concerning the scope of the EIR. The meeting will be held on Wednesday, November 15, 2017 at 6:30 p.m. at the project site located at 420 23rd Street, San Francisco, California. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted at this meeting and until 5:00 p.m. on December 1, 2017. Written comments should be sent to Melinda Hue, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103; by fax to 415-558-6409 (Attn: Melinda Hue); or by email to melinda.hue@sfgov.org.

If you work for a responsible state agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

10/30/17 Date

Joa Hts

Lisa Gibson **Environmental Review Officer**

APPENDIX B: PRESERVATION ALTERNATIVES GRAPHICS

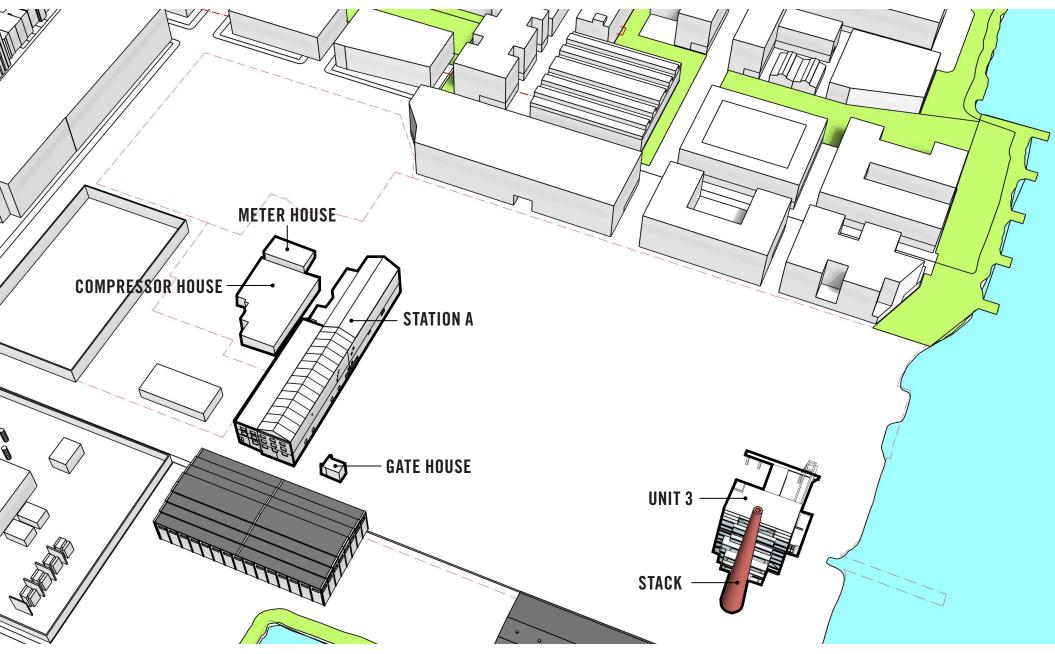
Associate Capital and Perkins + Will, Potrero Power Station Preservation Alternatives Graphics (February 21, 2018)

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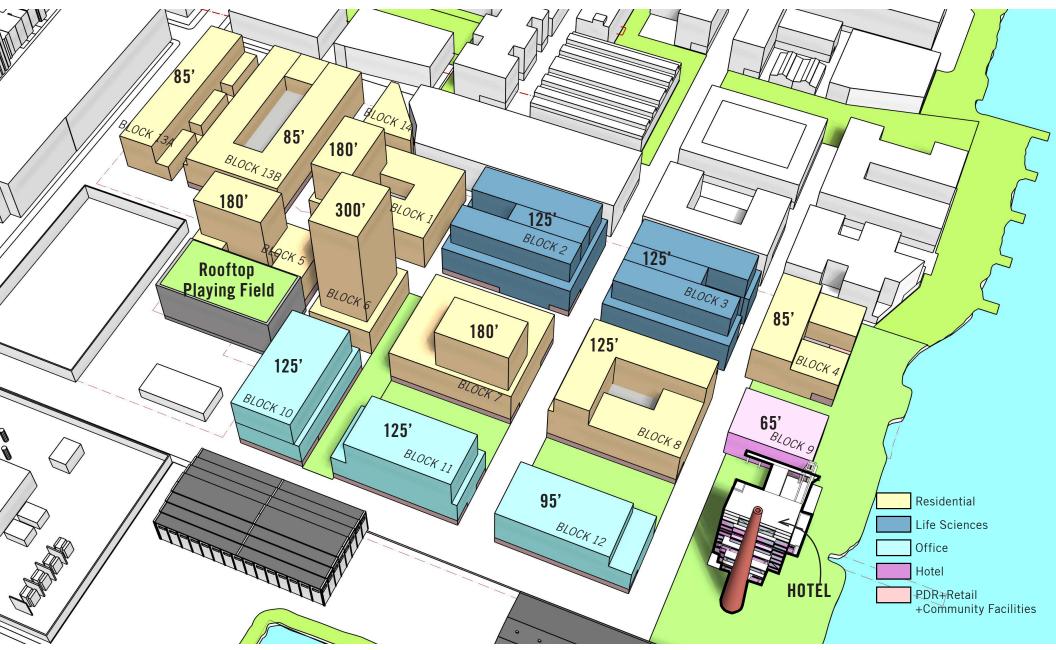
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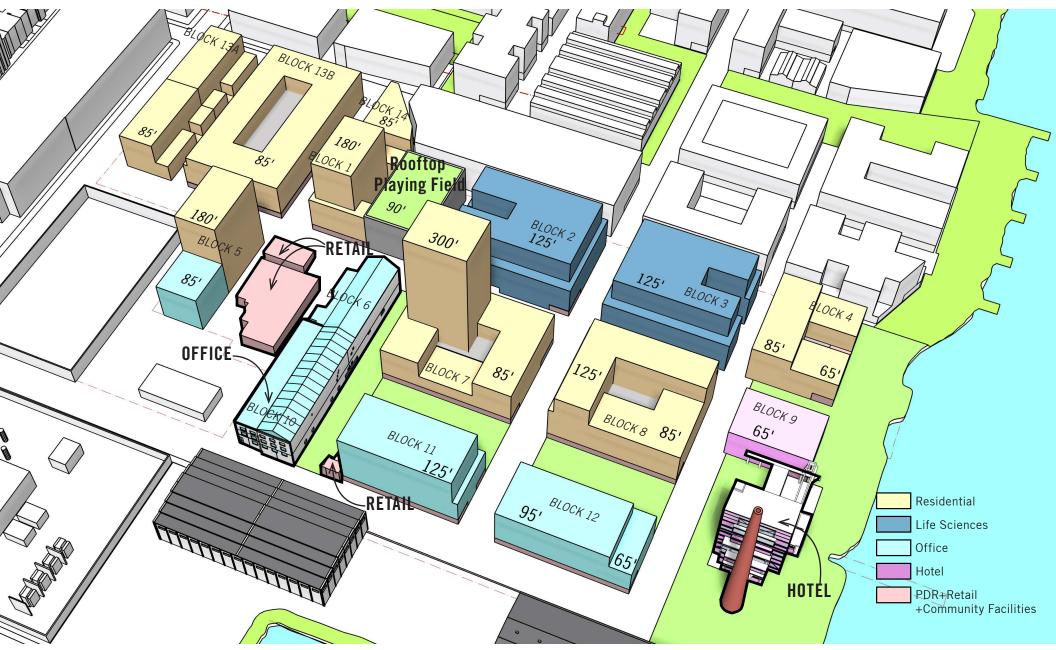
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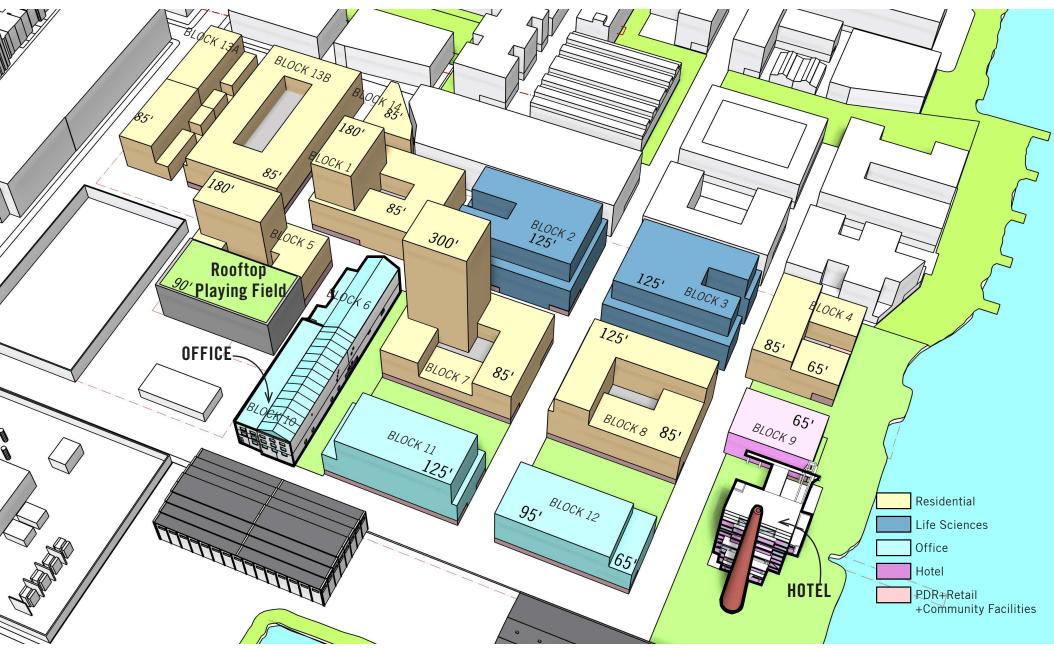


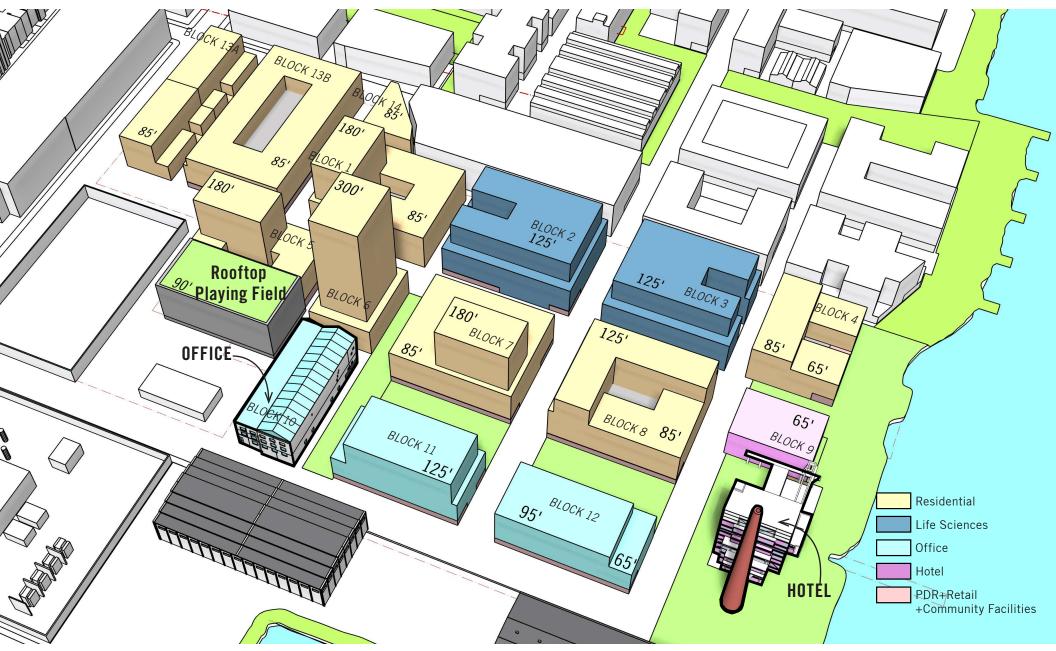
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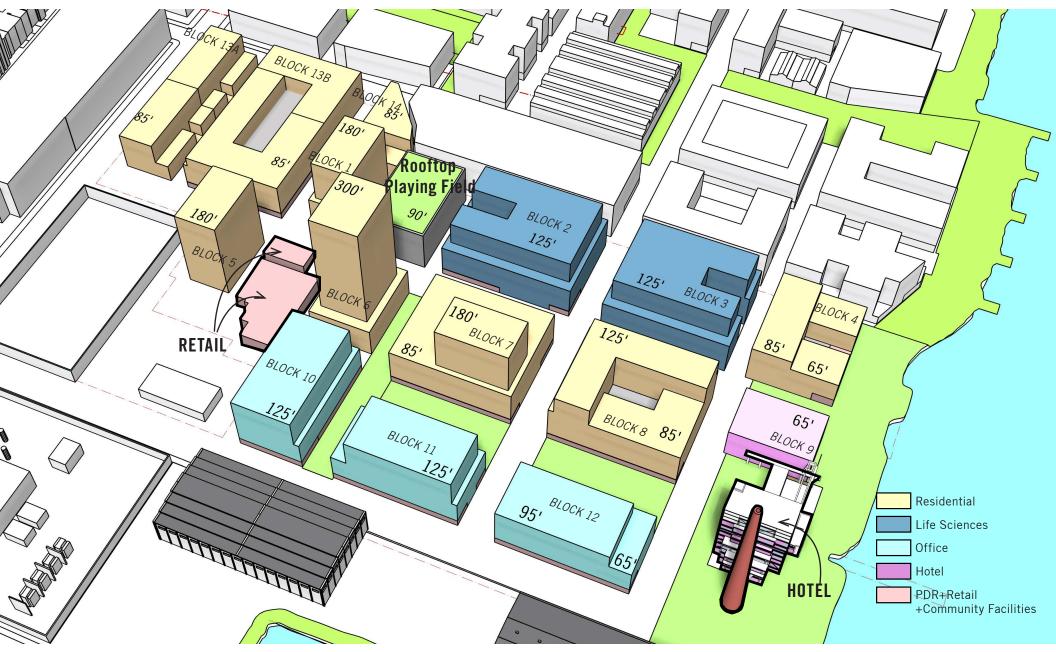


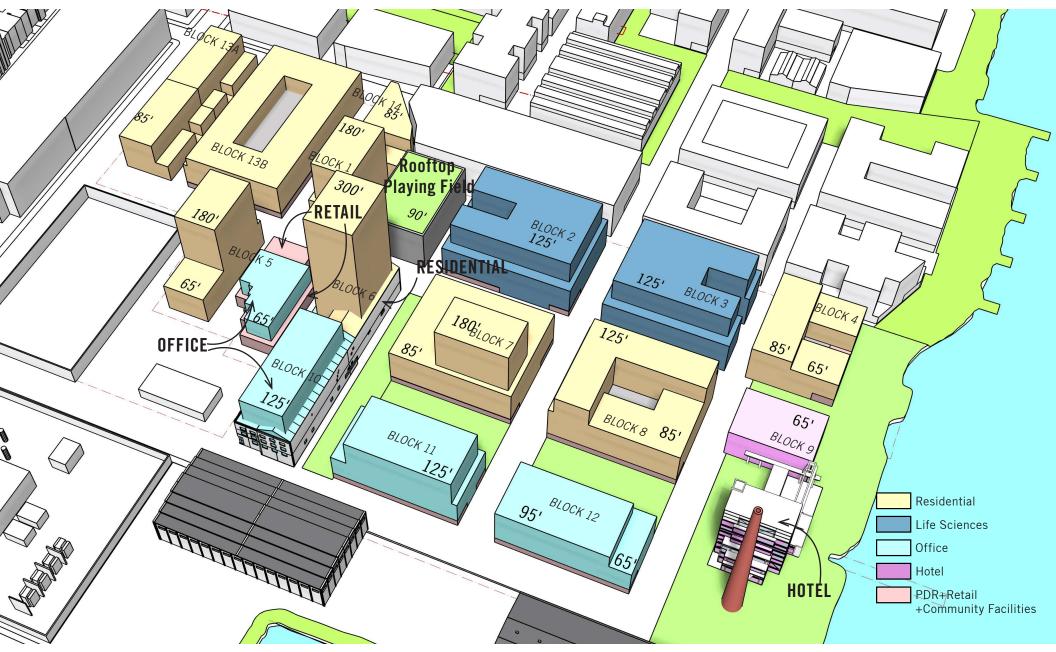
FULL PRESERVATION ALTERNATIVE





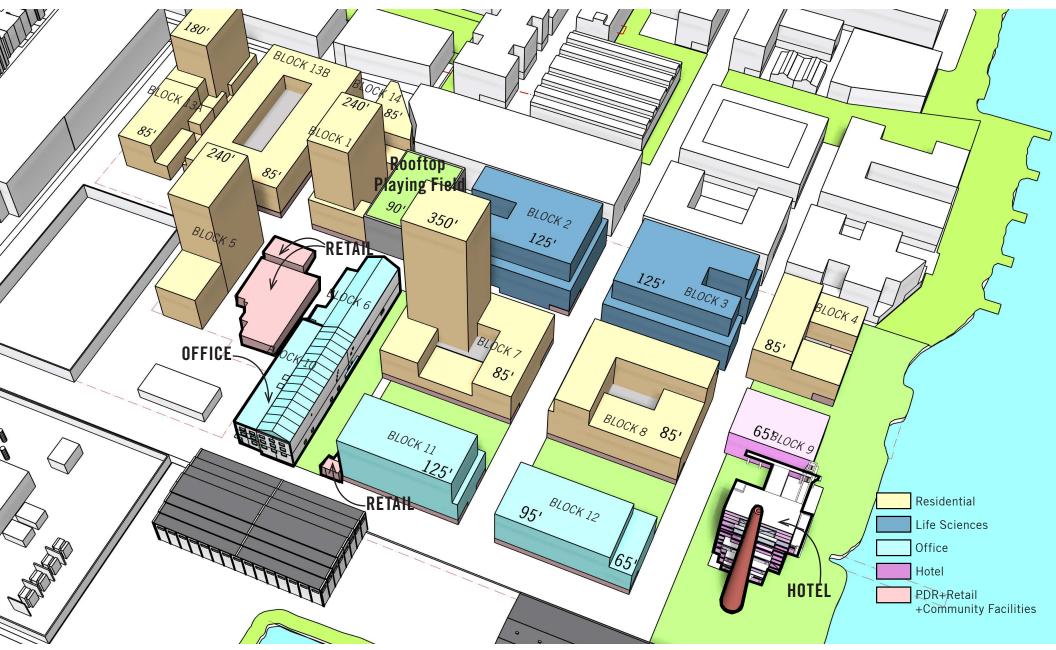




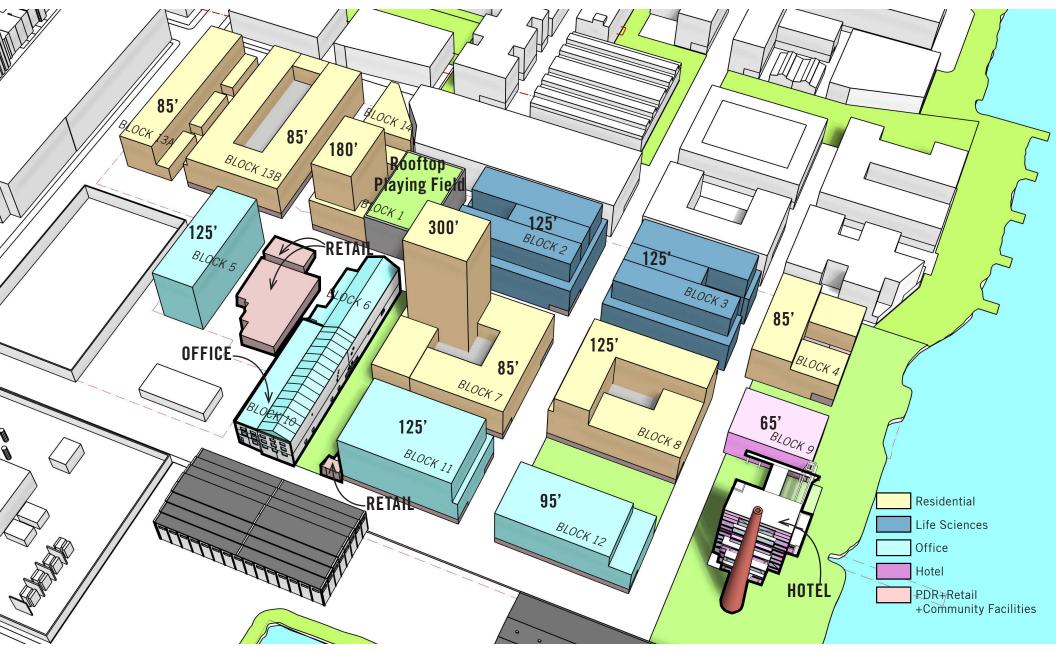


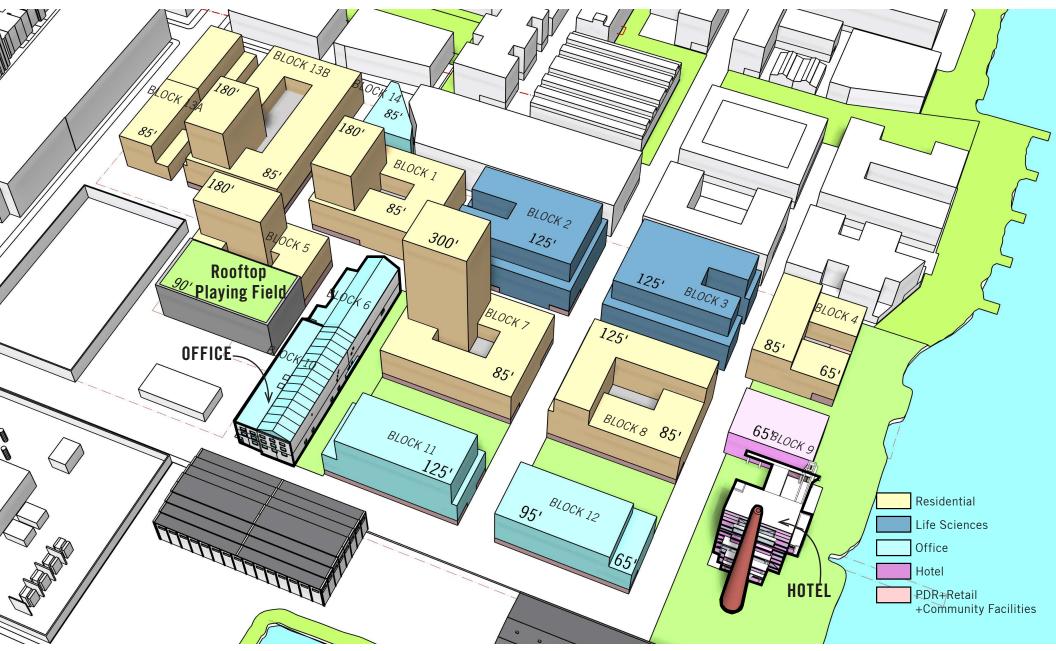
CONSIDERED BUT REJECTED

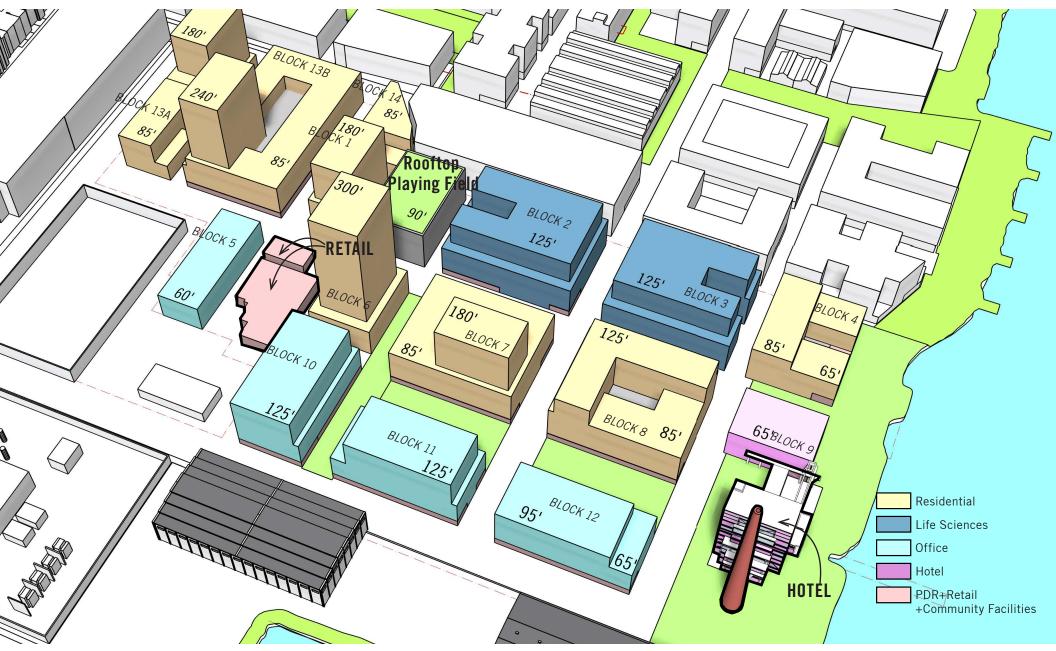
FULL PRESERVATION ALTERNATIVE A

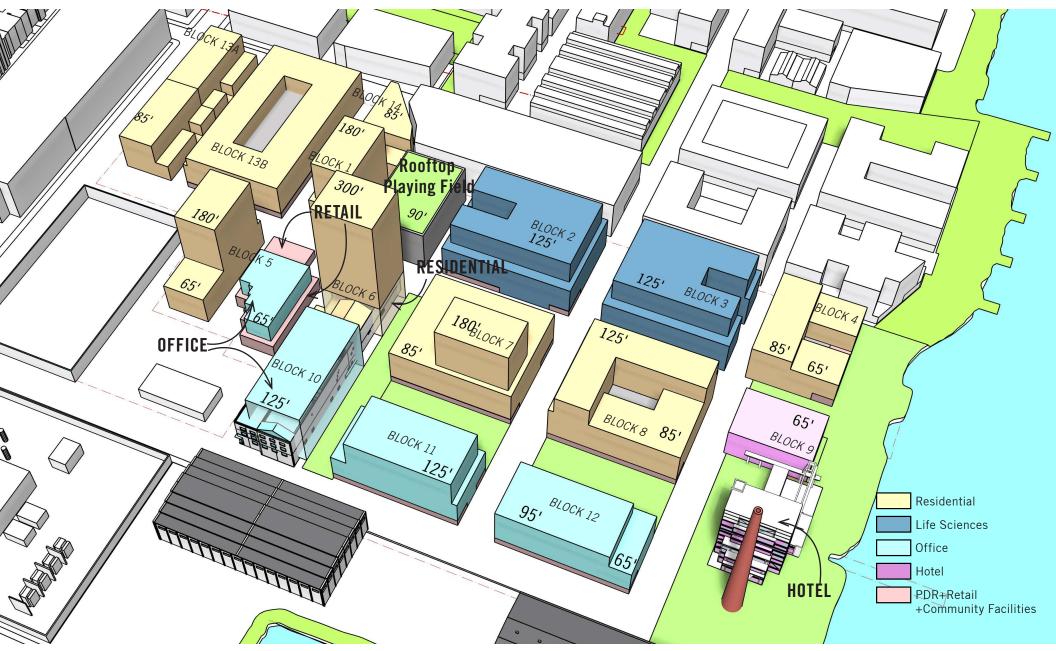


FULL PRESERVATION ALTERNATIVE B









APPENDIX C: ABILITY OF PRESERVATION ALTERNATIVES TO MEET PROJECT SPONSOR'S OBJECTIVES- MATRIX

The table is for high-level comparison purposes of the preservation alternatives only. Explanations will only be included if further elaboration is needed to compare the alternative to the Proposed Project. The table assumes that the Proposed Project was designed to meet all of the project sponsors' objectives and that the No Project Alternative does not meet any of the objectives.

Project Sponsors' (Injectives	Proposed Project	No Project Alternative	Full Preservation Alternative		Partial Preservation Alternative 2		Partial Preservation Alternative 4
	Yes	No	Partial	Partial	Partial	Partial	Partial
Redevelop former power plant site to provide a mix of residential, retail, office, Production, Distribution, and Repair ("PDR"), R&D space, a notel, and activate waterfront open spaces to support a daytime population in a vibrant neighborhood retail district and to provide employment opportunities within walking distance to residents of the surrounding neighborhood.			Redevelops site with mix of uses, activates the waterfront open spaces, and provides employment opportunities; but has 412,055 SF less residential (84% of Proposed Project total) and 2,945 SF less office/R&D (99.7% of Proposed Project total)	mix of uses, activates the waterfront open spaces, and provides employment opportunities; but has 233,409 SF less residential (91% of Proposed Project total) and 28,792 SF less office/R&D (98% of Proposed Project	mix of uses, activates the waterfront open spaces, and provides employment opportunities; has the same SF of residential as the Proposed Project but has 108,511 SF less office/R&D (91% of Proposed Project	mix of uses, activates the waterfront open spaces, and provides employment opportunities; but has 219,504 SF less residential (92% of Proposed Project total) but the same amount of office/R&D as the Proposed	186,247 SF less residential (93% of Proposed Project total) and 4,505 SF
Provide access to San Francisco Bay and create a pedestrian- and bicycle- friendly environment along the waterfront, by opening the eastern shore of the site to the public and extending the Bay Trail and the Blue Greenway.	Yes	No	Yes	Yes	Yes	Yes	Yes

Matrix: Ability of Alternatives to Meet Project Sponsor's Project Objectives

Project Sponsors' Objectives	Proposed	No Project	Full Preservation			Partial Preservation	Partial Preservation
Provide active open space uses such as playing fields and a playground to improve access to sports, recreational, and playground facilities in the Dogpatch, Potrero Hill, and Bayview neighborhoods and complement other nearby passive open space uses and parks in the	Project Yes	Alternative No	Alternative Yes Provides equal amount of playing fields and playground but in different configuration or locations.	Yes Provides equal amount of playing fields and playground but in different configuration or	Alternative 2 Yes Provides equal amount of playing fields and playground but in different configuration or locations.	Yes Provides equal amount of playing fields and playground but in different	Alternative 4 Yes Provides equal amount of playing fields and playground but in different configuration or locations.
Central Waterfront. Increase the City's supply of housing to contribute to the City's General Plan Housing Element goals, and the Association of Bay Area Governments' Regional Housing Needs Allocation for the City by maximizing the number of dwelling units, particularly housing near transit.	Yes	No	Partial Includes 412 fewer dwelling units (84% of the Proposed Project).	Includes 233 fewer dwelling units (91% of	Yes Includes same number of units as the Proposed Project.	Partial Includes 219 fewer dwelling units (92% of the Proposed Project).	Partial Includes 186 fewer dwelling units (93% c the Proposed Project).
Attract a diversity of household types by providing dense, mixed- income housing, including below- market rate units.	Yes	No	Yes	Yes	Yes	Yes	Yes

Project Sponsors' Objectives	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative 1	Partial Preservation Alternative 2	Partial Preservation Alternative 3	Partial Preservation Alternative 4
Redevelop the PG&E sub-area with community facilities, PDR, and affordable housing.	Yes	No	Yes	Yes	Yes	Yes	Yes
Build a neighborhood resilient to projected levels of sea level rise and earthquakes.	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown
	Yes	No	Partial	Yes	Yes	Partial	Partial
Incorporate the Project and the anticipated adjacent Pier 70 project into a single neighborhood, by creating a network of streets and pedestrian pathways that connect to the street and pedestrian network.			Creates a network of streets and pedestrian pathways to connect Pier 70 project. Grade challenges at Meter House and Compressor House would affect some connecting pathways.			streets and pedestrian pathways to connect Pier 70 project. Grade challenges at Meter House and Compressor House would affect some	Creates a network of streets and pedestrian pathways to connect Pier 70 project. Grade challenges at Meter House and Compressor House would affect some connecting pathways.
Create an iconic addition to the City's skyline as part of the	Yes	Νο	Yes	Yes	Yes	Yes	Yes
Dogpatch neighborhood and the Central Waterfront.			Preserves the Boiler Stack and proposes iconic 300-foot tower.	Preserves the Boiler Stack and proposes iconic 300-foot tower.	Stack and proposes	Preserves the Boiler Stack and proposes iconic 300-foot tower.	Preserves the Boiler Stack and proposes iconic 300-foot tower.

Project Sponsors' Objectives	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative 1	Partial Preservation Alternative 2	Partial Preservation Alternative 3	Partial Preservation Alternative 4
Provide opportunities for outdoor dining and gathering and create an active waterfront in the evening hour by encouraging ground floor retail and restaurant uses with outdoor seating along the waterfront.	Yes	No	Yes	Yes	Yes	Yes	Yes
Build adequate parking and vehicular and loading access to serve the needs of project residents, workers, and their visitors.	Yes	No	Yes	Yes	Yes	Yes	Yes
Construct a significant increment of new Production, Distribution, and Repair ("PDR") uses in order to provide a diverse array of commercial and industrial opportunities in a dynamic mixed use environment.	Yes	No	Yes	Yes	Yes	Yes	Yes
Create a circulation and transportation system that emphasizes transit-oriented development, and promotes the use of public transportation and car-sharing through an innovative and comprehensive demand management program.	Yes	No	Yes	Yes	Yes	Yes	Yes

Project Sponsors' Objectives	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative 1	Partial Preservation Alternative 2	Partial Preservation Alternative 3	Partial Preservation Alternative 4
Demonstrate leadership in sustainable development by constructing improvements intended to reduce the neighborhood's per capita use of electrical, natural gas, water, and wastewater infrastructure.	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown
Create a development that is financially feasible, that allows for the delivery of the proposed level of infrastructure, public benefits, and affordable housing, and that can fund the Project's capital costs and on-going operation and maintenance costs relating to the redevelopment and long-term operation of the Property.	Yes	No	Unknown	Unknown	Unknown	Unknown	Unknown
Construct a waterfront hotel use in order to provide both daytime and nighttime activity on the waterfront promenade.	Yes	No	Yes	Yes	Yes	Yes	Yes

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POTRERO POWER STATION HISTORIC RESOURCE EVALUATION- PART I

SAN FRANCISCO, CALIFORNIA [17125]

> PREPRARED FOR: ASSOCIATE CAPITAL



JANUARY 29, 2018

imagining change in historic environments through design, research, and technology

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Associate Capital for the Potrero Power Station.¹ The irregularly shaped industrial site is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west; the semi-circular terminus of 23rd Street is also included in the subject site. The subject site sits within San Francisco's Central Waterfront neighborhood, south of the Pier 70 mixed-use project (Figure 1-Figure 2). The subject site is addressed as 1201 Illinois Street and encompasses the following Assessor Parcel Numbers: 4232/006; 4232/001; 4175/002, 4175/017 and 4175/018. Historically, the site was utilized for gunpowder production and then as part of California Barrel Company operations. It functioned as a sugar refinery from 1881 to 1951 and as a power plant from 1902 to 2011.² The site sits within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and a 40-X Height and Bulk District.³

The first part of this report outlines a general site history, provides a reconnaissance survey, and evaluates extant buildings, structures, and features for eligibility to the California Register as individual resources and/or contributors to a cultural landscape or historic district. Four extant buildings on the subject property have already been determined to be contributors to the Third Street Industrial District, which was identified in the Central Waterfront Cultural Resources Survey (2008) and is a recognized historic resource in San Francisco for the California Environmental Quality Act (CEQA). Additionally, the Meter House (ca.1902), Compressor House (ca.1924), and Station A (1901-02; 1930-31) were found individually eligible for listing in the California Register. The Gate House (ca.1914) and the Pump House (1930) were determined not to be individually eligible based on lack of integrity.

This report includes an analysis of additional buildings, structures and other features within the subject areas that have not previously been documented or evaluated for listing in the California Register.

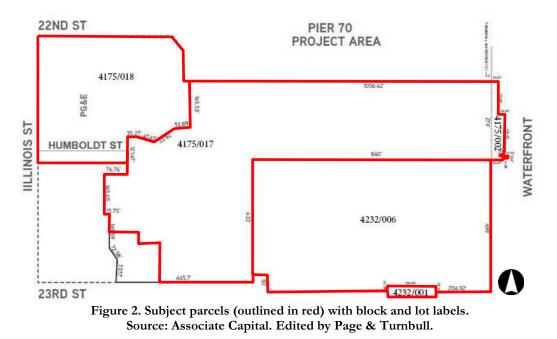
¹ The subject site has also been referenced in prior documentation as the "Potrero Power Plant."

² Power plant operations on the site were first conducted by Claus Spreckels' Independent Gas & Power Company beginning in 1901-02, followed by the San Francisco Gas & Electric Company in 1903, followed by the Pacific Gas & Electric Company (PG & E) in 1905. PG & E operated on the site until 1999 when was purchased by The Southern Company. The power station ceased operations in 2011 under the ownership of NRG.

³ Per the San Francisco Property Information Map, all subject parcels sit within a 40-X Height and Bulk District except for the northwest parcel (APN 4175/018) which is both 40-X and 65-X.



Figure 1: Approximate subject site (outlined in red).⁴ Source: Google Maps, 2017.



⁴ As of July 2017, the three large fuel storage tanks located between 22nd and Humboldt streets were demolished.

A proposed project seeks to create a new San Francisco neighborhood at the subject site, involving the construction of multiple new buildings, transportation and circulation improvements, new and upgraded utilities and infrastructure, and new public open space. New multi-modal streets would be constructed and off-street parking facilities would be provided. Pedestrian pathways would be constructed throughout the project site as well as transit facilities including one or more bus stops. The proposed project would create new bicycle pathways and facilities and bicycle parking.

METHODOLOGY

This report follows the outline provided by the San Francisco Planning Department (Planning Department) for Historic Resource Evaluation reports, in combination with guidelines for cultural landscape evaluation derived from *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* and *National Register Bulletin No. 18: How to Evaluate and Nominate Designed Historic* Landscapes and guidelines for district analysis derived from the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

Page & Turnbull prepared this report using research collected at various local repositories, including the San Francisco Planning Department (Address File Records), San Francisco Public Library, San Francisco Office of the Assessor-Recorder, and the San Francisco Department of Building Inspection, along with various other online sources. Additional sources informed this report, including but not limited to: "Historical Assessment of Fuel Storage Tanks 3, 4 and 5" authored by Jonathan Lammers in 2016; "Historical Assessment of Western Sugar Refinery Warehouses" authored by Jonathan Lammers in 2017; "Phase 1 Environmental Assessment: Former Potrero Power Plant" authored by Geosyntec Consultants in 2016; "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Regarding Cultural Resources," by Christopher VerPlanck, Charles Chase, and Paul Groth in 2002; "Historic Architecture Report, Station A, Potrero Power Plant" authored by Dames & Moore in 1999; the "Central Waterfront Survey and Summary Report Draft Context Statement" authored by The San Francisco Planning Department in 2001; "Historic Architecture Report for 435 23rd Street City and County of San Francisco," including a DPR 523B form for the Western Sugar Refinery Warehouses by Michael Corbett in 2001; and the "State of California Department of Parks and Recreation District Record: Potrero Point Historic District" authored by Kelley & VerPlanck and Page & Turnbull in 2008. Page & Turnbull conducted a site visit in June 2017 to review the existing conditions of the property and formulate the descriptions and assessments included in this report. Page & Turnbull attended a second site visit in July 2017 with members of the San Francisco Planning Department and ESA, the project's environmental consultant. All photographs were taken by Page & Turnbull in June-July 2017 and all maps are oriented north unless otherwise noted.

SUMMARY OF FINDINGS

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House (ca.1902), the Compressor House (ca.1924), and Station A (1901-02; 1930-31). Page & Turnbull believes the construction date of the Meter House to be ca.1902, rather than the 1914 date recorded on the DPR 523 form, due to the fact that the building is depicted on the 1905 Sanborn Fire Insurance Map. Ward Hill of Dames & Moore determined the period of significance for both the Meter House and Compressor House to span from their dates of construction to 1930, at which point the supply of cleaner and less expensive natural gas increased and reliance on manufactured gas diminished. These buildings were determined individually eligible based on their association with the Pacific Gas & Electric's (PG&E) gas manufacturing facility and their significance in the history of gas manufacturing in Northern California.

Though Station A (1901-02; 1930-31) was evaluated and found not to be an individual resource due to impacted integrity in the Dames & Moore report, it was subsequently identified as individually significant and eligible for listing in the California Register under Criteria 1 and 3 as part of expert testimony in 2002 in a case regarding the Potrero Power Plant Unit 7 Application for Certification.^{7 8} The expert testimony was on behalf of the City and County of San Francisco. While there has been disagreement regarding the integrity of Station A among professional architectural historians, for the purposes of CEQA review, this report takes the position that Station A is an individual historic resource.

The Gate House (ca.1914) was previously evaluated and found not to be individual resources due to impacted integrity.

In addition, the Meter House, Compressor House, Station A, and the Gate House were all previously determined as contributors to the Third Street Industrial District. Page & Turnbull believes the construction date of the Gate House to be ca.1914, rather than the 1901 date recorded on the Third Street Industrial District documentation, due to the fact that the building is not depicted on the 1905 Sanborn Fire Insurance Map but is depicted on the 1914 Sanborn Fire Insurance Map. The Pump House (1930) was also determined to be a contributor but was demolished in 2010 due to the Transbay Cable Installation.

Page & Turnbull evaluated buildings, structures and landscape features that had not previously been individually evaluated for the California Register. Page & Turnbull found remaining buildings, structures and landscape features not eligible for the California Register individually or as part of a historic district or cultural landscape in association with either Spreckels' sugar refineries or the Pacific Gas & Electric power station. Additionally, Page & Turnbull evaluated a possible expansion of the Third Street Industrial District period of significance (1872 to 1958) and found potential to expand to 1965 and include Unit 3 (and the boiler stack) as a contributor to that historic district.

⁷ Station A includes: the Boiler Hall (1901-02; demolished in 1983); the Turbine Hall (1901-02); the Switching Center (1930-31); the Machine Shop Office (ca.1911); and the Machine Shop (ca.1915).

⁸ Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

II. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to buildings or structures within the subject property areas.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

None of the buildings on the subject sites have been formally listed in the National Register.9

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

Individual Evaluations

Evaluated by historian Ward Hill for Dames & Moore in 1999, the Meter House (ca.1902) and the Compressor House (ca.1924) were both found eligible for listing in the California Register under Criterion 1 (Events) based on their association with PG&E's gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. The Gate House (ca.1914), Station A (1901-02; 1930-31), and the Pump House (1930), were recorded by Mr. Hill on California Department of Parks and Recreation (DPR) 523A forms and determined to be ineligible based on lack of integrity due to the demolition of a large portion of Station A in 1983.

Dames & Moore's findings were contested in subsequent testimony in 2002 to the California Energy Resources Conservation and Development Commission regarding the Potrero Power Plant Unit 7 Application for Certification (the Unit 7 project ultimately did not move forward). Christopher VerPlanck, Charles Chase, and Paul Groth testified on behalf of the City and County of San Francisco, and stated that Station A should be considered an individually eligible historic resource. Christopher VerPlanck stated, "It is my opinion that the Compressor House, Meter House, Machine Shop and Station A are each individually eligible for listing under California Register Criteria 1 and 3. I also disagree with URS/Dames & Moore's finding that much of Station A does not retain historic integrity. As Dr. Groth noted in his testimony, Station A, which predates the 1906 San Francisco earthquake and was originally built by Claus Spreckels, is nationally significant because it has survived."¹⁰

⁹ The warehouses directly south of the project site have also not been formally listed in the National Register. These former Western Sugar Refinery warehouses were found eligible for listing in the National Register and are considered historic resources by the San Francisco Planning Department. Their historic status is based on a 2001 survey completed by architectural historian Michael Corbett, who found them eligible for the National Register of Historic Places under Criterion A and California Register of Historical Resources Criterion 1 (Events) for their significant association with the growth of the sugar industry in San Francisco.

¹⁰ Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

Central Waterfront: Third Street Industrial District

A Central Waterfront Historic District was first identified in the Central Waterfront Historic Resources Survey Summary Report and Context Statement by the San Francisco Planning Department in 2001. It was renamed the Potrero Point Historic District and fully documented in 2008, comprising three sub-districts: the Dogpatch Historic District; Pier 70; and the Third Street Industrial District. The district appears significant under Criterion 1 (Events) for association with the industrial development of the City of San Francisco from 1872 to 1958. The year 1872 signifies the construction of the earliest known building in the area (the Thompson House at 718 Twenty-Second Street) and 1958 marked 50 years before 2008, the year in which the updated context and district record was authored. The district also appears significant under Criterion 3 (Architecture) based on its collection of late-nineteenth and early twentieth-century American industrial buildings and structures that remain substantially intact.

The Third Street Industrial District is a primarily narrow, linear district bounded by 18th Street to the north, Illinois Street to the east, 24th Street to the south, Third Street to the west, and the parcels that once constituted PG&E's Potrero Power Station and the remnants of the Western Sugar Refinery **(Figure 3)**.¹¹ The district also includes several properties on the west side of Third Street between 20th and 22nd Street and the contiguous block bound by 19th, 20th, and Tennessee streets. The following description is excerpted from the State of California Department of Parks and Recreation District Record for the Potrero Point Historic District, which was authored prior to adoption by the Board of Supervisors.¹²

The boundaries of the proposed Third Street Industrial District encompass the highest concentration of significant light industrial and processing properties remaining in the Central Waterfront district. The linear character of the district boundaries is dictated by the separation of heavy maritime industrial uses along the waterfront from the residential enclave of Dogpatch. The intermediate zone between the two areas gradually developed with light industrial, repair, warehousing and food processing businesses, as well as some wholesale businesses, such as oil distribution companies, that needed to have proximity to rail lines along Third Street as well as a local labor force of blue collar workers. Historically, the blocks between Third and Illinois have been occupied by manufacturing operations and warehouses, most notable of which is the vast American Can Company plant. The proposed Third Street Industrial Historic District links Pier 70 and Dogpatch and provides a sense of historical and geographical continuity between the two areas. Potentially, these three districts could be conceived as a single entity, San Francisco's only historic district that recognizes the remaining infrastructure of a mixed-use industrial and residential community, once the most important industrial zone on the West Coast. Many are good examples of late-19th and early 20th-century American industrial design, justifying the district's eligibility for listing in the California Register under Criterion 3 (Design/Construction).

The subject property includes four extant previously determined contributors to the Third Street Industrial District: Station A (1901-02; 1930-31), the Meter House (ca.1902), the Gate House (ca.1914) and the Compressor House (ca.1924). These buildings are primarily constructed of unreinforced brick in the Classical style and have a similar history and significance as the other

6

¹¹ Former Western Sugar Refinery warehouses located south of the subject site were determined eligible for listing in the National Register.

¹² Kelley & VerPlanck and Page & Turnbull, "State of California Department of Parks and Recreation District Record: Potrero Point Historic District," March 20, 2008. p.11.

properties found within the Third Street Industrial District.¹³ A fifth previously determined contributor, the Pump House, was demolished in 2010. **Table 1** that follows is derived from the Third Street Industrial District contributors table that was included in the 2008 DPR 523D form. Page & Turnbull reviewed all contributors in order to identify demolitions and major alterations since the district was adopted and has provide additional comments on their current status in the "Remain Contributor" column below.

APN	Address	Iress Year Built Resource Name		Notes	Remain Contributor?
	20 th Street	N/A	20 th and Illinois streets paving		Yes
3994 002	2085 3rd Street				Yes
4045 002	2121 3rd Street	N/A	Seaside Oil Co. Plant	Demolished	No
4058 005	2289-2295 3rd Street	Pre-1900			Yes
4058 009	2201-2203 3rd Street	1919	Alberta Candy Company		Yes
4058 010	2225 3rd Street	1920s	M. Levin and Sons Warehouse		Yes
4058 010	2255 3 rd Street	1920s	Jos. Levin and Sons Warehouse	Demolished except for part of facade	No
4059 001A- 001B	815-825 Tennessee Street	1926	Bowie Switch Co.	Demolished except for facade	No
4059 008	2250 3rd Street	Post-1950			Yes
4059 009	2290-2298 3rd Street	1917; 1940	Anglo California Trust Co.		Yes
4059 011	724-728 20th Street	1948	Dr. Frank M. Close Medical Clinic		Yes
4108 003	2350 3rd Street	1927			Yes
4108 003J	2440 3rd Street	1937	Bertsch Machine Works		Yes
4108 003R	2360-2364 3rd Street	1939	Pellegrini Bros. Winery		Yes
4108 030	2400 3rd Street	1937	Goodyear Rubber Co.		Yes
4109 001	2301 3rd Street	1924	American Can Co. Building		Yes
4172 005	2530 3rd Street	1924	(1516-1510 Kentucky Street)		Yes
4172 007	2542-2544 3rd Street	1911	(1522 Kentucky Street)		Yes
4173 001	2501 3rd Street	1955	American Can Co. Southern Ext.		Yes
4175 006	1201 Illinois Street	1901-02; 1930-31	PG&E, Station A Power Plant		Yes
4175 006	1201 Illinois Street	N/A	PG&E, Pump House, Station A	Demolished	No
4175 006	1201 Illinois Street	Ca. 1902	PG&E, Meter House, Station A		Yes
4175 006	1201 Illinois Street	Ca. 1924	PG&E, Compressor House, Station A		Yes
4175 006	1201 Illinois Street	Ca. 1914	PG&E, Gate House, Station A		Yes

¹³ "Kelley & VerPlanck and Page & Turnbull." p.4.

4232 010	435 23rd Street	1923	Western Sugary Refinery	Yes
			Warehouses	
4232 010	435 23rd Street	1929	Western Sugary Refinery Warehouses	Yes
4231 002	1300 Illinois Street	1957		Yes

Thus, of 27 contributors that were documented in 2008, 23 remain contributors. Based upon the map in the DPR 523D form (Figure 3), there were 24 non-contributors in 2008; now there are 28 (Figures 4-6).

The Third Street Industrial District does not encompass the full subject site. The northwest portion of the subject site (between 22nd and Humboldt streets) is excluded from the district.

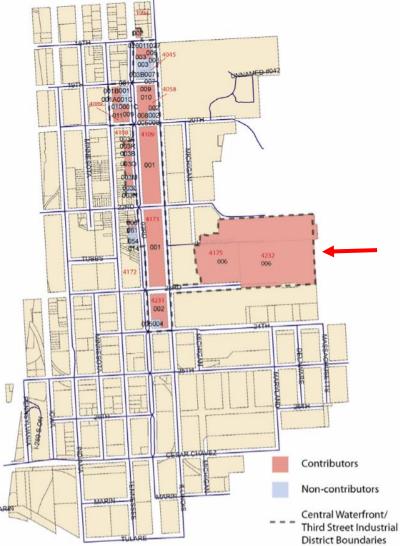


Figure 3: Third Street Industrial District, as documented in the DPR 523D form. Red arrow pointing to subject site. This map is incorrect because it does not include the Western Sugar Refinery Warehouses at 435 23rd Street as within the district boundary and contributing. Source: Kelley & VerPlanck and Page & Turnbull, "State of California Department of Parks and Recreation District Record: Potrero Point Historic District," (March 2008), p.8.



Figure 4: Map of Third Street Industrial District boundaries, showing correct boundary that includes the Western Sugar Refinery Warehouses at 435 23rd Street. Detailed maps follow in Figures 5 and 6. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

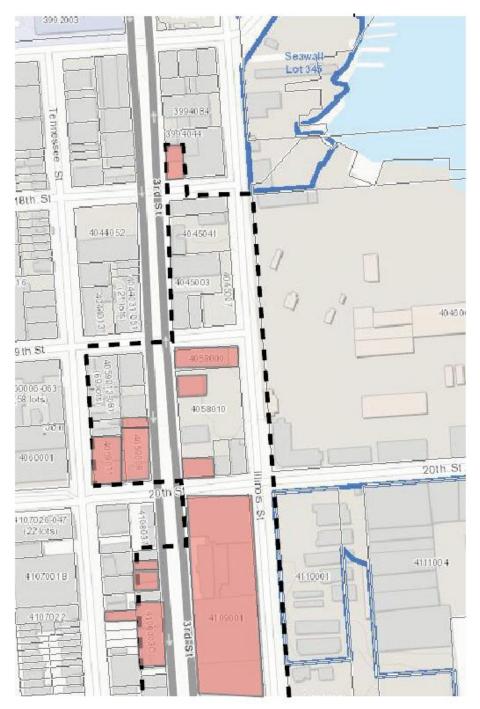


Figure 5: Detail view of the north portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map; edited by Page & Turnbull, January 2018.

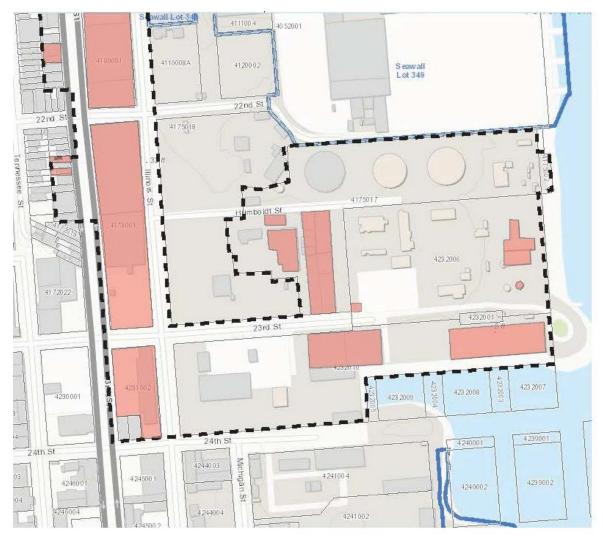


Figure 6: Detail view of the south portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed by, or under review by, the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) between "1" and "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource either has not been evaluated for the National Register or the California Register, or needs reevaluation.

The following buildings are listed with an NRS code of "7R," assigned May 6, 2002, in the California Historical Resource Information System (CHRIS) directory: Station A, Station A Buildings, Gate House, Meter House, and Compressor House. "7R" means the buildings were "identified in a reconnaissance level survey but were not evaluated." All buildings on the detached subject parcels were assigned an NRS code of "5N," meaning they "are not eligible for anything but need special consideration for other reasons."¹⁴ The Central Waterfront Survey results were not delivered to the Office of Historic Preservation, and therefore the updated status codes are not included in the CHRIS directory.

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a "reconnaissance" or "windshield" survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "-2" (detrimental) to "+5" (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated "3" or higher in the survey represent approximately the top two percent of San Francisco's building stock in terms of architectural significance. However, it should be noted that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over 25 years. As a result, the 1976 DCP Survey has not been officially recognized by the Planning Department as a valid local register of historic resources for the purposes of CEQA.

No buildings within the subject areas are listed in the 1976 DCP Survey.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."¹⁵ Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission.

¹⁴ National Register of Historic Places Codes were converted to California Historical Resource Status Codes in 2003. "5N" was converted to "6L" with the same definition; "7R" remained "7R."

¹⁵ San Francisco Planning Department, Preservation Bulletin No. 9 – Landmarks, San Francisco, January 2003.

No buildings within the project areas have been evaluated for their eligibility as San Francisco Landmarks under Article 10.

III. SITE DESCRIPTION

The subject site sits within San Francisco's Central Waterfront neighborhood and is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south and Illinois Street to the west; the semi-circular terminus of 23rd Street is also included. In order to capture the site's features and spatial relationships, the following descriptions employ categories outlined in the National Park Service publication: *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques.*

Extant buildings, structures and features are labeled on the site map on the following page (Figure 5). The site map is color-coded to show which buildings, structures and features have already been determined as contributors (or non-contributors) to the Third Street Industrial District, and which have been previously determined as individual historic resources. The numerical identifiers of the site map correspond to the accompanying **Tables 2 - 4**, which outline buildings, structures, and features located throughout the subject site. Each table is ordered chronologically based on date of construction.

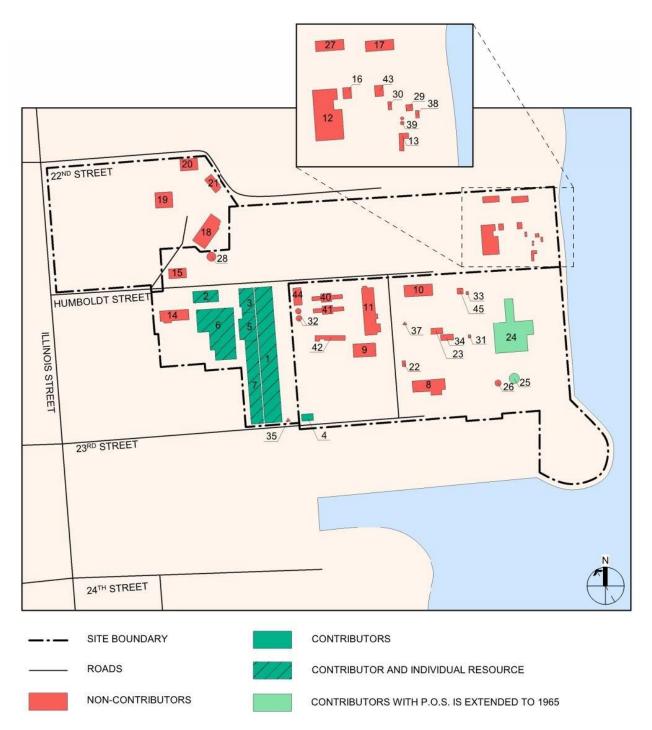
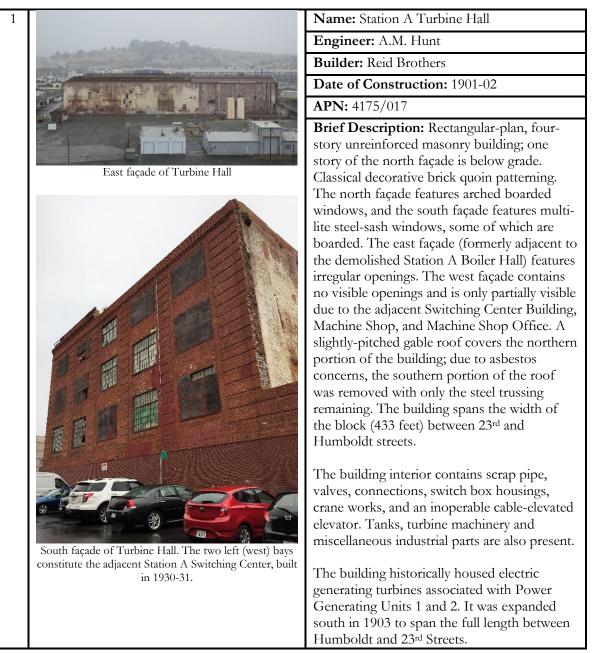
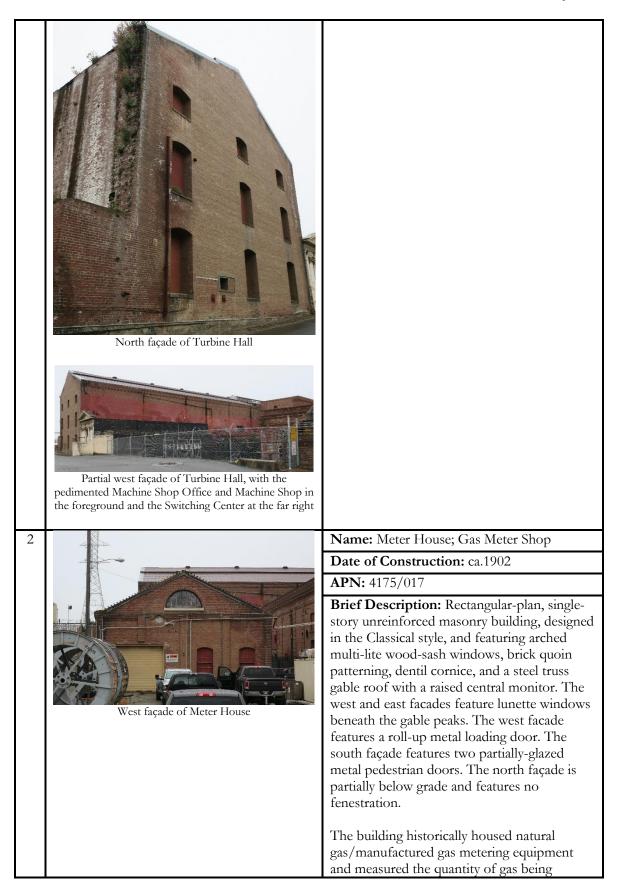


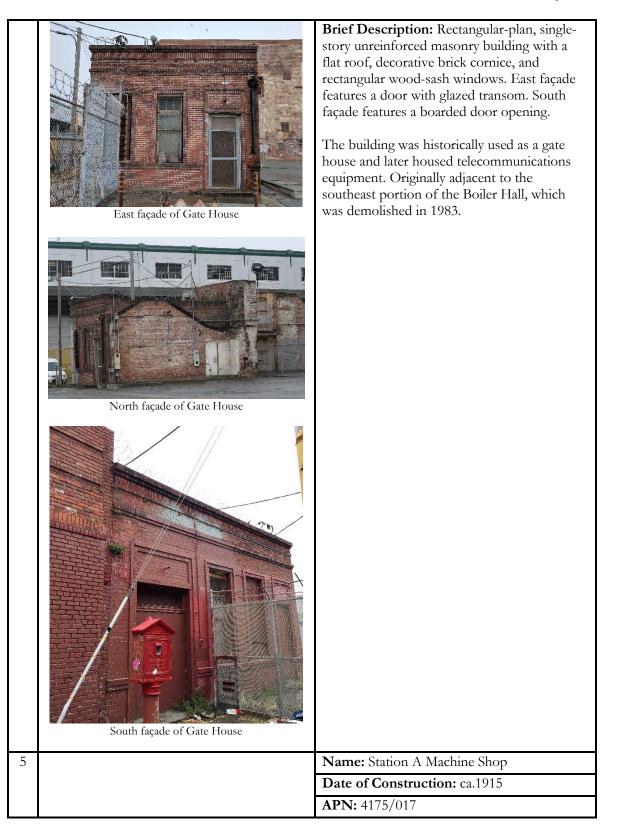
Figure 5: Site map with buildings, structures and features at Potrero Power Station showing Third Street Industrial District contributors and non-contributors. Map is not drawn to scale. Source: San Francisco Property Information Map, edited by Page & Turnbull.

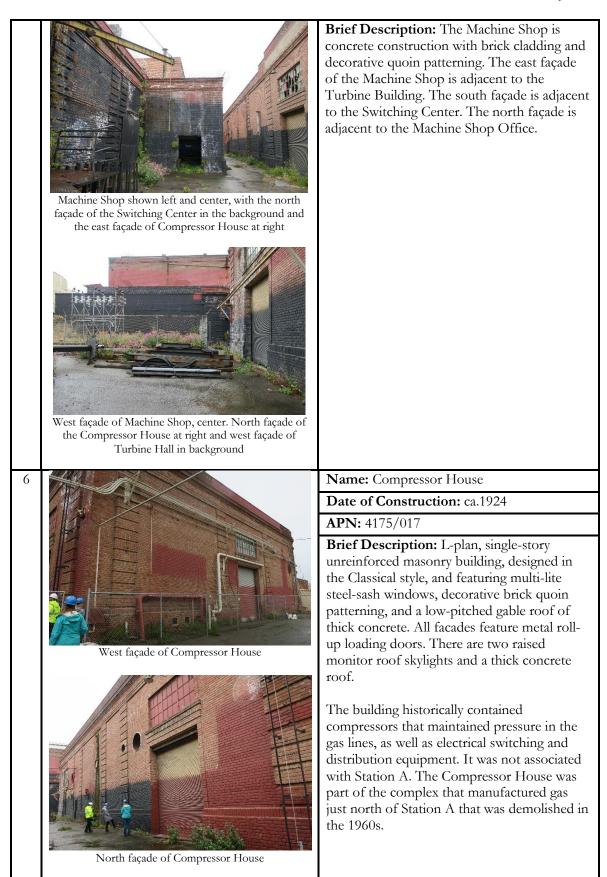
TABLE 2: BUILDINGS

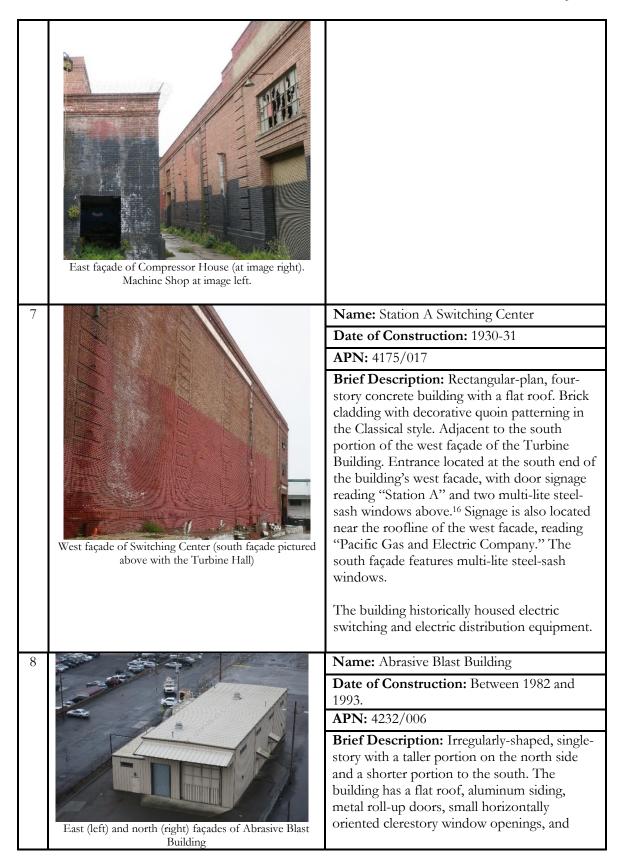




	<image/> <caption></caption>	pumped to the Power Generating Units 1 and 2. The Meter House was part of the complex that manufactured gas just north of Station A that was demolished in the 1960s.
3	With the second secon	 Name: Station A Machine Shop Office Date of Construction: ca.1911 APN: 4175/017 Brief Description: Rectangular-plan, multilevel reinforced concrete building with a flat roof. The pedimented portion of the building's north façade is designed in a Greek Revival style. It features a central entrance flanked by two boarded windows, each with a pedimented hood and separated by pilasters. The entrance is accessed via a concrete stair. The building historically functioned as the Machine Shop Office. The south façade of the Machine Shop. The east façade is adjacent to the Turbine Hall. A one-story concrete addition is located to the west.
4		Name: Gate House Date of Construction: ca.1914 APN: 4175/017







¹⁶ Entrance area not accessible during site visit.

	<image/>	metal pedestrian doors sheltered by metal awnings. The building originally housed the abrasive blasting booth used to remove scale, rust and other surface impurities from piping, valves, and other metal parts used in the plant. The building now houses solar panels.
9		Name: Electric Shop
		Date of Construction: Between 1946 and 1956.
		APN: 4232/006
	East (left) and north (right) facades of Electric Shop	Brief Description: Rectangular-plan, single- story, concrete block construction, flat roof and multi-lite steel-sash windows. Two west- facing metal roll-up doors, three east-facing wood-paneled roll-up doors. Partially glazed pedestrian doors.
	West façade of Electric Shop	The building originally housed electrician's offices and shop space. Contains locker and shower rooms, and telecommunications equipment.
10		Name: Station A Group Office/Warehouse
	South (left) and east (right) façades of Station A Group Office/Warehouse	Date of Construction: Between 1956 and 1958.
		APN: 4232/006
		Brief Description: Rectangular-plan, single- story, gable-roof building with aluminum siding. The east façade features a multi-lite steel-sash full-height window. The south façade features glazed paired entry doors. The west façade features a single glazed pedestrian door, a small window opening and signage reading "Station A."

<image/>	
11	Name: Maintenance/Machine Shop ¹⁷
1	Date of Construction: Between 1958 and
	1968. APN: 4232/006
South (left) and east (right) facades of Maintenance/Machine Shop	 Brief Description: Rectangular-plan, gable-roof, single-story building. Central high bay with a flat roof, metal roll-up doors and clerestory windows. The flanking gable roof wings feature minimal openings. The building was remodeled in the late 1980s.
12	Name: Boat House Butler Storage Building
	Date of Construction: Between 1958 and 1968.
	APN: 4232/006

¹⁷ Please note that this photograph depicts a different (newer) Machine Shop than the Station A Machine Shop.

	<image/> <caption><caption></caption></caption>	 Brief Description: Rectangular-plan, single- story, aluminum siding, gable roof. Metal roll- up garage doors, partially glazed metal pedestrian doors, steel-sash multi-lite windows and vented gable-peak openings. Building formerly used as a boathouse containing three boats. Also formerly used as storage for electrical supplies.
13	West (left) and south (right) facades	 Name: Electrical Load Center Date of Construction: Between 1968 and 1974. APN: 4175/017 Brief Description: L-plan, single-story, concrete block construction, flat roof, four metal pedestrian doors and no windows. Distributed 480 volt power to loads in Unit 3 intake structure area.
14	With the the the the the the the the the t	 Name: Steam Heat Shop Building; Old Shop Date of Construction: Between 1968 and 1974. APN: 4175/017 Brief Description: Rectangular-plan singlestory building with standing seam metal siding and an open-sided shed-roof projection at the southwest corner. The building features a standing seam metal gable roof, small window openings, metal roll-up garage doors and metal pedestrian doors. The building was originally used for carpentry and mechanics.

	<image/> <caption><image/></caption>	
15	<image/> <caption></caption>	Name: Fire Pump HouseDate of Construction: Between 1974 and 1982.APN: 4175/017Brief Description: Single-story building with aluminum siding and a very slightly gabled roof. The south, east and west facades contain no windows. The west façade features one door. The north façade was not accessible. A gate shack is located at the south façade.The building historically contained diesel driven fire water pumps.
16		Name: Lube Oil Room/Storage Building (clean new drum storage) Date of Construction: Between 1975 and 1982. APN: 4232/006

	<image/> <caption><caption></caption></caption>	Brief Description: Rectangular-plan, single- story building with aluminum siding, paired flush metal doors and a flat roof. Two vented openings are located on the north façade. Building formerly used to store lube oil drums.
17		Name: Hazardous Waste Storage Building Date of Construction: Between 1982 and
		1993.
		APN: 4175/017 Brief Description: Rectangular-plan, steel- frame, single-story building with slightly pitched metal roof. The building is currently gutted without walls or doors, with only temporary coverings (pictured). A chain link fence surrounds the building footprint.
	South (right) and west (left) facades of Hazardous Waste Storage Building	Building used to store hazardous waste prior to offsite disposal. Formerly called Building H.
18		Name: PG&E Switchyard Warehouse
		Date of Construction: Between 1982- 1993
	7	APN: 4175/018
		Brief Description: Butler warehouse with aluminum siding, a slightly pitched metal gable roof and two metal roll-up doors at the southwest facade.

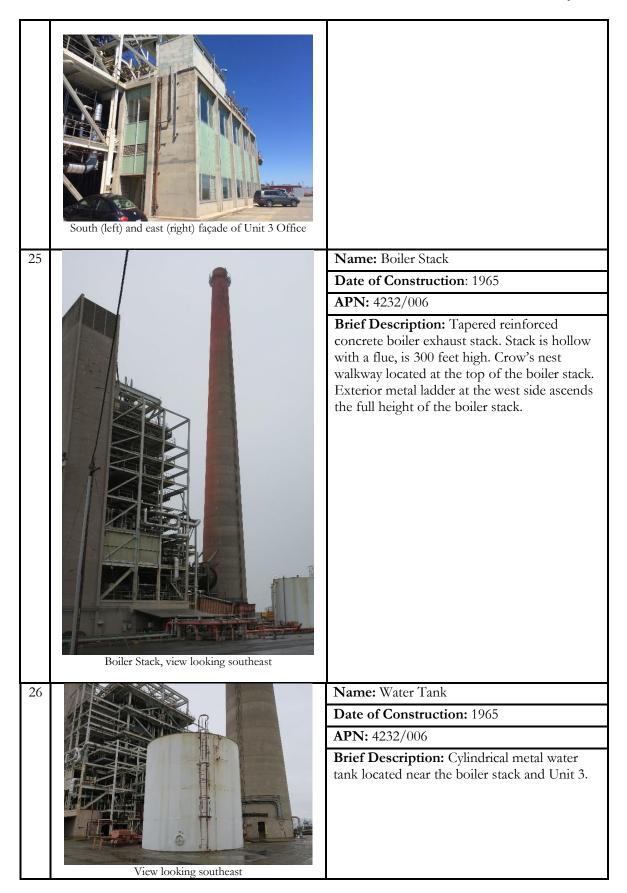
	View looking northeast	
	The without give not the st	
19		Name: PG&E Switchyard Building 1
		Date of Construction: Between 1982- 1993
		APN: 4175/018
Wiew looking southwest	Brief Description : Square-plan, aluminum- clad building with a flat metal roof, three pedestrian doors, a metal roll-up door, and six vinyl-sash windows.	
20		Name: PG&E Switchyard Building 2
		Date of Construction: Between 1998- 2005
		APN: 4175/018
	View looking northeast	Brief Description: Rectangular-plan, aluminum-clad building with a slightly pitched metal gable roof, two pedestrian doors at the south façade, and multiple window openings. The south façade features a porch protected by a metal overhang.
21		Name: PG&E Switchyard Building 3
	where the second s	Date of Construction: Between 1998- 2005
		APN: 4175/018
	Wiew looking northeast	Brief Description: Rectangular-plan, aluminum-clad building with a slightly pitched metal gable roof, two pedestrian doors at the south façade, and multiple window openings. The southwest façade features a porch protected by a metal overhang.
22		Name: Sugar House Sewer Lift Station
		Date of Construction: Between 1998- 2005
		APN: 4232/006

	Fast (left) and north (right) facades of Sugar House Sewer Lift Station	 Brief Description: Industrial prefabricated shed with aluminum siding a flat roof. Shed encloses an onsite pump station that conveys black and gray sewage water from the subject site to the City's combined sewer system connection at 23rd Street.
23	With the set of the s	Name: Little House Demonstration Building; Small Office Date of Construction: 2013 APN: 4232/006 Brief Description: Modular, rectangular-plan, single-story building with full-height glazing and horizontal wood cladding. Building contains office space, shower and restroom facilities. The building is surrounded on the north and east sides by the gray water treatment demonstration project.
	West (left) and south (center) façade of Little House Demonstration Building	

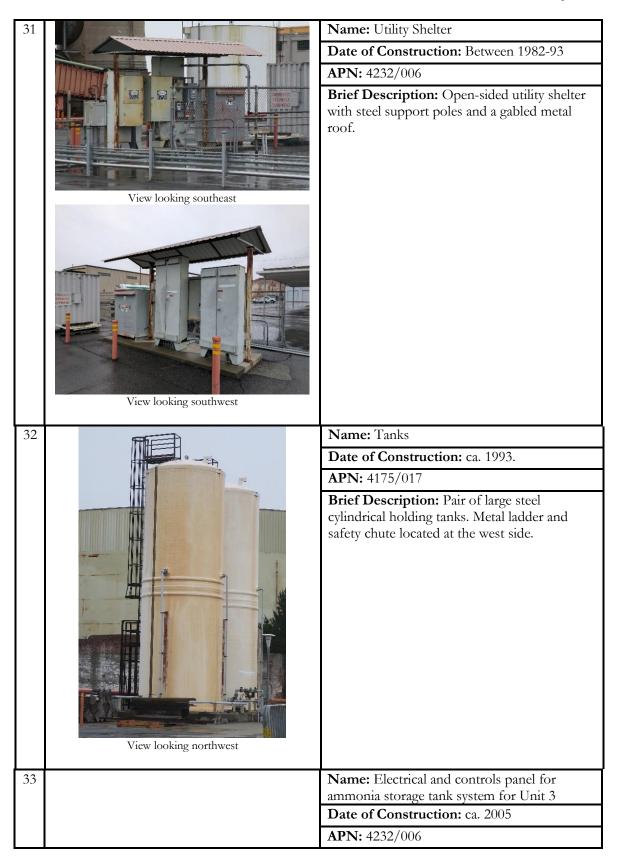
TABLE 3: STRUCTURES

24	Name: Unit 3 Power Block: Generator, Turbine, Boiler, and Unit 3 Office
	Date of Construction: 1965
	APN: 4232/006



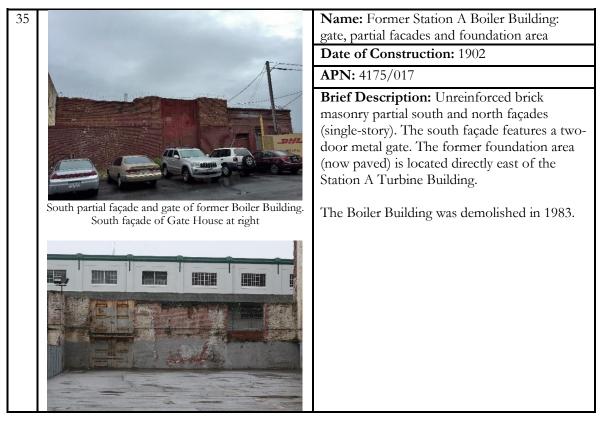


27	Name: Oil Tank
	Date of Construction: ca.1965
	APN: 4175/017
View looking north	Brief Description: Steel horizontal cylindrical tank that is part of an oily water separator system.
28	Name: Water Tank west of former Fuel Storage Tank 4 and south of PG&E Switchyard Warehouse
	Date of Construction: Between 1968 and 1974 APN: 4175/017
View looking north	Brief Description: Cylindrical metal water tank located west of Fuel Storage Tank 4.
29	Name: Electrical Panel Closet
	Date of Construction: Between 1968 and 1974
	APN: 4175/017
Wiew looking south	Brief Description: Small metal electrical panel closet with flat roof and paired doors.
30	Name: Spill Response Equipment Shed
	Date of Construction: Between 1982-93
The second secon	APN: 4175/017
Wiew looking west	Brief Description: Small shed with aluminum siding, east-facing flush metal door and flat standing seam metal roof. Shed contains spill response equipment inside.



	Weight	Brief Description: Open-sided equipment shelter with a concrete pad foundation, steel structure, and flat corrugated metal roof.
34		Name: Structure with Photovoltaic Panels Date of Construction: ca.2013
		APN: 4232/006
		Brief Description: Open-sided structure with steel support poles and a flat metal roof covered with PV panels.

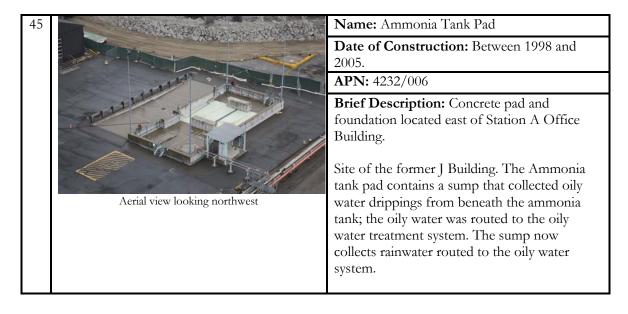
TABLE 4: FEATURES



South partial façade and gate of former Boiler Building. View looking south	
Foundation area of former Boiler Building. Partial north façade in the background, in front of the fuel storage tank. View looking north	
With the second secon	
36 View looking south	Name: Fuel Oil PipelineDate of Construction: 1965Brief Description: Fuel oil pipeline that formerly conveyed oil from the fuel storage tanks to Unit 3. Multiple metal pipes run north-south through the site. Metal stairs
37	Name: Paved Surface/Parking Lots
	Date of Construction: Incremental; site largely paved by 1965

	Wiew looking southeast	Brief Description: Asphalt paving/parking lots between buildings and structures.
38	<image/>	Name: Salt Water Cooling System Date of Construction: Between 1968 and 1974 APN: 4175/017 Brief Description: Metal structure with three tanks located near water's edge. A once-through salt water cooling system with water screens that filter out seaweed, etc.
39	<image/>	Name: Salt-water Circulating PumpsDate of Construction: Between 1968 and 1974APN: 4175/017Brief Description: Two cylindrical pumps and motors that brought salt water to the Unit 3 condenser for condensing turbine exhaust steam.
40	Weight Fiew looking east	Name: Peaker Plant Unit 4 FoundationDate of Construction: 1976APN: 4232/006Brief Description: Raised concrete pad foundation; site of former combustion turbine generator Unit 4.

41		Name: Peaker Plant Unit 5 Foundation	
	*	Date of Construction: 1976	
		APN: 4232/006	
	Wiew looking northwest	Brief Description: Raised concrete pad foundation; site of former combustion turbine generator Unit 5.	
42		Name: Peaker Plant Unit 6 Foundation	
		Date of Construction: 1976	
		APN: 4232/006	
	Fiew looking east	Brief Description: Raised concrete pad foundation; site of former combustion turbine generator Unit 6.	
43		Name: Hazardous Waste Storage Pad	
		Date of Construction: Between 1982-93	
		APN: 4175/017	
	With the set of the s	Brief Description: Rectangular-shaped concrete foundation pad bound by chain-link fence.	
44		Name: Foundation	
		Date of Construction: ca. 1993.	
		APN: 4232/006	
	With the second seco	Brief Description: Concrete pad foundation with raised rectilinear blocks. Located west of Unit 4. Original use unknown.	



SPATIAL ORGANIZATION, CIRCULATION, TOPOGRAPHY, VEGETATION, VIEWS, VISTAS

Buildings, structures and features are distributed throughout the primary subject site, amongst large expanses of asphalt paving/parking. There is a distinguishable cluster arrangement of unreinforced brick masonry buildings at the west portion of APN 4175/017. These visually cohesive buildings include: Station A, the Gate House, the Meter House, and the Compressor House. Remaining utilitarian buildings and structures are generally dispersed. Humboldt Street (located east of Illinois Street, between 22nd Street and 23rd Street) is the only through-road at the primary subject site and runs west-east. Humboldt Street is substantially graded at the west portion of the primary site; the paved road peaks at the Meter House and Station A before descending towards the San Francisco Bay (Figure 6). Due to Humboldt Street's degree of gradation, most of the north façade of the Meter House sits below grade. Apart from Humboldt Street, site topography is mostly flat. The site does not contain any remnants of former cable tramways or electric car systems used for carrying freight. The site contains very little in the way of vegetation; that which grows on the site consists of volunteer weeds. These weeds are generally found near the San Francisco Bay, which forms the east boundary of the primary subject site (Figure 7). Two former Spreckels sugar refinery warehouses are located directly south of the primary subject site (across 23rd Street); the operational PG&E substation is located to the south and west; and Pier 70 is located to the north (Figure 8- Figure 11).

The detached parcels to the south of the primary subject site are flat with no vegetation. APN 4244/003 is more densely developed than APN 4244/004. A PG&E facility is located north of the detached parcels, one and two-story utilitarian buildings sit to the west and east, and a Muni service station is located to the south (Figure 12- Figure 13).

Potrero Power Station San Francisco, California



Figure 6: Graded Humboldt Street. View looking east.



Figure 8: Former Spreckels sugar refinery (addressed 435 23rd Street, constructed 1929). View looking southwest.



Figure 7: San Francisco Bay directly east of subject site. View looking northeast.



Figure 9: Former Spreckels sugar refinery (addressed 401 23rd Street, constructed in 1923). View looking south.



Figure 10: Humboldt Street and operational PG&E power station. View looking west.



Figure 12: East block face of Illinois, directly west of detached subject parcels. View looking northwest. Source: Google Maps, 2017.



Figure 11: Foundation of fuel storage tank in foreground; Pier 70 in background. View looking north.



Figure 13: Muni Metro East station (not public), directly south of detached subject parcels. View looking southeast. Source: Google Maps, 2017.

PERMIT HISTORY

The following **Table 5** provides a timeline of permitted construction activities at the subject site based on building permit applications on file with the San Francisco Department of Building Inspection. Permits are attached to this report as an appendix.

Table 5: Permit History of Subject Site (APNs 4232/006; 4232/001; 4175/002, 4175/017	and
4175/018)	

Date Filed (or approved, if "Filed" date is illegible)	Permit #	Description of Work	Building (if known)	Architect/ Builder
02/27/1946	80997	Rearrangement of ventilating system in locker room of station "A" and all incidental work connected therewith. Total Cost \$2500.	Station A Turbine Building or Switching Center	N/A
08/29/1946	85015	Application for building permit, frame building. Total Cost \$6,000.	Unknown	N/A
05/5/1961 (approved)	223141	Constructing a new door opening and subsequently furnishing and installing an overhead aluminum sectional door thereafter. Total Cost \$2,000.	Unknown	N/A
07/6/1961 (approved)	225338	Application details illegible. Total Cost \$79,000.	Station A Switching Center Building	N/A
05/26/1967	307337	Remodel existing metering building/welding shop. Total Cost \$30,000.	Meter House	N/A
12/1/1968 (approved)	327400	Permit to build a temporary guard shack. Est. Total Cost \$1,400.	Unknown	N/A
12/28/1971	9102	No description of work. Application for demolition.	Unknown	N/A
04/3/1973	375682	Add housing and shelter for turbine generators –not for human occupancy (except occasional maintenance). Secure permit from S.F.F.D. for fuel oil storage. Total Cost \$608,000.	Unknown	R.V. Bettinger
05/31/1973	377590	Secure permit from S.F.F.D. for flammable liquid fuel oil storage facilities. S.S. For: 1. Tensioning & Spacing of prestressing steel, 2. Cylinder tests - 3000 psi conc.,	Unknown	F.F. Mautz

		3. Mill tests prestressing steel. Total Cost \$1.00		
07/12/1973 (approved)	379063	Grading evacuation and tank [word illegible] and wall footing construction. Total Costs \$60,000.	Unknown	N/A
07/19/1973	380252	To erect a 250,000 BBL fuel oil storage tank and containment wall. Est. Total Cost \$600,000.	PG&E fuel storage tank 4	LH Harrison
09/14/1973	381412	Existing building consists of 10 bays of steel framing construction. It is proposed to retain the 4 bays of office use and remove the remainder 6 bays of shop use. There is presently an existing wall at the 4 th bay; no work is to be done to this wall except closing up two small wall openings with construction to match existing. Utilities to be re-routed to provide continued service to remaining building. Est. Total Cost \$22,000.	Unknown	RV Bettinger
09/14/1973	381413	It is proposed to remodel portion of existing warehouse for shop & tool storage use. Existing buildings: 6400 sq. Ft., Portion to be remodeled: 2400 sq. ft. Total Cost \$22,000.	Unknown	RV Bettinger
10/12/1973	382345	Install thermal insulation on four fuel oil storage tanks. Est. Total Cost \$307,000.	General Site	T.E. Hinney
10/14/1973	382134	Modify boiler on Unit 3, Potrero Power Plant, to reduce NOx (oxides of nitrogen) emissions by installing a system for two- storage combustion and flue gas recirculation to the burners. Work includes (1) relocating some existing piping, (2) installing gas recirculation for foundation and for, (3) installing structural steel foundations and structural steel, (4) installing recirculation gas ductwork and (5) installing	Unit 3 Power Block: Generator, Turbine, and Boiler	Ruey Stoker Corporation

		necessary support electrical and instrumentation equipment. Total Cost \$2,000,000.		
11/1/1973	383749	Enlarge (9) fuel oil pump bases. Est. Total Cost \$9,000.	General Site	Erwin P. Wollak
12/19/1973	81693	No description of work.	Unknown	N/A
03/21/1974	387194	Construct fire water tank. Est. Total Cost \$52,000.	Unknown	Michael D. Hugh and Richard V. Bettinger
11/7/1974	395234	Construction of gas turbine and related equipment including foundations. This work to be done in conjunction with Application #418869 site permit #375682, addendum one (1), which was approved on April 27, 1973.	Est. Total Cost \$300,000.	R.V. Bettinger
08/9/1975	402053	No description of work. Total Cost \$12,000.	Unknown	N/A
01/25/1979	446478	Install effluent piping. Est. Total Cost \$20,000.	General Site	R.V. Bettinger
02/18/1982	4801217	Construct equipment foundations on grade in open area. Foundations are for water treatment system and associated water storage tanks. Capacity of 60,000 gallons - (2 @ 30,000 gals.). Est. Total Cost \$500,000.	General Site	R.V. Bettinger
01/06/1984	511759	Construct women's restroom in 2 nd floor adjoining control room. Est. Total Cost \$35,000.	Unit 3 Power Block: Generator, Turbine, and Boiler	R.V. Bettinger
04/18/1984	516201	Construct equipment foundations on grade in open area. Foundations are for water treatment system and associated water storage tanks capacity of 60,000 gallons (2 at 30,000 gals). Est Total Cost \$500,000.	Unknown	R.V. Bettinger
08/10/1987	579104	No description of work. Est. Total Cost \$200,000.	Unknown	
08/18/1988 (approved)	397738	Construct crane loft; upgrade bathroom area in pre-fab building; add office space to pre-fab building; upgrade	General Site	Orlando Malone

		electrical and ventilation in		
		pre-engineered building.		
08/22/1988	193039	No description of work.	Unknown	Joyce I.
,,		Application for demolition.		Steingass
08/22/1988	193041	No description of work.	Unknown	Joyce I.
00/22/1900	175041	Application for demolition.	CHKHOWH	Steingass
10/25/1988	599097	Upgrade electrical to	General Site	Orlando
10/23/1900	577077	accommodate electric [word	Ocherai Site	Malone
				Maione
		illegible] and [word illegible]		
11/2/1000	603805	shop. Est. Total Cost \$60,000. Reinforced concrete oil	General Site	S.K. Kho
11/2/1988	005805		General Site	5.K. KIIO
		containment basin for sludge		
7/22/4000	(500(1	tank. Est. Total Cost \$8,000.	TT 1	
07/23/1990	650264	Permit to erect sign. No	Unknown	N/A
		description of work. Est Total		
		Cost \$2,500.		
11/8/1990	661900	Demolish existing toilet;	Electric Shop	N/A
		construct new handicap toilet		
		and shower; partially		
		demolish existing small office,		
		build new locker room,		
		upgrade electrical, mechanical		
		and plumbing. Est. Total Cost		
		\$25,000.		
02/11/1991	667665	Permit to erect sign. No	Unknown	N/A
		description of work. Est Total		
		Cost \$1,000.		
03/13/1991	673510	Replace exhaust fans, repair	Unknown	Gez
, ,		siding, add air louvers. Est.		Architects
		Total Cost \$12,000.		Engineers
03/13/1991	673513	Add insulation (walls & roof),	Unknown	Gez
00/10/10/1	010010	replace exhaust fans, repair	Cimilowii	Architects
		siding, replace gas heaters,		Engineers
		replace lights, add exterior		Engineers
		lights, add air louvers. Est		
		Total Cost \$73,000.		
03/13/1991	673515	Add insulation (walls & roof),	Machine Shop	Gez
55/15/1991	075515	replace exhaust fans, repair	Machine Shop	Architects
		· · · ·		
		siding, replace gas heaters,		Engineers
		add air louvers, add plastic		
		thermal curtains to overhead		
04/02/4004	750(00	doors (2).		
06/03/1994	752689	Reinforce brick parapets.	Compressor House	Donald F.
		Fence areas below parapets.		Willoughby
		(Ref DWGS 364229 &		
		364230). Est. Total Cost		
		\$12,000.		
06/03/1994	752687	Reinforce brick parapets.	Gate House	Donald F.
		Remove portion of parapet &		Willoughby
		brick wall. (Ref DWGS		0 /

		364229 & 364231). Est. Total Cost \$25,000.		
06/17/1994	752688	Demolish parapets of both end walls to roof level. Fence area below side wall parapet. (Ref DNGS 354229, 364232 & 364233). All above works are required per parapet safety program. Est. Total Cost \$40,000.	Station A Turbine Building	Donald F. Willoughby
07/18/1994	769239	Application for demolition permit for "1986 storage."	Unknown	Douglas B. Carlson
09/11/1995	779746	Sprinkle system [word illegible] – Adding 22 sprinklers. Est. Total Cost \$5,100.	General Site	N/A
09/18/1995	784678	No description of work. Est. Total Cost \$65,000.	Pump House Parking Lot	Gez Architects Engineers
06/14/2001	941861	PG & E is proposing a lot line adjustment at the above ref. site. A portion of the (E) roof overhang will be removed to meet the 6'8" set back req. at the new lot line under this permit only. Est. Cost: \$3,500.	Unknown (one of the Storage Units)	RPR Architects
02/19/2004	1029480	Installation of an aqueous ammonia storage area. (Tank installation under separate permit). Removal of existing pavement; partial excavation & removal of existing earth & concrete for new ammonia storage area & sump; excavation of remaining soil within sump area; installation of H-piles for support of containment sump & ammonia storage tank; installation of reinforced concrete-mat foundation, walls & support piers for the sump & ammonia storage tank; backfilling as required; installation of drain from truck unloading drive to stump; installation of reinforced concrete for diked area slab, walls, footings, equipment pads & truck unloading drive; installation	Ammonia Tank Pad	Thomas R. Payne, P.E., C.E.; Louis Perry & Associates, Inc.

		of structural steel for sump		
02 /4 /2004		cover, stairs and electrical		
		equipment canopy; final		
		paving around disturbed area.		
		Est. Total Cost \$767,000.		
	1029307	SCR Structural Steel –	(lilealer) II ait 2	Thomas R.
03/4/2004	1029307		(likely) Unit 3	
		Structural work involved in		Payne, P.E.,
		the alteration of the existing		C.E.; Louis
		power plant structure for the		Perry &
		installation of selective		Associates,
		catalatic reduction (SCR)		Inc.
		equipment for NOx removal.		
		Installation of new steel and		
		catwalks within existing		
		structure and reinforcement		
		of existing steel for the		
		revised flues and new piping,		
		skids and manifold valve		
	100000	stations. Total Cost \$950,000.		
08/12/2004	1039082	Construct a wheel wash	Unknown	Andy The Andreas
		system to trap sand & mud		Tsao/PG&E
		from trucks before enters into		
		public street from Hoe Down		
	1050501	Yard. Total Cost \$40,000.		
12/14/2004	1052524	Installation of NH3 storage &	Unknown	Thomas R.
		piping system. Total Cost		Payne, P.E.,
		\$800,000.		C.E.; Louis
				Perry &
				Associates, Inc.
07/24/2007	1130141	To supply and install a fire	General Site	Engineer:
	1150111	alarm system per PG&E's	General blic	Cosco Fire
		proposed performance based		Protection
		engineering evaluation for		Tioteenon
		smoke detection [word		
		illegible]. This is an		
		unmanned site. All battery		
		calculations are at 60 hr. This		
		system will be monitored by		
		PG&E's Scada System. Total		
		Cost \$35,000.		
10/1/2008	1167811	Excavate for and construct	Unknown	Black &
	110/011	electric power transmission		Veatch
		ductbanks. Backfill, repave		v catell
		over trenches. Approximate		
		quantity 600 Lf & 6' wide x 5'		
		deep. Total Cost \$500,000.		
05/24/2012	1265380	Remove & relocate a beam	Unknown	N/A
03/24/2012	1203360		UIIKIIOWII	$\perp N / \Lambda$
		detector (in storage building).		
		Total Cost \$1,000.		

*Permits relating to the new PG&E substation on APN 4175/018 (outside of subject area boundaries) have been excluded from this table.

IV. HISTORIC CONTEXT

SAN FRANCISCO HISTORY

European settlement of what is now San Francisco took place in 1776, with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy and the founding of Mission San Francisco de Asis (Mission Dolores) by Franciscan missionaries. The Spanish colonial era lasted until 1821, when Mexico earned its independence from Spain, taking with it the former Spanish colony of Alta California. During the Mexican period, the region's economy was based primarily on cattle ranching, and a small trading village known as Yerba Buena grew up around a plaza (today known as Portsmouth Square) located above a cove in San Francisco Bay. In 1839, a few streets were laid out around the Plaza, and settlement expanded up the slopes of Nob Hill.

During the Mexican-American War in 1846, the village of Yerba Buena was occupied by U.S. military forces and was renamed San Francisco the following year. Around the same time, a surveyor named Jasper O'Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this line were laid out in small 50-*vara* square blocks, whereas blocks south of Market were laid out in larger 100-*vara* blocks.¹⁸

The discovery of gold at Sutter's Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated outpost on the edge of the North American continent. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.

With the decline of gold production in 1855, San Francisco's economy diversified to include agriculture, manufacturing, shipping, construction, and banking.¹⁹ Prospering from these industries, a new elite class of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial and shipping center of the West.

CENTRAL WATERFRONT/ POTRERO POINT

San Francisco's Central Waterfront consists of approximately 500 acres at the east edge of San Francisco, adjacent to the San Francisco Bay (Figure 14– Figure 15).

¹⁸ Vara is derived from an antiquated Spanish unit of measurement

¹⁹ Rand Richards, *Historic San Francisco. A Concise History and Guide* (San Francisco: Heritage House Publishers, 2001), p.77.

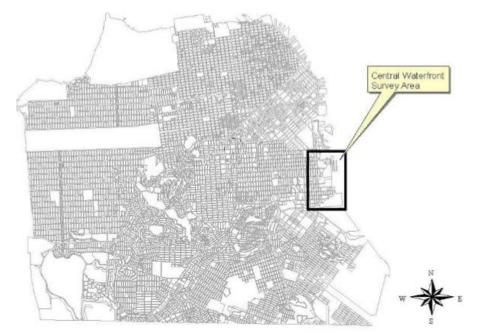


Figure 14: City and County of San Francisco and the Central Waterfront Survey Area. Source: San Francisco Planning Department, "Central Waterfront Context" (2001).

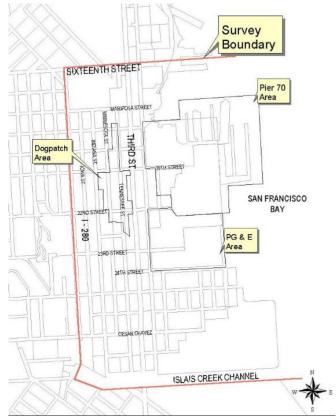


Figure 15: The Central Waterfront Survey Area with boundaries, major street names and boundaries of the Dogpatch Neighborhood, the PG&E area and Pier 70/The Bethlehem Steel San Francisco Yard. Source: San Francisco Planning Department, "Central Waterfront Context," (2001).

Historic Resource Evaluation- Part 1 Final - Revised

Potrero Point originally served as cattle grazing land for the Mission San Francisco de Asis (Mission Dolores), established by Junipero Serra in 1776. The area was known as *Potrero Nuevo*, or "new pasture." When the mission was secularized in 1833, Potrero Hill was incorporated as part of the Rancho de San Francisco, granted by the Mexican government to the sons of Francisco de Haro, the first *alcade*, or mayor, of San Francisco.²⁰ The California Gold Rush and California's admission to the Union in 1850 dramatically changed the rural Central Waterfront/Potrero landscape to a heavy industrial site. In 1866 Potrero Point became the site of the Pacific Rolling Mills, a vast iron smelting and rolling plant. By the end of the 1880s over 1,000 men were employed there.²¹ Potrero Point also saw the construction of gas manufacturing plants, originally operated by the City Gas Company and the San Francisco Gas Company (which merged in 1873 to form the San Francisco Gas Light Company). The Union Iron Works – considered the pioneer foundry and machine-making company of California – arrived at Potrero Point in the 1880s (**Figure 16**). They constructed one of the largest shipbuilding facilities on the west coast, a plant that later became part of the Bethlehem Steel Company.

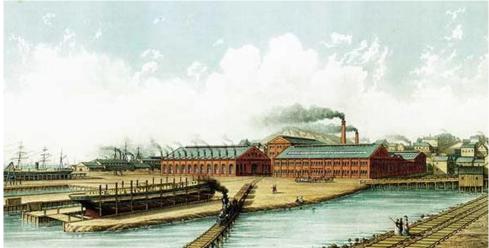


Figure 16: Union Iron Works Plant at Potrero (1880s). Source: San Francisco Maritime Museum Library.

Utilized for industrial purposes since the latter half of the nineteenth century, the Potrero Point area of San Francisco's Central Waterfront grew into one of the most important zones of heavy industry on the West Coast. Amongst the varied industrial functions of Potrero Point, the subject site itself supported four industries: gunpowder production; barrel production; sugar refining; and power production.

SITE HISTORY: GUNPOWDER PRODUCTION

Early coastal maps depict a history of gunpowder production at the subject site. The following is directly excerpted from historian Christopher VerPlanck's "Dogpatch Historical Context."²²

Increased population pressures in San Francisco, combined with a new city ordinance forbidding dangerous industries from being located anywhere near settled areas,

²⁰ San Francisco Planning Department, "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement" (October 2000- September 2001) p.8.

²¹ Dames & Moore, "Historic Architecture Report, Station A, Potrero Power Plant" (San Francisco, CA, December 1999) p.1.

²² Christopher VerPlanck, "Dogpatch Historical Context."

compelled certain industries such as gunpowder manufacturers, to move beyond the city limits. Due to its remoteness and abundant deep-water anchorages, Potrero Point was earmarked as the ideal location for relocating essential gunpowder manufacturing operations... In 1854, E.I. du Pont de Nemours Company, one of the largest manufacturers of black gunpowder in the United States, constructed their first powder magazine on the West Coast on the south shore of Potrero Point near the corner of Maryland and Humboldt streets, now the site of PG&E's Potrero Power Plant.

The 1859 USGS Coastal Survey Map shows the *Potrero Nuevo* area with the subject site labeled "powder magazine" (Figure 17). Black gunpowder was needed at the time for hard rock mining in the Sierras as well as for street grading in San Francisco. The 1873 Bancroft Map of San Francisco shows developed (shaded) blocks at and near the subject site (Figure 18). This development reflects the presence of both the E.I. du Pont de Nemours Company and the Hazard Powder Company. Both gunpowder manufacturers operated at Potrero Point until 1881, when they sold their plants to sugar industrialist Claus Spreckels and moved to rural Contra Costa County. The subject site continued to be developed and the shoreline dramatically altered to accommodate various industrial activities (Figure 19 – Figure 20).

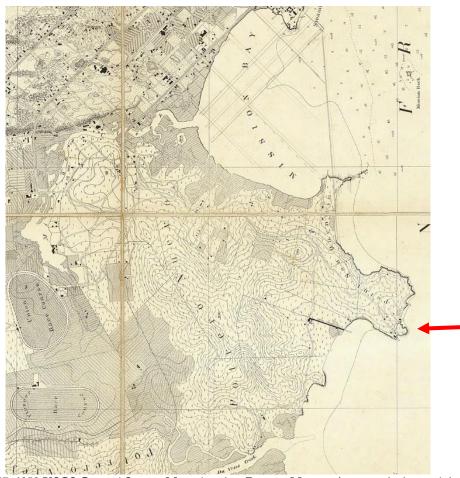


Figure 17: 1859 USGS Coastal Survey Map showing Potrero Nuevo. Arrow pointing to labeled "Powder Magazine" site and approximate subject site. Source: David Rumsey Map Collection. Edited by Page & Turnbull.

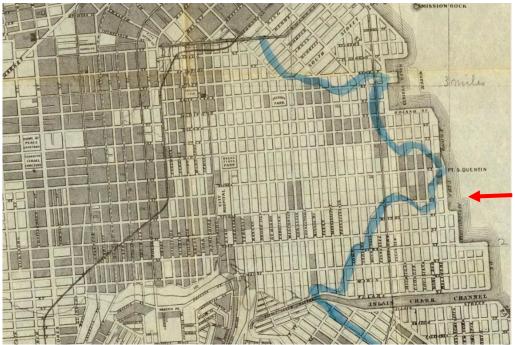


Figure 18: 1873 Bancroft Map of San Francisco, Potrero Hill and surroundings. Blue line shows original shoreline. Red arrow pointing to approximate subject site. Source: David Rumsey Map Collection. Edited by Page & Turnbull.

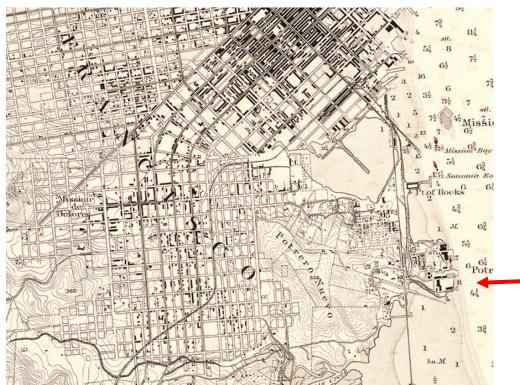


Figure 19: 1889 U.S. Coast Survey Map. Red arrow pointing to approximate subject site. Source: FoundSF. Edited by Page & Turnbull.

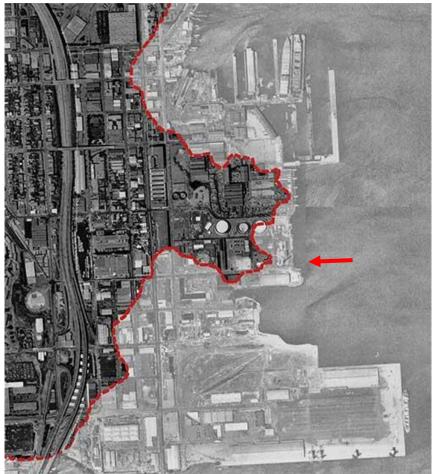


Figure 20: Potrero Point original shoreline overlaid on aerial photograph (ca. 2000s). Arrow pointing to subject site. Source: Associate Capital, edited by Page & Turnbull.

SITE HISTORY: BARREL PRODUCTION

The American Barrel Company (later, the California Barrel Company) was first established in 1883-84 on Louisiana Street, between Humboldt and Nevada Streets. The company was one of the very first barrel manufacturers in San Francisco; their barrels were used to store cider, pork, olives, oil, lard, fish, milk, sugar, grapes, pickles, butter, and other goods.²³ The Sanborn Fire Insurance Map from 1900 depicts the California Barrel Company at the west portion of the subject site (the future site of Station A, discussed below) **(Figure 21)**.²⁴ The 1900 Sanborn map depicts a brick wall running north-south along Louisiana Street, separating the California Barrel Company and the Western Sugar Refinery to the east. The California Barrel Company site appears to have included four warehouses (1 and 1 ½ or 2 stories in height) a wagon shed, and an unspecified shed. These buildings were demolished in 1901, when the California Barrel Company site was purchased by Claus Spreckels. Spreckels aimed to expand his sugar refinery operations already underway on the subject site to the east of the California Barrel Company buildings, next to the San Francisco Bay. The California Barrel

²³ Edgar Harvey Defebaugh, "Cooperage Exhibit," *Barrel and Box and Packages*, vol. 26. Lumber Buyers' Publishing Corporation (1921) p.31.

²⁴ The California Barrel Company site was surrounded by: the Potrero Hotel, stores and residential dwellings to the north (between Sierra and Humboldt streets); the western part of the San Francisco Gas Light's Potrero Gas Plant to the south; a large reservoir used by Spreckels' sugar refinery to the south; and Spreckels' sugar refinery buildings and wharf to the east.

Company was relocated to nearby Illinois and Sierra (22nd) streets (the northwest corner of the subject site), where it remained in operation until 1956. The site included four warehouses, stave storage sheds, auto sheds, steamers, an office, and a machine shop (Figure 23).²⁵

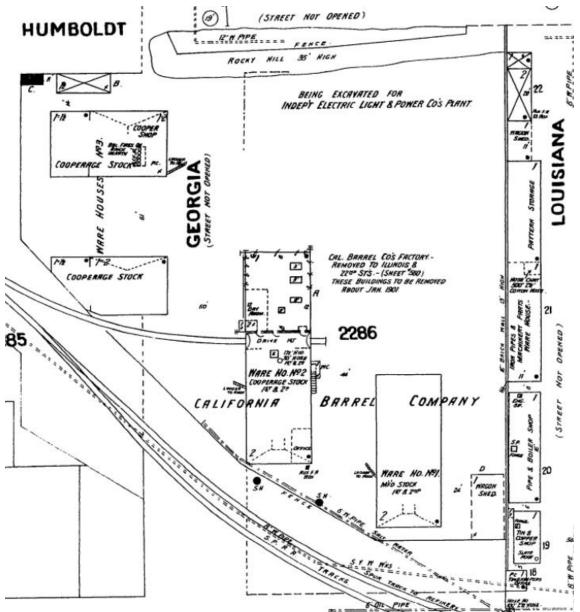


Figure 21: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheet 546) depicting the California Barrel Company buildings (demolished in 1901) located at the future site of Station A. Source: San Francisco Public Library.

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²⁵ San Francisco Planning Department, "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement," (September 2001) p.10.

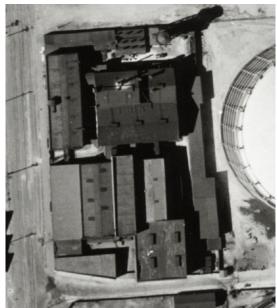


Figure 22: 1938 aerial photograph by Harrison Ryker of northwest corner of subject site (22nd Street to the north, Illinois Street to the west, and Humboldt Street to the south), developed and occupied by the California Barrel Company. Source: David Rumsey Map Collection.

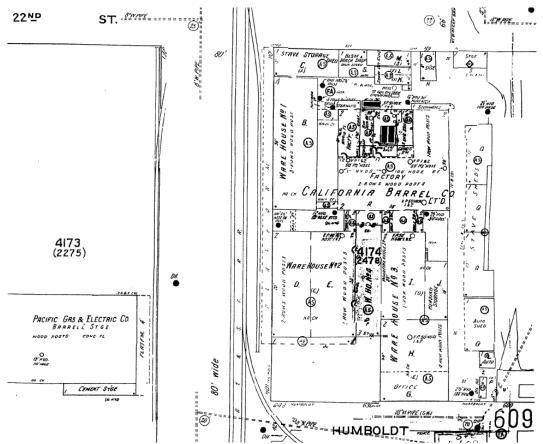


Figure 23: Detail of the 1950 Sanborn Fire Insurance Map (vol. 6, sheet 609) depicting the California Barrel Company buildings (demolished in 1901) at the northwest corner of the subject site. Source: San Francisco Public Library.

SITE HISTORY: SUGAR REFINERY

German-born Adolph Claus Spreckels (1828-1908) immigrated to the United States in 1846 (Figure 24). He married Anna Christina Mangels and lived for periods of time in South Carolina and New York City before settling in San Francisco. Spreckels founded a variety of successful businesses – including a grocery store, a brewery and a hotel – and became involved in the ranching, timber and railroad industries. However, Spreckels is perhaps best known as a sugar baron of the West Coast.

Spreckels began growing sugar beets in Aptos, California, and built a small refinery in nearby Capitola in 1874. He then established the Western Beet Sugar Company in Wastsonville, which was the largest sugar beet factory in the U.S. at the time. As his operations grew, Spreckels constructed a 42-mile railroad to transport sugar beets from fields near Salinas to Watsonville. A larger factory was built in the Salinas Valley, resulting in the creation of the company town of Spreckels, California. Additionally, Spreckels founded Spreckelsville, a company town in Maui; by 1892 it was the largest sugarcane plantation in the world.

In San Francisco, Spreckels began refining sugar in the South of Market area in 1863. By 1881, Spreckels' California Sugar Refinery had outgrown its facilities at Eighth and Brannan streets, requiring a relocation to a five-block area at Potrero Point inclusive of the primary subject site **(Figure 25- Figure 26)**. This southern point of Potrero Point provided deep water access for Spreckels' ships filled with sugar cane arriving from Hawaii. The new California Sugar Refinery was designed by a New York architect by the name of Hepworth, and was constructed at a cost of one million dollars.²⁶ The sugar refinery was, at the time of its construction, the only such operation on the West Coast, and one of fewer than twenty-five refineries in the United States. The context below is directly excerpted from the "State of California Department of Parks and Recreation District Record: Potrero Point Historic District" authored by Kelley & VerPlanck and Page & Turnbull in 2008.

The pioneer sugar industry in California owes a huge debt to German immigrant Claus Spreckels. He established his first refinery in the South of Market in 1863. In 1881, he purchased a five-block site on the south shore of Potrero Point from gunpowder manufacturers and commenced construction of the California Sugar Refinery. The massive brick buildings which comprised the plant included a "melt/filter house," a "wash house," and a "char house." All were designed in 1881 by a New York architect named Hepworth.²⁷ By 1884, these huge works were described as "the most complete concern of the kind in the world, and in size ranks with the great refineries of Brooklyn, New York, and St. Louis."²⁸ The 1886 Sanborn Map shows the layout of the facility (no longer extant), including a tenstory brick filter house and refinery, machine shop/blacksmith's shop, a row of onestory frame shops along the western edge of the property, a two-story melting house and three massive timber-frame warehouses- one of which sat atop a large wharf.²⁹

²⁶ Dames & Moore, p.2

²⁷ Bancroft Library, University of California-Berkeley, documents and materials pertaining to the Western Sugar Refinery collected by Dan Gutleben.

²⁸ Michael Corbett, *Historic Architecture Report for 4352 Third Street, City and County of San Francisco* (San Francisco: unpublished report by URS Corporation, 2001), p.5.

²⁹ Kelley & VerPlanck and Page & Turnbull, p.16.



Figure 24: Claus Spreckels- "The Sugar King." Source: San Francisco Public Library, Image # AAD-3012.

The following is directly excerpted from the "Historical Assessment of the Western Sugar Refinery Warehouses" authored by Jonathan Lammers in March 2017.

The [California] Sugar Refinery was supplied by raw sugar grown in Hawaii. During the 1870s, Spreckels had secured land and water rights on the island of Maui. He then hired Herman Schussler, chief engineer of the Spring Valley Water Company, to design a massive irrigation system that included sixty-five miles of canals which brought water from the wetter side of the island to drier land owned by Spreckels. Labor for growing the sugar cane was suppled under the contract labor system, whereby Spreckels advanced funds to transport Chinese, Japanese, Portuguese, Filipino and other immigrants to Hawaii where they contracted to work for a specified amount of time. Once the sugar cane was harvested, it was processed at mills in Hawaii. During this initial process, the cane was pressed to extract the sap, which in turn was boiled down to make sugar crystals. At this stage the sugar was brown in color and contained various "impurities." The milled sugar was then transported to San Francisco on the ships of the Oceanic Steamship Company, which was founded in 1881 by Spreckels and his brothers. Once the raw sugar arrived at the [California] Sugar Refinery, it went through a multi-stage process to dissolve and filter the sugar before being re-crystallized into "pure" sugar.³⁰

Kelley & VerPlanck and Page & Turnbull described the conveyance of the sugar from Hawaii to the California Sugar Refinery in documentation for the Third Street Industrial District:

The Potrero plant [played] a major role as a refiner of imported Hawaiian sugar [...] Raw Hawaiian sugar was delivered by ship to the massive east wharf and then moved into adjoining warehouses. The sugar would then be moved from the warehouses to the melt wash house, and from there through the melt filter house where refining would take place. The refined sugar was then transported via conveyors to a large warehouse located south of Twenty-Third Street where it would be stored in bags prior to shipment via rail or ship.³¹

³⁰ Jonathan Lammers, Historical Assessment of the Former Western Sugar Refinery Warehouses (March 8, 2017) p.2.

³¹ Kelley & VerPlanck and Page & Turnbull, p.16-17; 20.



Figure 25: Britton & Rey lithograph showing a view southeast to the California Sugar Refinery (ca.1881) Source: UC Berkeley, Bancroft Library.

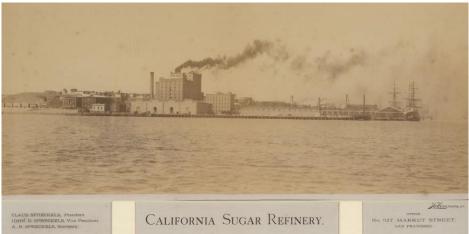


Figure 26: California Sugar Refinery (ca.1880s). Source: Associate Capital.

Ca.1891, the California Sugar Refinery was renamed the Western Sugar Refining Company. In 1901, Spreckels purchased the California Barrel Company site directly west of his Western Sugar Refinery site and hired engineer A.M. Hunt to draw up plans for a new, state-of-the-art steam-powered electric plant. Spreckels' power station was constructed in 1901-02The Central Station plant consisted of adjacent Turbine and Boiler Halls and was operated until 1903 by Spreckels' own fledgling Independent Gas and Power Company.³² Spreckels' Central Station was later named "Station A" (and is referenced as Station A throughout this report). The extended historic context of the site as a power station is discussed in the context below, titled "Power Station."

Throughout the early twentieth century, much of the primary subject site was built out with buildings and structures that supported Spreckels' sugar operations (and the adjacent power station operations). Maps dating from 1900, 1903, 1905 and 1914 depict a Boiler building (with asbestos-

³² Dames & Moore, p.4.

covered boilers and two economizers joined by a central smokestack); Raw Sugar Warehouses; Coal Bunkers; a Coal Hoist House; a Melt House; Spreckels' Private Car House; Acid Tanks; a Char House; a Pipe Storage building; a Machine and Carpenter Shop; a Refinery building; and a Reservoir at the northwest corner of the primary subject site **(Figure 27- Figure 34)**. Additional sugar refinery buildings, structures and features located outside of the boundaries of the subject site included: an East Wharf/Sugar Receiving wharf building; a Sack House; Stock Corrals; a South Wharf; a Refined Sugar Warehouse; Crude Petroleum Tanks; an Office/Laboratory; and a warehouse containing paints, oils and supplies. Sanborn maps show there were no substantive alterations to the refinery between 1905 and 1914. Upon Claus Spreckels' death in 1908, the Western Sugar Refining Company continued under the leadership of his second son, Adolf Spreckels.

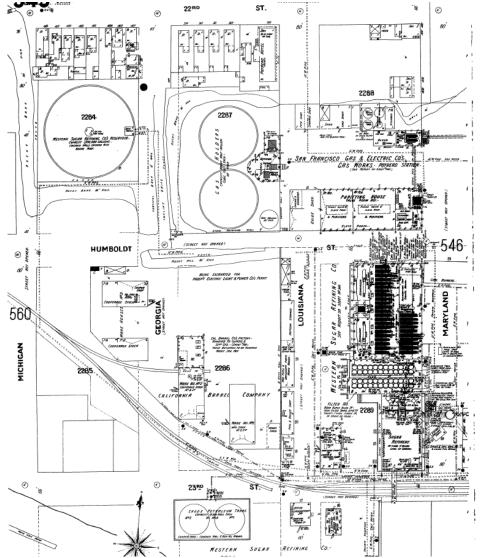


Figure 27: 1900 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the Western Sugar Refining buildings located on the central portion and northwest corner of the primary subject site. Source: San Francisco Public Library.

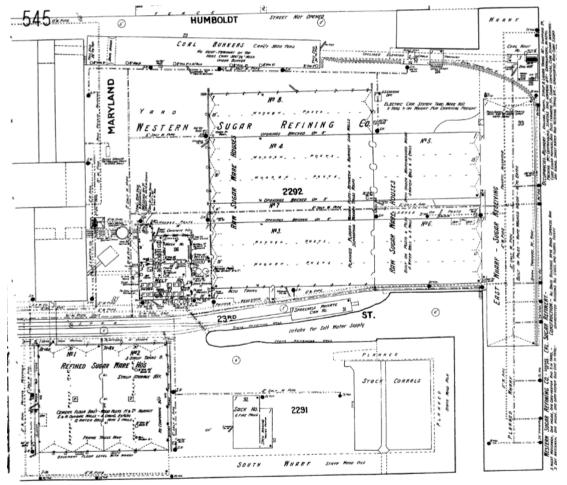


Figure 28: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the Western Sugar Refining buildings at the east portion of the subject site (between Humboldt and 23rd Streets). Source: San Francisco Public Library.

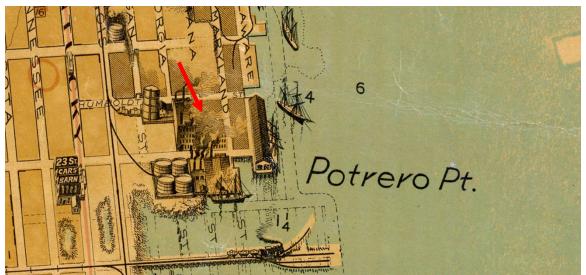


Figure 29: Detail of *Pictorial Map of San Francisco* by August Chevalier (1903). Red arrow pointing to subject site. Source: David Rumsey Historical Map Collection. Edited by Page & Turnbull.

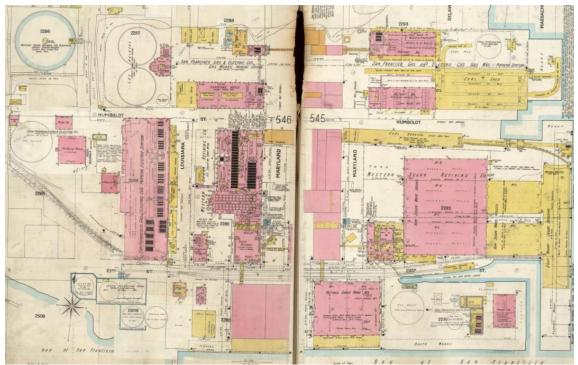


Figure 30: 1905 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the subject site and surrounding areas. Source: David Rumsey Map Collection.

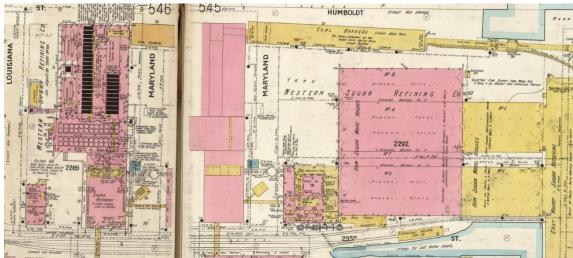


Figure 31: Detail of the 1905 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the Western Sugar Refining buildings located at the eastern portion of the subject site (between Humboldt and 23rd Streets). Source: David Rumsey Map Collection.

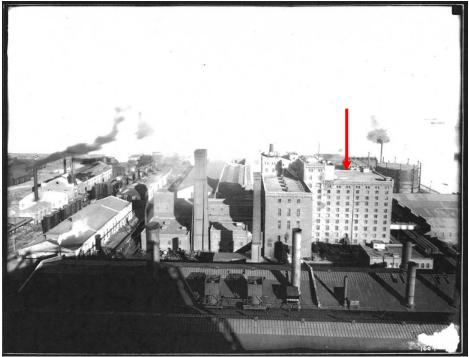


Figure 32: Subject site, ca. 1914. Red arrow pointing to the sugar refinery (directly east of the future Sugar House constructed ca.1915), with roof of Station A in the foreground. View looking east. Source: Associate Capital. Edited by Page & Turnbull.

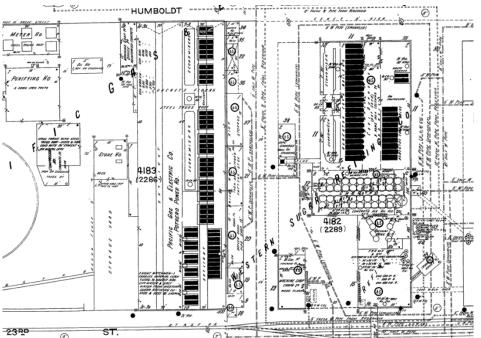


Figure 33: 1914 Sanborn Fire Insurance Map (vol. 6, sheets 609 and 610) depicting the Western Sugar Refining buildings at the central portion of the subject site (the east portion of the subject site is depicted in the image below). Station A is located directly to the west of the Western Sugar Refinery. Not pictured is the Western Sugar Refinery Reservoir at the northwest corner of the subject site. Source: San Francisco Public Library.

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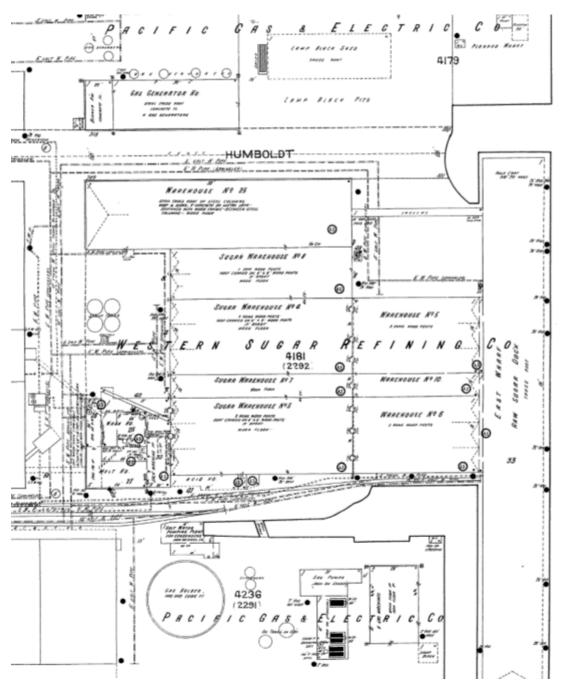


Figure 34: 1914 Sanborn Fire Insurance Map (vol. 6, sheet 610) depicting the Western Sugar Refining buildings located at the east portion of the subject site. Pacific Gas & Electric sites are located directly north (part of the subject site) and south (outside the boundaries of the subject site). Source: San Francisco Public Library.

In 1915, a second sugar refinery building was constructed west of the existing refinery building, in place of the previous Machine and Carpenter shop. This new ten-story refinery building was designed by the engineer W.E. Murray and would later be called the Sugar House (and is referred to as the Sugar House throughout this report). New Machine and Carpenter shop buildings were constructed adjacent to the west façade of the boiler/coal bunker building with the economizers and smokestack (Figure 35– Figure 39). The densely developed subject site was captured in an aerial photograph taken by Harrison Ryker in 1938 (Figure 40- Figure 41).

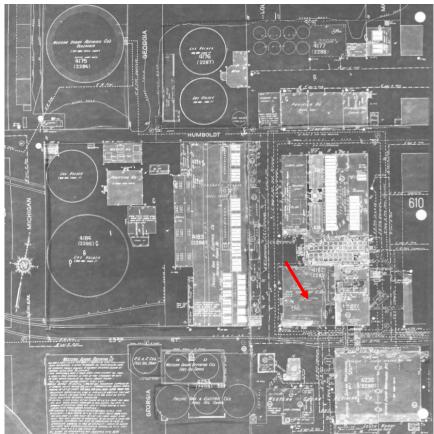


Figure 35: 1919 Sanborn Fire Insurance Map (vol. 6, sheet 609) depicting the Western Sugar Refining buildings between Humboldt and 23rd Streets, with Station A located directly to the west. Red arrow pointing to new Sugar House refinery building. Pacific Gas & Electric sites are located directly north (part of the subject site) and southwest (outside the boundaries of the subject site). Source: San Francisco Planning Department. Edited by Page & Turnbull.

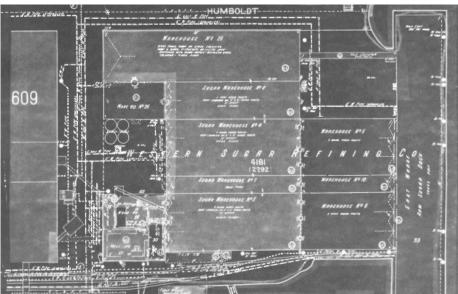


Figure 36: 1919 Sanborn Fire Insurance Map (vol. 6, sheet 610) depicting the Western Sugar Refining buildings located at the east portion of the subject site. Not pictured is the Western Sugar Refinery Reservoir at the northwest corner of the site. Source: San Francisco Planning Department.



Figure 37: View looking northeast from 25th and Illinois (1920). Red arrow pointing to Sugar House, with Station A to its west (left). Source: History Pin. Edited by Page & Turnbull.



Figure 38: View looking northwest (ca.1925). Red arrow pointing to Sugar House, with Station A to its west (left). Source: Ravens Gallery Antiques "Western Sugar Refinery San Francisco." Edited by Page & Turnbull.



Figure 39: Western Sugar Refinery South Wharf (left) and East Wharf/Sugar Receiving House (right) (20 June 1930). Red arrow pointing to Sugar House. Source: San Francisco Public Library, Photo # AAC-7616. Edited by Page & Turnbull.



Figure 40: 1938 aerial photograph by Harrison Ryker of subject site and surrounding area. Red arrow pointing to Sugar House. The Western Sugar Refinery Reservoir at the northwest corner of the subject site has been demolished and developed by the California Barrel Company. Source: David Rumsey Map Collection. Edited by Page & Turnbull.



Figure 41: Detail of 1938 aerial photograph by Harrison Ryker of the subject site. Red arrow pointing to Sugar House. The Western Sugar Refinery Reservoir at the northwest corner of the subject site has been demolished and the surrounding area densely developed. Source: David Rumsey Map Collection. Edited by Page & Turnbull.

Spreckels had established dominance in the sugar industry by securing control over the Hawaiian sugar trade. However, marginalized Hawaiian planters in competition with Spreckels and his associates established their own cooperative refinery in 1906 in Crockett, California: the California & Hawaiian Sugar Company (C&H) (Figure 42).³³

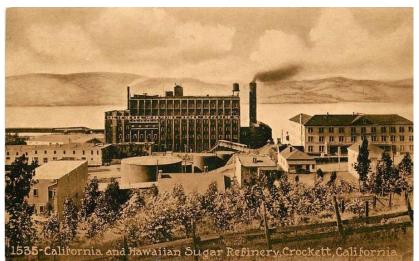
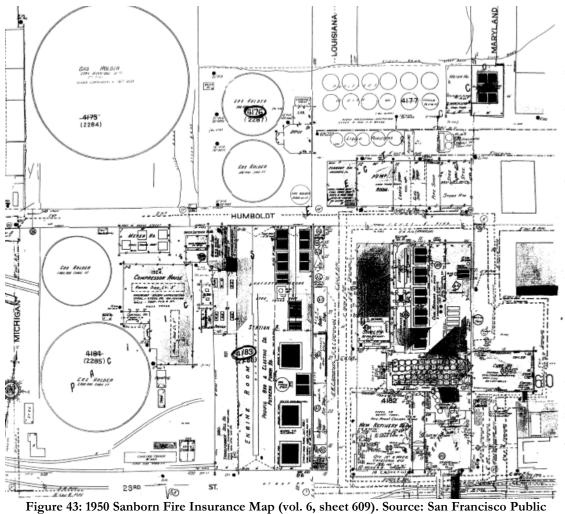


Figure 42: C&H factory in Crockett, CA (1907). Source: *Images of America: Crockett* by John V. Robinson.

³³ The C&H factory remains operational today.

The construction of the C&H factory in Crockett broke Spreckels' monopoly on sugar refining, but his Potrero plant remained in operation throughout the first half of the twentieth century. Census data referenced in the "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement" authored by the Planning Department in 2001 reveals that "the refinery remained one of the top five employers in the Central Waterfront until the early 1950s, employing 1,000 men and between 10 and 15 percent of local residents."³⁴

However, the California & Hawaiian Sugar Refining Corporation bought out Spreckels' plant for \$3,780,000 in April 1949. C&H quickly concluded that the Potrero plant was too antiquated to be profitably modernized.³⁵ When the refinery was shut down ca.1950, PG&E purchased the site for expansion of their various steam electric operations. The 1950 Sanborn Fire Insurance maps reflect the change in ownership to C&H and depict the site just prior to its near-complete demolition in the 1950s (Figure 43- Figure 44).



Library.

³⁴ San Francisco Planning Department, "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement," (September 2001) p.9-10.

³⁵ Kelley & VerPlanck and Page & Turnbull, p.16-17.

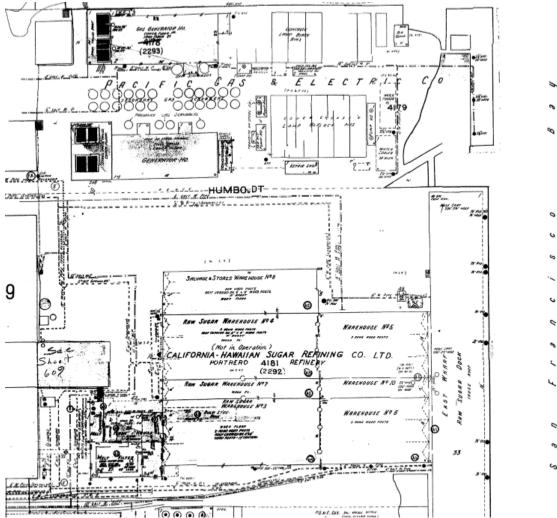


Figure 44: 1950 Sanborn Fire Insurance Map (vol. 6, sheet 610) depicting California-Hawaiian Sugar Refining buildings between Humboldt and 23rd Streets and PG&E buildings north of Humboldt Street. Source: San Francisco Public Library.

Significant change occurred at the subject site in the latter half of the twentieth century. Beginning in 1951, antiquated sugar refinery plant buildings on the subject site were demolished and machinery parts were sold for scrap (Figure 45). PG&E demolished Spreckels' sugar refinery buildings and constructed new buildings and structures necessary for their expanding power station. PG&E continued to utilize Station A as they expanded eastward. Demolished sugar refinery buildings include (but are not limited to): a Boiler building (with asbestos-covered boilers and two economizers joined by a central smokestack); Raw Sugar Warehouses; Coal Bunkers; a Coal Hoist House; an East Wharf/Sugar Receiving wharf building; a Melt House; Spreckels' Private Car House; Acid Tanks; a Char House; a Pipe Storage building; and a Refinery building. The East Wharf/Sugar Receiving wharf building was not demolished until the late 1960s/early 1970s. Most new PG&E buildings were constructed on the site between the 1950s and the 1990s.³⁶

³⁶ New PG&E buildings include (but are not limited to): Steam Heat Shop Building; Fire Pump House; Unit 3; Boat House Butler Storage Building; Lube Oil Room/Storage Building; Station A Group Office/Warehouse; Abrasive Blast Building; Electric Shop; Maintenance/Machine Shop; Hazardous Waste Storage Building; PG&E Warehouse; and PG&E Buildings 1, 2, and 3. These buildings are discussed in more detail in the section to follow, titled "Power Plant."



Figure 45: Demolition of two brick smokestacks at the Spreckels Sugar Refinery (9 August 1951). Sugar House at left. Source: San Francisco Public Library, Photo # AAC-7473.

Although PG&E demolished all other sugar refinery buildings on the site, they retained the Sugar House building (constructed 1915) and used it throughout the latter half of the twentieth century for office space and records storage (Figure 46– Figure 49).

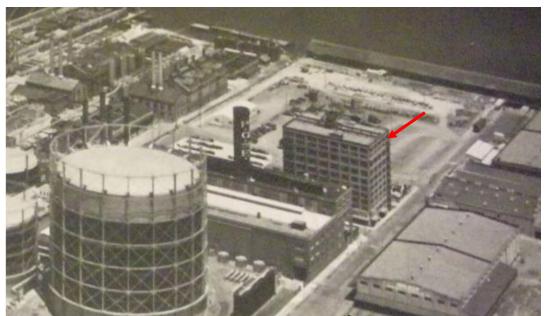


Figure 46: PG&E site (ca.1960s). Red arrow pointing to Sugar House. View looking northeast. Source: courtesy of Dave Hansell, reproduced in Jonathan Lammers' "Historic Assessment of the Western Sugar Refinery Warehouses" (2017). Edited by Page & Turnbull.



Figure 47: Sugar House (left) with Station A in background (no date, estimated 1980s). PG&E Station A Group Office/Warehouse at left. Source: Associate Capital.



Figure 48: Tanks, a Peaker Plant (Unit 6), and the northwest corner of Sugar House (between ca.1993 and 1995). Spreckels' warehouse on 23rd Street at left. Source: Associate Capital.

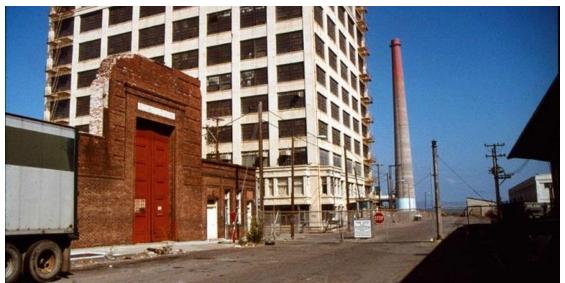


Figure 49: Station A Boiler Hall doors and Gate House, with Sugar House in the background (ca.Boiler Hall demolition in 1983). View looking northeast. Source: Associate Capital.

The ten-story Sugar House was demolished in 1995, following damage sustained during the 1989 Loma Prieta earthquake. The building had a 16,300 square-foot footprint, and had a basement below grade. Documentary photographs of the Sugar House were taken by Lewis Watts in 1995, in an archival manner according to the Historical American Building Survey standards (Figure 50– Figure 55).

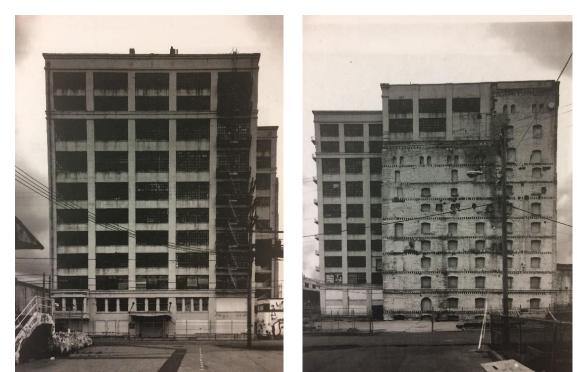


Figure 50: South elevation. Source: Lewis Watts.

Figure 51: East elevation. Source: Lewis Watts.

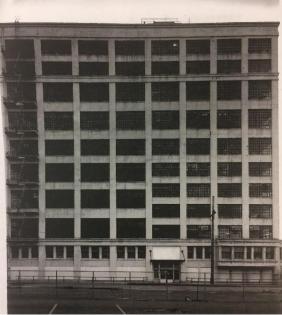


Figure 52: West elevation. Source: Lewis Watts.



Figure 53: North elevation. Source: Lewis Watts.



Figure 54: Building in context, view from northeast. Source: Lewis Watts.



Figure 55: Building in context, view from northwest. Source: Lewis Watts.

The late-1990s Sanborn map shows all sugar refinery-associated buildings on the subject site having been demolished and replaced with PG&E buildings and structures (Figure 56). Spreckels' power station buildings, which supplied the city, and other PG&E buildings and structures will be discussed in the context to follow, titled "Power Station."

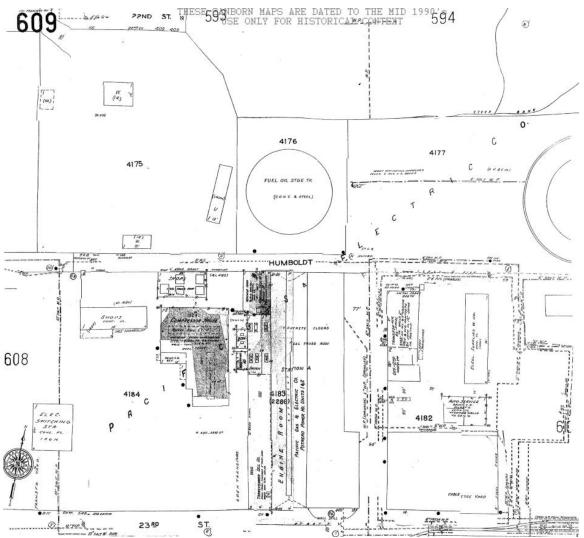


Figure 56: Late 1990s Sanborn Fire Insurance Map (vol. 6, sheet 609) depicting PG&E buildings at west and central portions of subject site. Map depicting eastern portion of subject site not available. Source: San Francisco Planning Information Map.

Today, the only extant sugar refinery buildings are two warehouses located at the terminus of 23rd Street, just outside of the subject site's south boundary **(Figure 57)**. The easternmost warehouse is addressed as 401 23rd Street and was constructed in 1923. The westernmost warehouse is addressed as 435 23rd Street and was constructed in 1929. According to the "Historic Assessment of the Western Sugar Refinery Warehouses" authored in 2017 by Jonathan Lammers, the warehouses were constructed to ensure clean and dry conditions for storing both raw and processed sugar.³⁷

³⁷ Jonathan Lammers, Historical Assessment of the Former Western Sugar Refinery Warehouses (March 8, 2017) p.2.



Figure 57: Red arrows pointing to former sugar refinery warehouses on 23rd Street, constructed by Spreckels' sons in 1923 (east, left warehouse) and 1929 (right, west warehouse). Subject site at right (showing Abrasive Blast Building). Warm Water Cove is located south of the warehouses. View looking southwest. Edited by Page & Turnbull.

Although the warehouses are the only extant buildings associated with Spreckels' sugar refining operations, there is an extant partial foundation of the East Wharf/Sugar Receiving building located at the east boundary of the subject site, abutting the San Francisco Bay **(Figure 58– Figure 59)**.³⁸ The deteriorated partial foundation does not reflect the original (longer) footprint of the East Wharf/Sugar Receiving building.



Figure 58: Foundation of former Spreckels East Wharf/Sugar Receiving building in foreground. View looking northeast.

³⁸ The East Wharf/Sugar Receiving building foundation was not accessible during Page & Turnbull's site visit.



Figure 59: Subject site east boundary of subject site, outlined in red. Foundation of Spreckels' East Wharf/Sugar Receiving building at center. View looking west. Source: Associate Capital.

SITE HISTORY: POWER STATION

The subject site is most closely associated with its history as a former power station. Manufactured gas had served as the main source of light for urban Californians through the 1890s. However, experimentation with electricity showed great promise to replace manufactured gas. The pioneer electric plant of the west coast was constructed by the California Electric Light Company in 1879 at Fourth and Market streets in San Francisco. In these early years, the electricity industry saw new competitors enter the market. Multiple mergers occurred throughout the late nineteenth century; after years of direct competition, a merger between the two biggest gas and electric companies—the San Francisco Gaslight Company and the Edison Company– resulted in the creation of the San Francisco Gas & Electric Company in 1896. The 1900 Sanborn Fire Insurance Maps depict the San Francisco Gas & Electric Company Potrero Station located at the northwest corner and northern portion of the primary subject site (Figure 60- Figure 61). Primary site features included: two massive gas holders; an office building; coal sheds; a wharf building; a petroleum tank; a coke room; two retort houses; tar wells; ammonia liquid wells and tanks; an engine room; a blacksmith shop; and an experimental room.

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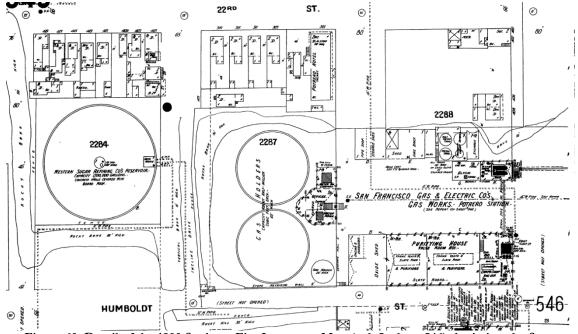


Figure 60: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheet 546) depicting the San Francisco Gas and Electric Potrero Station between 22nd and Humboldt streets (the northwest corner of the subject site). Also pictured is residential housing, a Western Sugar Refining Reservoir, and the Potrero Hotel. Source: San Francisco Public Library.

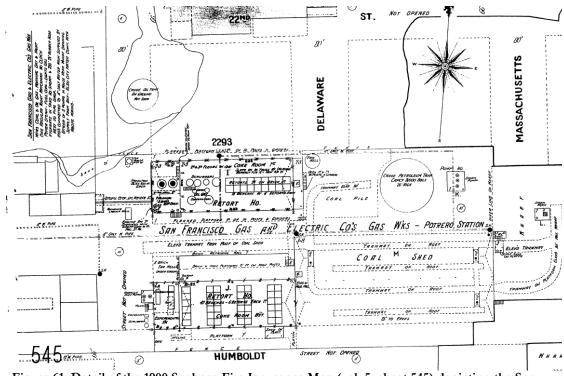


Figure 61: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheet 545) depicting the San Francisco Gas and Electric Potrero Station between 22nd and Humboldt streets (the north portion of the subject site). Source: San Francisco Public Library.

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Despite the grand merger between the San Francisco Gaslight Company and the Edison Companyresulting in the creation of the San Francisco Gas & Electric Company- competition to provide San Francisco with gas and electric service remained intense. Yet another competitor remained on the scene: the Independent Electric Light & Power Company and the Independent Gas & Power Company, owned by sugar baron Claus Spreckels and his sons. Spreckels hired engineer A.M. Hunt and plans were prepared for a state-of-the art power station, completed in 1902 (Figure 62– Figure 64).

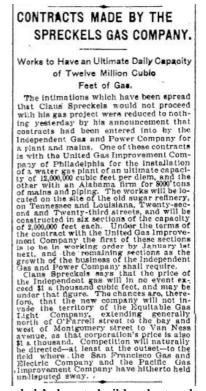


Figure 62: Announcement of Spreckels' plans to build a plant and mains (26 February 1901). Source: San Francisco Chronicle.

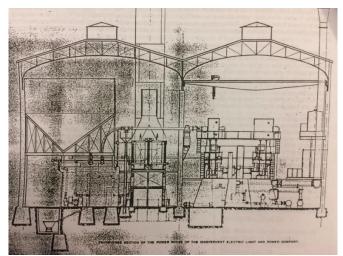


Figure 63: Transverse section of the Independent Electric Light and Power Company power house (Station A Turbine Hall and Boiler Hall) (December 1901). Source: *The Journal of Electricity, Power and Gas*, p.277.

Announcement

The Independent Gas and Power Company announces that its new and complete plant is rapidly being finished.

It has placed orders for about ten thousand (10,000) tons of pipe, and has on hand about two thousand (2,000) tons.

The laying of mains will commence immediately after January 1st, and be prosecuted as rapidly as possible.

This company will make contracts to supply gas for two years at the rate of seventy-five (75) cents per thousand cubic feet in all districts, as rapidly as the necessary pipes can be laid.

Independent Gas and Power Co

A. M. HUNT, General Manager.

Figure 64: Announcement of construction progress (3 January 1902). Source: San Francisco Chronicle.

The steam-powered Central Station power station (later to be called "Station A") consisted of adjacent Turbine and Boiler Halls and accessory shops and offices. Station A was constructed on the western portion of the subject site, at the former location of the California Barrel Company buildings. By the end of 1903, purchase and consolidation of various corporations, including Spreckels' Independent companies, resulted in the San Francisco Gas & Electric Company owning the region's biggest steam plants and Potrero Point's Station A (Figure 65).

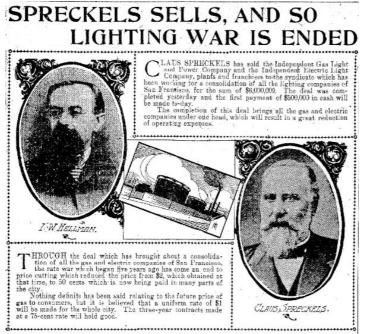


Figure 65: Announcement of sale of Spreckels' Independent companies (2 July 1903). Source: San Francisco Chronicle.

In October 1905, a merger between the San Francisco Gas & Electric Company and the California Gas & Electric Company resulted in the formation of the Pacific Gas & Electric Company. That same year, Station A was expanded south to 23rd Street (plans not available).³⁹ The relatively new Station A was the biggest steam plant in the PG&E system. It survived the 1906 earthquake and become part of a larger system of electrical generation, transmission and distribution.⁴⁰ Station A provided most of the electrical power for the City of San Francisco from 1902 to 1915. Until 1913, Station A was the largest steam plant west of the Rocky Mountains.⁴¹ Over the decades Station A was photographed, documented in technical journals and depicted on Sanborn maps (Figure 66– Figure 69).

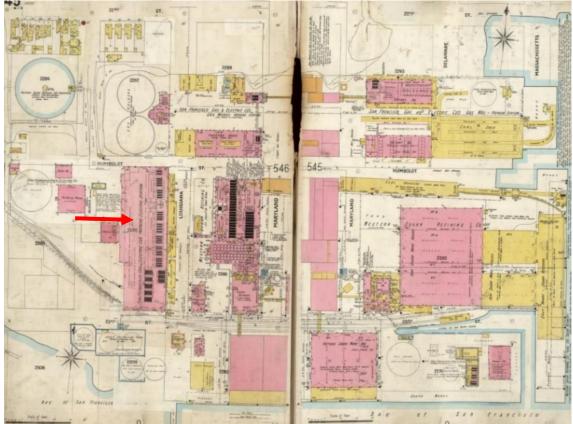


Figure 66: 1905 Sanborn Fire Insurance Map (vol.5, sheets 546 and 545) depicting the subject site. Red arrow pointing to Station A, with sugar refinery buildings to the right (east). Source: David Rumsey Map Collection.

³⁹ Jonathan Lammers, *Historic Assessment of the Potrero Power Point Fuel Storage Tanks* (December 2016) p.8. ⁴⁰ Although Station A would be decommissioned and partially demolished in 1983 (with power generating operations ceased in 1979), PG&E would continue to operate throughout the subject site until 1998.

⁴¹ Dames & Moore, p.5.

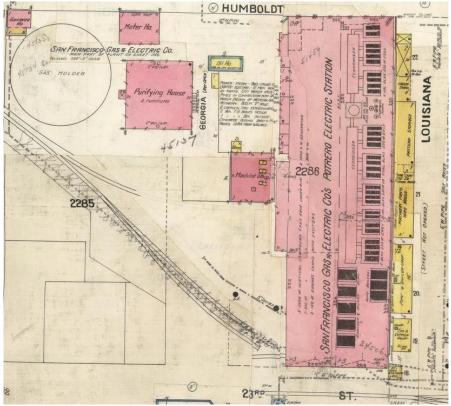


Figure 67: Detail of San Francisco's Gas & Electric Company's Potrero Electric Station (Station A), depicted on the 1905 Sanborn Fire Insurance Map (vol.5, sheets 546 and 545). Source: David Rumsey Map Collection.



Figure 68: Station A Turbine Hall (left) and Boiler Hall (right) with shops and offices along the east façade of the Boiler Hall (ca.1910). Source: San Francisco Public Library.

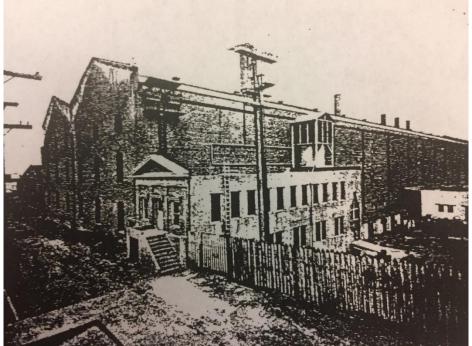


Figure 69: Station A Machine Shop Office, Turbine Hall and Boiler Hall (ca.1911). Source: Pacific, Gas & Electric- Historical and Descriptive, ca.1911.

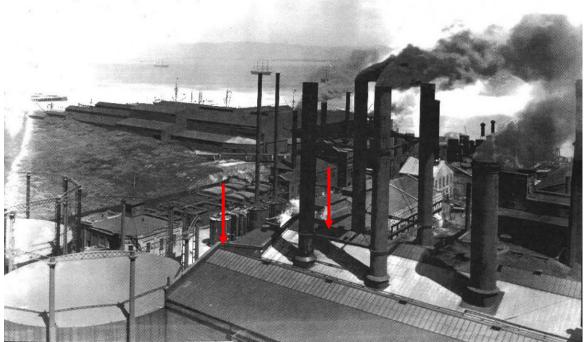


Figure 70: Subject site, ca. 1920s. View looking northeast. Red arrows pointing to Station A Turbine Hall (left) and Boiler Hall (right). Pier 70 in the background. Source: Associate Capital. Edited by Page & Turnbull.

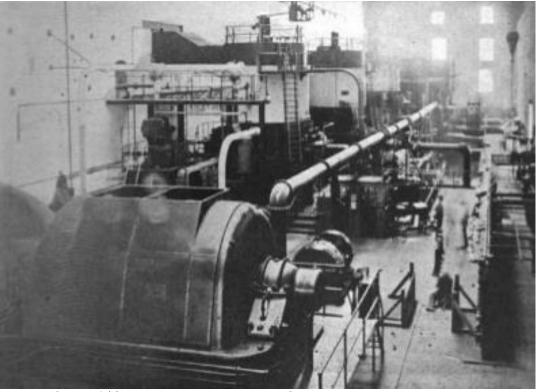


Figure 71: Station A Turbine Hall interior (ca.1920). Source: *Power Plant Engineering*, February 15, 1920.

A big change in the operation (and design) of Station A came after the arrival of natural gas from Southern California in ca.1930.⁴² Inexpensive natural gas made steam power relatively more important than hydroelectric power; the result was an increase in steam plant expansions.⁴³ Station A itself was subsequently remodeled in 1930. The west and south facades were rebuilt; the windows of the south façade were altered in shape. The reconstruction project also included a four-story, steel and concrete addition to the west side of the building, called the Switching Center (Figure 72 – Figure 77). The renovation of Station A and the construction of the Switching Center reportedly cost \$7,000,000. The power station's capacity expanded to 130,000 kilowatts.

⁴² PG&E's Hunter's Point Station P electrical plant began operating in 1929.

⁴³ Dames & Moore, p.6.



Figure 72: South elevation of Station A showing (from left to right): Switching Center, Turbine Hall and Boiler Hall (1930). Drawings by the PG&E Department of Engineering. Source: San Francisco Planning Department.

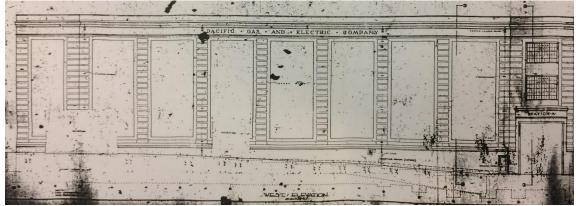


Figure 73: West elevation of Station A Switching Center (1930). Drawings by the PG&E Department of Engineering. Source: San Francisco Planning Department.

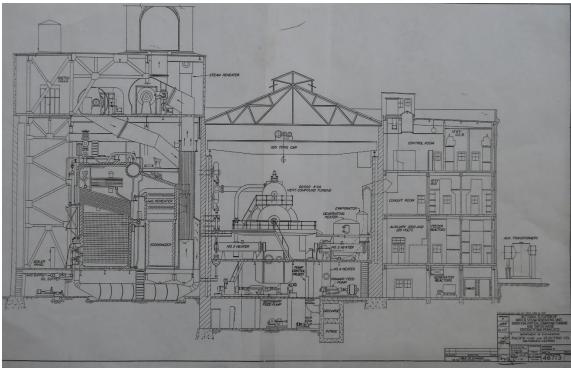


Figure 74: Sectional (north) elevation of Station A showing (from left to right): Boiler Hall, Turbine Hall, and Switching Center. Drawing by PG&E Engineering Department. Source: Associate Capital.



Figure 75: Subject site with arrow pointing to Station A Switching Center (ca.1931). Source: Associate Capital. Edited by Page & Turnbull.

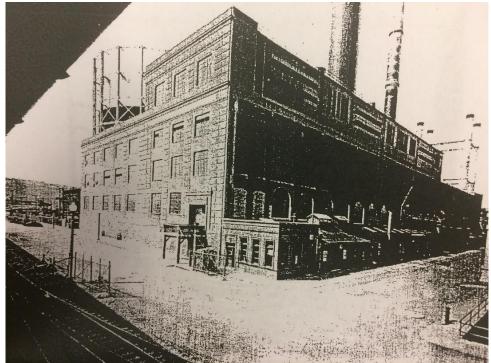


Figure 76: Station A (Switching Center, Turbine Hall, Boiler Hall, Gate House and shops/offices along the east façade of the Boiler Hall) (1932). View looking northwest. Source: PG&E Unit Cost Report on the Reconstruction of Station A, 1932.



Figure 77: Interior of Station A Turbine Hall, view looking north (1932). Source: PG&E Unit Cost Report on the Reconstruction of Station A, 1932.

The next phase of PG&E's expansion on the site occurred when the C&H refinery was shut down ca.1950. PG&E purchased the sugar refinery site (directly east of Station A) for the expansion of their steam electric operations.⁴⁴ A new steam plant designed by the PG&E Department of Engineering was completed in 1965.

Steam generating units were selected based on the waterfront location of the site and a new preference for steam over other electrical generating sources. Even before 1965, steam turbine units were based on well-established and proven technologies. British designer Sir Charles Parsons built the first steam turbine generator in 1884, and soon after others improved his original concept. By the beginning of the twentieth century, steam turbines began replacing the original steam engine power plants. Aegidius Elling of Norway is credited with creating the first applied method of injecting steam into the combustion chambers of a gas turbine engine in 1903-04; the technology and capacity of these engines to supply power and electricity quickly grew. Further improvements in steam turbine engines were developed throughout the 1920s and 1930s, leading to a generation of more efficient turbine power plants by the 1950s.⁴⁵ In 1950, PG&E operated 15 steam electric plants in California. Several new plants were constructed and others were expanded during the 1950s, including: Kern (1948-50); Contra Costa (1951-53); Moss Landing (1950-52), Pittsburg (1953-54); Morro Bay (1955); Hunters Point (addition 1958), and Humboldt Bay (1956-58). Further construction by PG&E and other power companies during the 1960s and 1970s resulted in twenty fossil fuel steam-generating plants throughout the state.⁴⁶

In 1965, PG&E constructed a new steam plant at the subject site that included Power Building Unit 3 and the Boiler Stack near the water's edge **(Figure 78– Figure 91)**. The eight-story Unit 3 operated with natural gas and steam and contained a significantly more efficient boiler than the one located in Station A. The natural gas-powered boiler produced superheated high-pressure steam using purified and heated San Francisco Bay water. The steam was run through a turbine that subsequently turned a Westinghouse generator. The open-air design of Unit 3 allowed for the boiler to cool more efficiently. Three distillate-fueled peaking generators (Units 4, 5 and 6), located between Station A and Unit 3, were added to the site in 1976 (and demolished in 2011).⁴⁷

⁴⁴ PG&E's expansion eastward was also sparked by the demolition of their gas manufacturing buildings located north of Station A in the 1960s (of which only the Meter House and Compressor House were retained) and the subsequent abandonment of manufactured gas production.

⁴⁵ JRP Historical Consulting, "Mitigation Plan, Humboldt Bay Power Plant" (2013). p.10

⁴⁶ JRP Historical Consulting, "Historic American Engineering Record: Humboldt Bay Power Plant" (March 2012).

⁴⁷ Geosyntec Consultants, "Phase 1 Environmental Assessment: Former Potrero Power Plant" (July 22, 2016) p.6.



Figure 78: Unit 3 under construction (16 June, 1964). Spreckels' East Wharf/Sugar Receiving building in the background. Source: Associate Capital.



Figure 79: Unit 3 under construction (August 1965). Source: PG&E Progress, vol. xiii no.8.



Figure 80: Unit 3 (ca.1963-65). View looking southeast. Source: Associate Capital.



Figure 82: Steam drum being lifted into place (22 June 1964). Source: Associate Capital.



Figure 81: Boiler Stack without ducting (2 October 1964). Spreckels' East Wharf/Sugar Receiving building in the background. Source: Associate Capital.

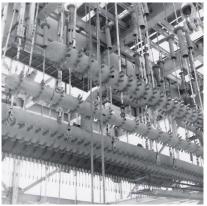


Figure 83: Unit 3 boiler drum and hangers (no date). Source: Associate Capital.

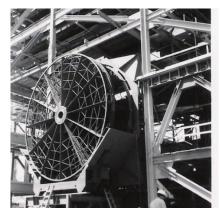


Figure 84: Unit 3 east air preheater (no date). Source: Associate Capital.



Figure 85: Unit 3 east air preheater (16 October 1964). Source: Associate Capital.



Figure 86: Unit 3 generator arriving (7 June 1965). Source: Associate Capital.

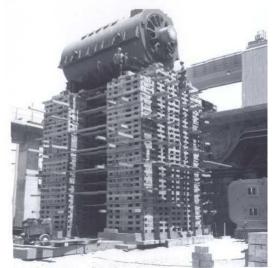


Figure 87: Unit 3 generator on blocks ready for placement (25 June 1965). Source: Associate Capital.

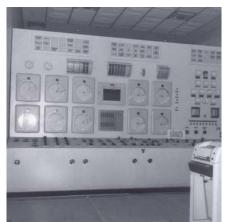


Figure 88: Unit 3 Control Room and Generator Board (15 March 1965). Source: Associate Capital.



Figure 89: Drawing of Unit 3 (no date). View looking southwest. Source: Associate Capital.



Figure 90: Southeast corner of Unit 3 in foreground (no date). Spreckels' East Wharf/Sugar Receiving building in the background. View looking southeast. Source: Associate Capital.

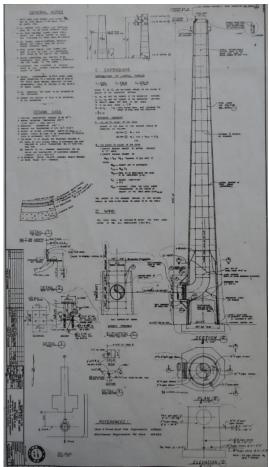


Figure 91: Drawing of Boiler Stack by PG&E Department of Engineering. Source: Associate Capital.

Although Unit 3 was the most prominent addition to the subject site, PG&E constructed several secondary buildings and structures throughout the latter half of the twentieth century **(Figure 92)**. These utilitarian buildings and structures include the extant Steam Heat Shop Building; the Fire Pump House; the Boat House Butler Storage Building; the Lube Oil Room/Storage Building; the Station A Group Office/Warehouse; the Abrasive Blast Building; the Electric Shop; the Maintenance/Machine Shop; and the Hazardous Waste Storage Building. Most of these industrial buildings are aluminum-clad with flat or gabled roofs and simple openings. Additional structures constructed during the latter half of the twentieth century include: Fuel Storage Tanks; other miscellaneous oil and water tanks; and the Fuel Oil Pipeline. In addition to extant buildings and structures, three Peaker Plant foundations (of Units 4, 5 and 6), an Ammonia Tank Pad, a Hazardous Waste Storage Pad, and an unknown concrete pad foundation reflect previously existing structures that have since been demolished.⁴⁸

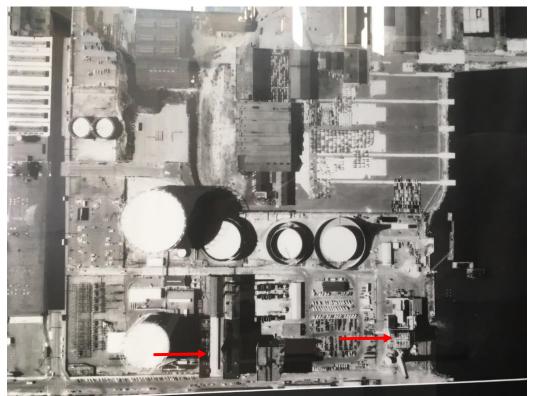


Figure 92: Subject site (no date, sometime between 1968 and 1976). Arrows pointing to Station A (Switching Center, Turbine Hall and Boiler Hall) at left and Unit 3 at right. Source: Associate Capital. Edited by Page & Turnbull.

With the construction of Unit 3, the Potrero Plant held the capacity to provide up to a third of the City's peak electrical power needs. Although Unit 3 was one of California's early natural gas-fired steam power plants, it appears to have been one of dozens by the time it was decommissioned in 2011. Plants that preceded Unit 3 included: Kern (1948-50); Contra Costa (1951-53); Moss Landing (1950-52), Pittsburg (1953-54); Morro Bay (1955); Hunters Point (addition 1958), and Humboldt Bay (1956-58) (Figure 93- Figure 95). Today, the nearest extant and operational natural gas-fired power stations are located in Pittsburg, San Jose, and Hayward; these facilities were all constructed in the early 2000s and are similar in design to the Potrero Plant (Figure 96– Figure 98).

⁴⁸ A "Peaker Plant" is a power plant that generally runs only when there is a high demand, known as peak demand, for electricity.



Figure 93: Kern Power Plant in Bakersfield, CA, constructed in 1948-50. Source: http://www.bakersfield.com/archives/p g-e-begins-removing-soil-from-formerpower-plant/article_8562f25c-47fd-5fa1-81d8-dba39a48a248.html



Figure 94: Moss Landing Power Plant in Monterey Bay, CA, constructed in 1950-52. Source: https://en.wikipedia.org/wiki/Moss_Landing_Power _Plant



Figure 95: Humboldt Bay Power Plant in Eureka, CA, constructed in 1956-58. Source: http://lcweb2.loc.gov/master/pnp/habshaer/ca/ca3800/ca3878/data/ca3878data.pdf



Figure 96: Los Medanos Energy Center in Pittsburg, CA, constructed in 2001. Source: http://www.calpine.com/los-medanos-energy-center



Figure 97: Los Esteros Critical Energy Facility in San Jose, CA, constructed in 2003. Source: http://www.calpine.com/los-esteros-criticalenergy-facility



Figure 98: Delta Energy Center in Pittsburg, CA, constructed in 2002. Source: https://www.ocf.berkeley.edu/~akerr/socrates/E R100/DeltaEnergyCenter.html

At PG&E's Potrero Point plant, Station A operated alongside Unit 3 until 1983, when it was removed from service.⁴⁹ That same year, the Station A Boiler Hall, formerly attached to the east side of the Station A Turbine Hall, was demolished **(Figure 99– Figure 105).** The demolition of the Boiler Hall removed over 50% of the original Station A plant.

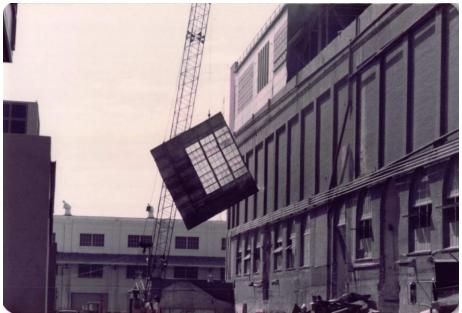


Figure 99: Boiler Hall demolition (1983). Source: Associate Capital.

⁴⁹ Station A power generating operations ceased in 1979; the Switching Center remained in use until 1983.



Figure 100: Boiler Hall demolition (1983). Source: Associate Capital.



Figure 101: Photograph showing peaker plants in front of the Sugar House at rear left (east) and Station A Turbine Hall at right (west) (between 1983 and 1995). Station A Boiler Hall has been demolished by this time. Source: Associate Capital.

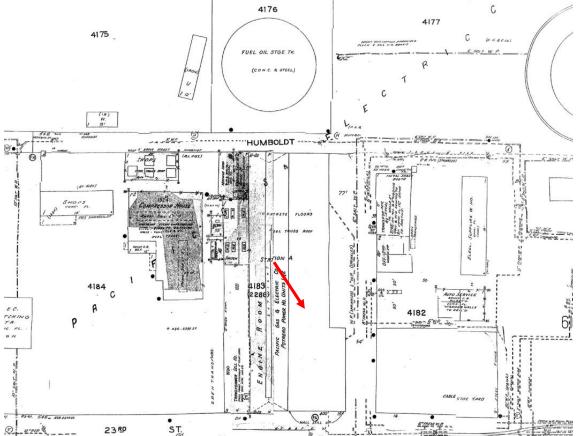


Figure 102: Mid-1990s Sanborn Fire Insurance Map (vol. 5, sheet 608). Left arrow pointing to demolished Boiler Hall. Source: San Francisco Planning Information Map.



Figure 103: Station A Turbine Hall and Machine Shop Office (December 1999). Photograph taken by Ward Hill. Source: DPR 523L Forms authored by Ward Hill (1999) p.6.



Figure 104: Station A Switching Center and Turbine Hall (December 1999). View looking northeast. Photograph taken by Ward Hill. Source: DPR 523L Forms authored by Ward Hill (1999) p.9.



Figure 105: Aerial photograph of Station A (Turbine Hall, Switching Center, Machine Shop, and Machine Shop Office) (ca.2010). The Boiler Hall (demolished) would have been located east (right) of the Turbine Hall. Source: Associate Capital.

Station A's generating units were operated for the last time in 1979 and the Boiler Hall was demolished in 1983. PG&E continued to utilize the Switching Center building until 1983. The entirety of Station A has been vacant since the late 1980s. PG&E sold the central and eastern portions of the Potrero Power Station to The Southern Company in 1999. PG&E continued operations on the western portion of the subject site, where a switchyard remains operational. Unit 3 was finally shut down in 2011, under the ownership of NRG. In 2011 the three Peaker Plants (Units 4, 5 and 6) were demolished (their concrete foundation pads remain).⁵⁰

The following **Table 6** includes extant buildings on the subject site associated with PG&E; only the Turbine Hall at Station A is associated with Claus Spreckels' Independent Gas & Power Company.⁵¹

Extant PG&E-associated Building	Construction Date
Station A (Turbine Hall, Machine Shop Office,	1901-02; ca.1911; ca.1915; 1930-31
Machine Shop, Switching Center)	
Gate House	ca.1914
Meter House	ca.1902
Compressor House	ca.1924
Electric Shop	Between 1946 and 1956
Station A Group Office/Warehouse	Between 1956 and 1958
Boat House Butler Storage Building	Between 1958 and 1968
Maintenance/Machine Shop	Between 1958 and 1968
Unit 3 Power Block (Generator, Turbine,	1965
Office, Boiler Stack)	
Steam Heat Shop Building	Between 1968 and 1974
Fire Pump House	Between 1974 and 1982
Lube Oil Room/Storage Building	Between 1975 and 1982
Abrasive Blast Building	Between 1982 and 1993
Hazardous Waste Storage Building	Between 1982 and 1993
PG&E Switchyard Warehouse	Between 1982 and 1993
PG&E Switchyard Building 1	Between 1982 and 1993
PG&E Switchyard Building 2	Between 1998-2005
PG&E Switchyard Building 3	Between 1998-2005

Table 6. Extant Buildings Associated with PG&E

⁵⁰ An Ammonia Tank, an unknown building, and a Hazardous Waste-related building/structure/feature were all demolished at unknown dates; their concrete foundation pads remain.

⁵¹ This table does not include sheds with unknown construction dates, or features such as tanks, foundations, gas lines, etc.

V. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Different from the National Register, the California Register does not have a strict 50-year age threshold to qualify for eligibility. Rather, a "resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance."⁵²

The following section includes a summary of previous findings as well as Page & Turnbull's examination of buildings, structures and landscape features not previously evaluated for listing in the California Register. This includes Unit 3 (1965), as well as all other secondary buildings, structures and landscape features described in this report. The following analysis does not include discussions of eligibility under Criterion 4 (Information Potential), as this criterion applies to properties that may contain archeological resources and is beyond the scope of this report.

The following section additionally includes separate evaluations for two potential historic districts or cultural landscapes based on the themes of the Sugar Refinery and PG&E uses. An assessment of potential expansion of the period of significance for the Third Street Industrial District is also included.

⁵² California Office of Historic Preservation, *Technical Assistant Series No. 6, California Register and National Register:* A Comparison (Sacramento, CA: California Office of State Publishing, 2011) 3.

EVALUATIONS OF INDIVIDUAL SIGNIFICANCE

No buildings or structures on the subject site remain extant from the gunpowder production, barrel production, or sugar refinery eras.⁵³

Criterion I (Events)

Evaluated by historian Ward Hill for Dames & Moore in 1999, the Meter House (ca.1902) and the Compressor House (ca.1924) were both found eligible for listing in the California Register under Criterion 1 (Events) based on their association with PG&E's gas manufacturing facility and their significance in the history of gas manufacturing in Northern California.⁵⁴ Hill found the buildings to retain a sufficient level of integrity.⁵⁵ They are the only extant buildings remaining in the PG&E system associated with the pre-1930 gas manufacturing.

Station A (including the Turbine Hall, Boiler Hall, Switching Center, Machine Shop and Machine Shop Office) (1901-02; 1930-31) was identified as individually eligible for listing in the California Register under Criterion 1 (Events) in expert testimony at a California Energy Resources Conservation and Development Commission hearing on behalf of the City and County of San Francisco. Station A was identified as individually significant because it predates the 1906 San Francisco earthquake and was originally built by Claus Spreckels.⁵⁶

The Gate House (ca.1914) and the Pump House (1930) were recorded by Mr. Hill on California Department of Parks and Recreation (DPR) 523A forms and determined to be ineligible for listing in the California Register, based on lack of integrity.

Page & Turnbull did not find any remaining buildings, structures or landscape features individually significant under Criterion 1. PG&E developed parts of the subject site from 1905 to 1951, and then developed the entire subject site following the 1951 demolition of most Spreckels' sugar refinery buildings. Despite a large collection of extant PG&E buildings, structures and features, research did not uncover PG&E Potrero Plant's natural gas boiler to be the first of its kind. Previously constructed plants included: Kern (1948-50); Contra Costa (1951-53); Moss Landing (1950-52), Pittsburg (1953-54); Morro Bay (1955); Hunters Point (addition 1958), and Humboldt Bay (1956-58). Additionally, the Potrero Plant was not the sole provider of electricity to the City of San Francisco during its decades of operation.

Criterion 2 (Persons)

Station A was previously evaluated and found not to have strong associations with Claus Spreckels, due to his very brief period of ownership and the alterations to Station A subsequent to his ownership. The Gate House was constructed following Spreckels' period of ownership and is not eligible under Criterion 2. The Meter House and Compressor House had no association with Spreckels and are not eligible under Criterion 2. Other buildings that were associated with Spreckels (such as the Sugar House or the Wharf Building) have been demolished. Foundations of demolished sugar refinery buildings are not distinguishable. The extant sugar refinery warehouses adjacent to but outside of the project site (south, across 23rd Street) were found eligible for listing in the National Register and are considered historic resources by the San Francisco Planning Department (and are

⁵³ Two of Spreckels' sugar warehouses are located directly south of the subject site on 23rd Street.

⁵⁴ Dames & Moore, "Historic Architecture Report, Station A, Potrero Power Plant," (San Francisco, CA: San Francisco Planning Department, December 1999).

⁵⁵ Deterioration has occurred since the Meter House and Compressor House were evaluated in 1999. The roof of the Meter House has been removed and the interiors of both buildings completely gutted.

⁵⁶ Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

discussed further in the evaluation to follow, titled "Sugar Refinery Historic District/Cultural Landscape Evaluation").

Furthermore, no individuals were identified as being significant to the function of the PG&E Power Station throughout its ownership and use of the subject site. Therefore, no persons appear significant and directly associated with any buildings or structures on the site such that the buildings or structures would be considered individually significant under Criterion 2.

Criterion 3 (Architecture/Design)

Station A was (including the Turbine Hall, Boiler Hall, Switching Center, Machine Shop and Machine Shop Office) was identified as individually eligible for listing in the California Register under Criterion 3 (Architecture) in expert testimony at a California Energy Resources Conservation and Development Commission hearing on behalf of the City and County of San Francisco. Station A was identified as individually significant because it predates the 1906 San Francisco earthquake.⁵⁷ It is an important example of an early twentieth-century steam-powered electrical plant in Northern California. The Meter House and the Compressor House were not found to be exceptional examples of early twentieth-century San Francisco industrial architecture and thus are not individually significant under Criterion 3. The freestanding Gate House was also found ineligible under Criterion 3.

Page & Turnbull evaluated the extant buildings listed in the table below, as well as various sheds, tanks, concrete foundation pads, utility closets, and fuel lines that had not been previously evaluated for historic significance. None of them appear individually significant under Criterion 3. They are also further evaluated within the context of potential Sugar Refinery or PG&E historic districts in the evaluations that follow. These buildings, structures and landscape features were constructed either by the PG&E Department of Engineering or unknown builders; thus, they cannot be considered the work of a master architect or builder at this time.

Extant PG&E-associated Building	Construction Date
Electric Shop	Between 1946 and 1956
Station A Group Office/Warehouse	Between 1956 and 1958
Boat House Butler Storage Building	Between 1958 and 1968
Maintenance/Machine Shop	Between 1958 and 1968
Unit 3 Power Block (Generator, Turbine,	1965
Office, Boiler Stack)	
Steam Heat Shop Building	Between 1968 and 1974
Fire Pump House	Between 1974 and 1982
Lube Oil Room/Storage Building	Between 1975 and 1982
Abrasive Blast Building	Between 1982 and 1993
Hazardous Waste Storage Building	Between 1982 and 1993
PG&E Switchyard Warehouse	Between 1982 and 1993
PG&E Switchyard Building 1	Between 1982 and 1993
PG&E Switchyard Building 2	Between 1998-2005
PG&E Switchyard Building 3	Between 1998-2005

Although many of the buildings above are age-eligible and appear to retain a high level of integrity, they do not exemplify a building type or possess high artistic style. As a primary building on the site, Unit 3 consists of a steel-frame structure with an adjacent concrete building and boiler stack. The

⁵⁷ Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

design and construction of Unit 3 does not appear to be unique; it was not the first natural gas power plant of its kind that PG&E constructed and operated in the state. Dozens of additional power plants of similar design were constructed in the latter half of the twentieth century and early 2000s. Secondary buildings on the subject site are universally prefabricated and/or utilitarian in design and devoid of ornamentation. Most feature aluminum cladding, flat or gable roofs, and simple openings. Many are garages or storage sheds. Thus, no buildings or structures on the site appear individually significant under Criterion 3.

SUGAR REFINERY HISTORIC DISTRICT/CULTURAL LANDSCAPE EVALUATION

The subject site supported sugar refining operations from 1881 to ca.1950. The California Sugar Refinery was constructed on the site in 1881 and renamed as the Western Sugar Refinery ca.1891. Both companies were owned by Claus Spreckels; his second son Adolf Spreckels managed the Western Sugar Refinery following Spreckels' death in 1908. In 1949, the California & Hawaii Refining Corporation (C&H) purchased and quickly sold the site to PG&E ca.1950. The only remaining buildings and structures associated with sugar refinery operations are the two warehouses at 401 23rd Street and 435 23rd Street, as well as a remnant of the former sugar refinery wharf. The two warehouses have already been recommended as individually significant resources in association with Claus Spreckels' sugar refinery.58 While the Turbine Hall of Station A is associated with Spreckels, it is not associated with the California Sugar Refinery, but rather with his Independent Gas & Electric Company, which provided electricity not only to the sugar refinery but to the rest of the city. Furthermore, Spreckels' gas and electric company merged with PG&E less than two years after Station A was constructed. Thus, the Turbine Hall at Station A cannot be said to contribute to a potential California Sugar Refinery Historic District. As only two warehouses and a remnant wharf remain to represent this period of the site's history, there do not appear to be sufficient buildings, structures, or landscape features to constitute a historic district or cultural landscape that would be eligible for listing in the California Register under any criteria.

PG&E HISTORIC DISTRICT/CULTURAL LANDSCAPE EVALUATION

In 1896, San Francisco's two biggest gas and electric companies—the San Francisco Gaslight Company and the Edison Company– merged to form the San Francisco Gas & Electric Company. Despite the grand merger, competition to provide gas and electric services remained intense. Claus Spreckels of the Western Sugar Refining Company entered the market in 1901 with his own Independent Electric Light & Power Company and Independent Gas & Power Company. Spreckels hired engineer A.M. Hunt and plans were prepared for a state-of-the art steam power station (completed in 1902). By the end of 1903, Spreckels' Independent companies were consolidated and purchased by the San Francisco Gas & Electric Company. In October 1905, the San Francisco Gas & Electric Company and the California Gas & Electric Company merged to form the Pacific Gas & Electric Company (PG&E). The steam power station at Potrero Point (Station A) was the biggest in the PG&E system.

PG&E used Station A as a power generator from 1905 to 1979. Station A's Switching Center continued to be used until 1983, when the Boiler Hall was demolished. PG&E produced manufactured gas from 1905 to ca.1930 at a complex located to the north and west of Station A. The Meter House and the Compressor House (both individually eligible for the California Register) were part of PG&E's gas manufacturing complex.⁵⁹ An industry shift away from manufactured gas towards natural gas prompted PG&E to construct Unit 3, which the company operated from 1965 to 1999.⁶⁰ In addition to Unit 3, PG&E constructed several utilitarian buildings and structures

⁵⁸ As identified by historian Jonathan Lammers in 2017.

⁵⁹ The Meter House (ca.1902) was constructed prior to the creation of PG&E.

⁶⁰ In 1999, PG&E sold the site to the Southern Company. Unit 3 was decommissioned in 2011.

throughout the latter half of the twentieth century. A period of significance associated with PG&E's operation at the site would extend from 1901 to 1999, a span of nearly 100 years.

PG&E's longevity at the primary subject site reflects the evolution of power production from manufactured gas to steam to natural gas. However, the extant buildings and structures at the site are unable to adequately convey this evolution. Station A, Unit 3 and all secondary buildings, structures, and site features constructed by PG&E in the latter half of the twentieth century are not individually significant, nor do they possess significance when held together as a group. Although the Meter House and Compressor House were found to be individually significant buildings, they do not share a relationship (physical or functional) with Station A or Unit 3. All other buildings and structures associated with the gas manufacturing complex were demolished in 1961-62. Station A and Unit 3 similarly do not share a physical or functional relationship. Station A's Boiler Hall was demolished in 1983. Three Peaker Plants (Units 4, 5 and 6) dating from 1976 were demolished in 2011. Three Fuel Storage Tanks dating to the 1960s and 1970s were demolished in 2017. Various other structures have been demolished, including a Hazardous Waste tank, an Ammonia tank, and an unknown structure; only their concrete pad foundations remain.

The lack of physical or functional connections between the remaining buildings, structures, and site features of PG&E's steam, manufactured gas, and natural gas operations, coupled with the demolition of multiple structures, limits the site's ability to convey its remarkable evolution of power production. Therefore, while the site possesses significance under Criterion 1 (Events), a historic district or cultural landscape does not appear to exist that would be eligible for listing in the California Register under any criteria due to a lack of integrity.⁶¹

THIRD STREET INDUSTRIAL DISTRICT - POTENTIAL PERIOD OF SIGNIFICANCE EXPANSION

The following description is excerpted from the State of California Department of Parks and Recreation District Record for the Potrero Point Historic District, which was authored as part of a Central Waterfront Cultural Resources Survey update prior to adoption by the Board of Supervisors in 2008.

The boundaries of the proposed Third Street Industrial District encompass the highest concentration of significant light industrial and processing properties remaining in the Central Waterfront district. The linear character of the district boundaries is dictated by the separation of heavy maritime industrial uses along the waterfront from the residential enclave of Dogpatch. The intermediate zone between the two areas gradually developed with light industrial, repair, warehousing and food processing businesses, as well as some wholesale businesses, such as oil distribution companies, that needed to have proximity to rail lines along Third Street as well as a local labor force of blue collar workers. Historically, the blocks between Third and Illinois have been occupied by manufacturing operations and warehouses, most notable of which is the vast American Can Company plant. The proposed Third Street Industrial Historic District links Pier 70 and Dogpatch and provides a sense of historical and geographical continuity between the two areas. Potentially, these three districts could be conceived as a single entity. San Francisco's only historic district that recognizes the remaining infrastructure of a mixed-use industrial and residential community, once the most important industrial zone on the West

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⁶¹ Page & Turnbull researched other PG&E power plant sites and thoroughly reviewed the Humboldt Bay Power Plant as a case study. No evaluative framework specific to industrial power plants was cited, nor did further research uncover such a framework.

Coast. Many are good examples of late-19th and early 20th-century American industrial design, justifying the district's eligibility for listing in the California Register under Criterion 3 (Design/Construction).⁶²

Previously identified contributing district resources on the subject site include Station A, the Meter House, the Gate House, and the Compressor House. Contributing resources adjacent to but outside of the subject site include the two former Spreckels warehouses addressed 401 23rd Street and 435 23rd Street. All designated contributors have a similar history and significance as the other properties within the Third Street Industrial District. Buildings on the detached subject parcels were constructed in the 1940s, within the previously defined period of significance of 1872 to 1958; however, they were not considered for the district.

Although Unit 3 and other secondary buildings and structures are within the boundaries of the Third Street Industrial District (which is significant under Criterion 1), they were constructed outside of the previously defined period of significance of 1872 to 1958. The end date for the period of significance was justified as 50 years prior to the time of survey in 2008, which means that it may be considered somewhat arbitrary. The District Record for the Third Street Industrial District does not identify or evaluate buildings or structures outside of the period of significance, such as Unit 3 or other secondary buildings and structures on the site.

Page & Turnbull believes there is potential to extend the period of significance to 1965. The year 1958 was an arbitrary date that cuts short a sustained period of productive industrial activity lasting until 1965, despite a post-World War II decline in employment. According to the District Record, "Between 1965 and 1980, jobs in the Central Waterfront dropped from 16,304 to 11,004, with most of the losses occurring in manufacturing and ship repair. By the late 1960s, Dogpatch had deteriorated to the point where the San Francisco Planning Department considered demolishing the residential buildings and rezoning the area for industrial uses. Arson and industrial encroachment also took their toll, reducing the residential core of Dogpatch to what exists today. The 1980s witnessed a revival of the area, with an influx of artisans in search of inexpensive housing with character."⁶³ The Granex Corporation copra (coconut meat)-loading crane was constructed in 1965 just south of Unit 3 at Islais Creek. Despite its location outside the Third Street Industrial District boundaries, the crane's construction is supporting evidence of the immediate area's continuing industrial activity up until 1965, prior to a general decline in the late 1960s. Industrial productivity through 1965 and the area's subsequent decline suggest that the Third Street Industrial District's period of significance could be extended beyond 1958 to 1965.

Should the district period of significance be extended to 1965, Unit 3 and the Boiler Stack would be considered district contributors as they are prominent industrial features and visual icons of the Central Waterfront area. Unit 3 does not directly relate to the history and significance as stated in the District Record, which specifies a typology of "light industrial, repair, warehousing and food processing businesses, as well as some wholesale businesses, such as oil distribution companies, that needed to have proximity to rail lines along Third Street as well as a local labor force of blue collar workers. Historically, the blocks between Third and Illinois have been occupied by manufacturing operations and warehouses."⁶⁴ Yet, Station A, the Meter House, the Compressor House, and the Gate House were already determined to be contributors despite not fitting the specified typology, so it is reasonable to include Unit 3 with this grouping. Utilitarian buildings and structures on the subject site constructed prior to 1965 are unlikely to be considered district contributors, as these prefabricated buildings (often ordered from catalogs) were erected in great numbers in the area.

⁶² Kelley & VerPlanck and Page & Turnbull, p.11.

⁶³ Kelley & VerPlanck and Page & Turnbull, p. 30.

⁶⁴ Ibid.

Additionally, they are dissimilar to previously identified district contributors, none of which are prefabricated utilitarian buildings.

No previously identified Third Street Industrial District non-contributors would become contributors by extending the period of significance to 1965. With the extended period of significance and the addition of Unit 3 and the Boiler Stack, there are currently 24 contributing properties and 28 non-contributing properties in the district.

VI. CONCLUSION

The subject site at 1201 Illinois Street has been historically used for gunpowder production, barrel production, sugar refining, and power production. The site contains multiple buildings and structures dating its use as a power station, which spanned from 1901-02 to 2011. All buildings and structures from the gunpowder, barrel and sugar eras have been demolished. The subject site includes four extant previously determined contributors to the Third Street Industrial District: Station A (1901-02; 1930-31), the Meter House (ca.1902), the Gate House (ca.1914) and the Compressor House (ca.1924). The Meter House, Compressor House, and Station A were previously found individually eligible for the California Register.

Page & Turnbull evaluated all remaining buildings, structures and landscape features for eligibility to the California Register. Research did not uncover any remaining buildings, structures and landscape features to be eligible for the California Register individually or as part of a historic district or cultural landscape in association with either Spreckels' sugar refinery or the Pacific Gas & Electric power station. Additionally, Page & Turnbull evaluated the possible expansion of the Third Street Industrial District period of significance (1872 to 1958) and found potential to expand the end date range to 1965 and include Unit 3 and the Boiler Stack as contributors to that historic district.

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APPENDIX A. AVAILABLE BUILDING PERMITS

Front and back pages of building permit applications currently on file with the San Francisco Department of Building Inspection:

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PPROVET SAN FRANCISCO APPDEDED FOR ISSUANCE Dept. of Building Insp. 1 ** ** OCT 1 5 2004 Ô DEPARTMENT OF BUILDING INSPECTION DEPT OF BUILDING INSPECTION APPLICATION NUMBER APPLICATION FOR BUILDING PERMIT CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION ADDITIONS, ALTERATIONS OR REPAIRS APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING NO FECTION OF SAN FRANCISCO FOR; PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS FORM 3 DOTHER AGENCIES REVIEW REQUIRED AND SPECIFICATIONS SUBMITTED HEBEWITH AND OSHA APPROVAL FORM 8 COVER-THE COUNTER-ISSUANCE/ APPROVAL NUMBER: ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE リコレ HEREINAFTER SET FORTH. NUMBER OF PLA 🔻 DO NOT WRITE ABOVE THIS LINE 🗸 (A) **F**EE 1) STREET ADDRESS OF JOB PG & B DATE FILED FILING FEE RECEIPT NO BLOCK & LOT 8/12/04 2 "Illinois St. 120 ZL1 (24) ESTIMATED DOST OF JOB REOD $1 \cup$ (2D) REVISED COST: DCD14IT ЧоК 40,000 2 9 2 CDATE INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING IAN TYPENE LATER. STORIES OF NA BASEMENTS NO OF BASEMENTS NO CELLARS (9A) NÖ. ÖF Dwelling Units: (7A) PRESENT USE: NA A PESE Gen. Const. Hoe Down \mathcal{O} DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION 79 (5) NO. OF STORIES ON A 161 NO. OF BASEMENTS N/A (7) PROPOSED USE (LEGAL USE) Hoe Down Yard with (8) OCCUP. CL AND CELLARS N/A Trap Sand'S Mud wheel worsh A TYPE OF CONCOR (9)NO. OF Dwelling Units: 02 S AUTO RUNWAY (1) WILL STREET SPACE 86 USED DURING CONSTRUCTION? YES (12) ELECTRICAL WORK TO BE NO (2) PERFORMED? (13) PLUMBING 70 BE CONSTRUCTED OR ALTEREO? YES YES CL YES 53 WORK TO BE PERFORMED? NO œ ND **14) GENERAL CONTRACTOR** ADDASS A PHDM CALIF.LIC.NO EXPIRATION DATE 107 (415) tan E $\mathcal{T}I\Gamma$ 716-8132 OWNER - LESSEE (CROSS OUT ONE) ADORES PHONE (FOR CONTACT BY DEPT.) <u>pG38</u> ZITINDIS ST CA 94 (415)716-8132 20 10 (IRI WHITE IN DESCRIPTION OF ALL WORK TO HE PER Construct 10 Sav mud Wall 5ystem TVUP fore enters Pub Trucks into row Hoe Dours ADDITIONAL INFORMATION (18) IF (17 IS YES, STATE NEW HEIGHT AT CENTEB LINE OF FRONT 19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO DUILDING? (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA YES YES Q NO NO 50. FT. Ø (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? 23) ANY OTHER EXISTING BLDG ON LOT? (IF YES, SHOW ON PLOT PLAN) 24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES D YES CO YES 🖸 YES 刻の NO ZO PR CONSTRUCTION () NO ADDE NO 09 (25) ARCHITECT OR ENGINEER (DESIGN C CALIF.CERTIFICATE NO. INDER JENTER NAME AN 2 PG S B AND BRANCH DESIGNATION IF ANY, 245 Mark Sł. C 33650 S.F. 94105 (26) CONSTR IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") (415)913-4001 IMPORTANT NOTICES No change shall be imade in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. NOTICE TO APPLICANT HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Frencisco from and against any and all calan, demands end actions for damages resulting from operations under this permit, regarcless of the City and County of San Frencisco, and to assume the defense of the City an County of San Francisco against all which before found or a value. No portion of building or structure or scatfolding used during construction, to be closer than 6'0' to any wire containing more than 750 volts See Sec 385, Catifornia Panal Code. such claims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of Dalfornita, the applicant shall have coverage under (i), or (ii) designated below or shall indicate liem (iii), or (iV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance balow. Pursuant to San Francisco Building Code, the building parmit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct, if actual grade lines are not the same as shown revised drawings showing correct grade lines, outs and litis together with complete datalis of retaining wells and wall footings required must be submitted to this department for approval. I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance the work for which this permit is issued. $\{ \}$ ANY STIPULATION REQUIRED HEREIN OR BY GODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. Thave and will maintain workers' compensation insurance, as required by Section 3760 or the Labor Code, for the performance of the work for which this permit is issued. 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I further asknowledge that Lunderstand that in the event that i should become subject to the workers' configneration providence of the Labor Code of California and fail to compty forthwith with the provisions of Section 3900 of the Labor Code, that the permit herein applied for shall be downed revoked. CHECK APPROPRIATE BOX C) ARCHITECT C) AGENT C) ENGINEER Indent applied for shall be doarned revoked.
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No portion of building or structure or scatfolding used during construction, to be closer than 6'0' to any wire containing more than 750 volts See Sec 385, California Penal Code. such cleims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (N), or (II) designated bolow or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is clocked item (IV) must be checked as well. Mark the appropriate motion of compliance below. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and tills fogether with complete riskils of trataining walls and well foctings required must be showing to the decomposite fragmental. I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to solf-insure for workar's compensation, a provided by Section 3700 of the Labor Code, for the parformance the work for which this parmit la issued. submitted to this department for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. Parma to inserve.
II. There and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performence of the work for which this permit is issued. We workers' componention insurance carrier and policy multiple and the section of the ₩3 APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND FLUMBING MUST BE OBTAINED, SEPARATE PERMITS, ARE RECOURED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. III. The cost of the work to be done is \$100 or less. ()IV. I certify that in the performance of the work for which this parmit is issued, I shall not employ ()In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment. There yours in an portionation of the work of which this perintin served, is share the employ any person have yours as as to become subject to the works served, is served, is the employ California. I further acknowledge that i understand that in the event that i should become addject to the works are compensation provisions of the Labor Code of California and fail to comply forthwith with the provisione of Section 3800 of the Labor Code of the the parmit herein applied for shall be deemed revoked. CHECK APPROPRIATE BOX V. Lostility as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who acomplies with the workers' correpensation lews of Colifornia and why, prive to the commencement of any work, will to completed copy of this form with the Contral Permit Bureau. ()APPLICANT'S CERTIFICATION (HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLED WITH. Applicant or Agent 2005 Sionau 9003-03 (REV. 1/02)

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OWNER'S AUTHORIZED AGENT

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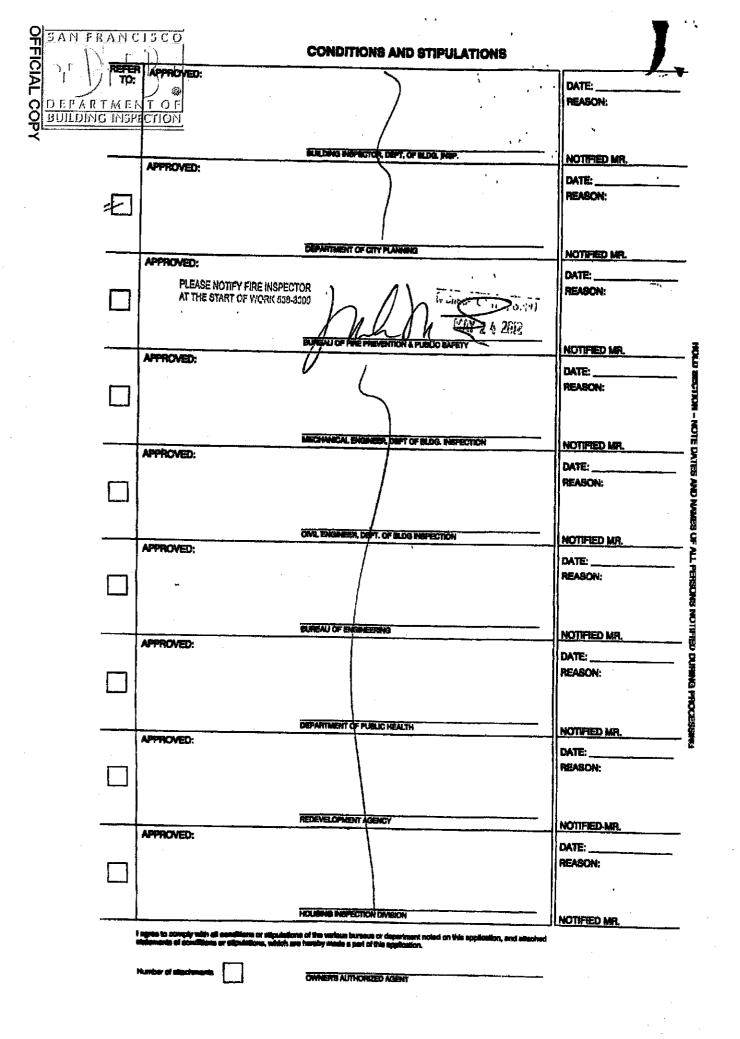
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	$\begin{array}{c} \text{C15140} \\ \text{C15140} \\ \end{array}$	7-7-7
AF	RCHITECT OR ENGINEER (FOR CONSTRUCTION) ADDRESS	7-2750 DESIGN LIVE LDAD FOR FLOORE: (TO BE POSTED IN COMMERCIAL AND INDUSTRIAL BLDGS.)
a	SAME Alfornia certificate number Telephone	MAHER ORDINANCE - EXTENDED
	NNERS NAME ADORESS	Disturbance of at least 50 cu. yd. of soil: No No N
	PGEE 245 MARKET	STreet anothing diversi rougari Devi tan company in the
		50) 413-1403 18 American Approve Tom OPH attached
U. IF	UNSTHULTION LENDER (EMTER NAME AND BUOKEN INSKRAATION IS-ANT. THERE IS NO NNOWN CONSTRUCTION LENDER, EMTER "UNKNOWN")	raquiraments to ensingeotempliance with the 7.5. Matter Ordinance.
No	IMPORTANT NOTICES o change shall be made in the character of the occupancy or use without first obte	NOTICE TO APPLICANT
Pa Co	rmit authorizing such change. See San Francisco Building Code and San Fra Ide.	and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of
any Pui	portion of building or structure or scattolding used during construction, to be of y wire containing more than 760 volta. See Sec. 395, California Penal Coda. revent to the San Francisco Building Code, the building germit shall be costed.	calunty of San Francisco against all such claims, demands or detions.
Gra	ade lines as shown on drawings accompanying this anglication are assumed i	to be correct. If Mark the appropriate method of compliance below:
enc sub	tual grade lines are not the same as shown revised drawings showing correct g d fills together with complete datalis of retaining walls and wall footings re- bmitted to this department for approval.	puted must be () if I have and will maintain a certificate of consent to settingure for workers'
8U	IN STIPULATION REQUIRED HEREIN OR BY GODE MAY BE APPERLED 1	
AP	N THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. PROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL COTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT	FOR THE 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers compensation insurance carder and policy number are:
WTF	ring and plumbing must be obtained. NS IS NOT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A	HED WATER WITH A CUT IN DEALER PARTY DEALER THAN DEALER THAN DEALER THAN DEALER THAN THE PARTY AND THAT THAT THE PARTY AND THAT THAT THAT THAT THAT THAT THAT THA
PE	RMIT IS ISSUED. dwallings all insulating materials must have a clearance of not leas than two i	inches from ell
	ictrical wires or equipment. HECK APPROPRIATE BOX	Learlify that is the performance of the work for which this permit is insued, I shall not employ any person in any manner so as to become subject to the worker's \$1000000000000000000000000000000000000
		event that I should become subject to the workers' componsation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3900 of the Labor Code; that the genuit travian applied for shall be desmade revoked.
		3. Source in the user of the map deministration applied for shall be deemed revoked. 1. Verifie a set of the same of the same of the same of the owner) that in the performance of the work for which this particle is sized? I will employ a contractor who contractor who complex with the works or compensation lays of Carterials and who, prior to the commencement of any work, will file a complexel copy while work with the Central Fermil Bareau. 1. A prive
1.0	APPLICANT'S CERTIFICATION CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT TH FORMATION IS CORRECT. I AGREE THAT THAT A PERMIT IS ISSUED INSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS	work, will file a completed copy of file form with the Central Permit Balreau.
CO PE	FORMATION IS CORRECT. A AGREE THAN TE A PERMIT IS ISSUED INSTRUCTION AESCRIBED IN THIS VAPLICATION. ALL THE PROVISION RMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.	Children of the state
900	03-04 (REV. 2/95) t	Signative of Applicant or Agent LELLOY HIRT AL OLAPR 0-3.2014
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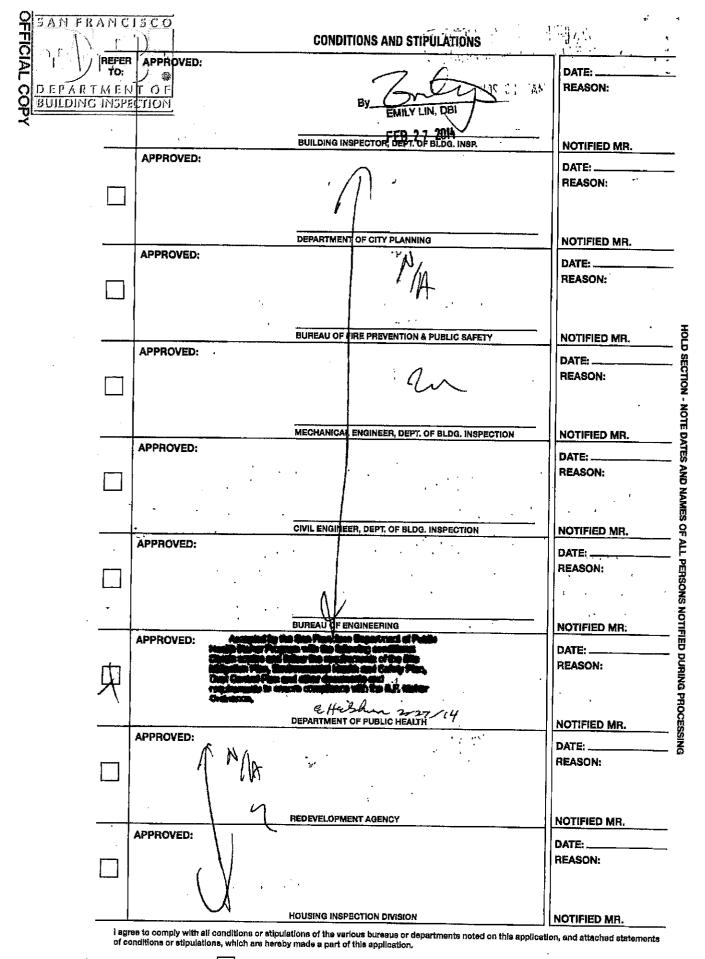
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CONDITIONS AND STIPULATIONS SAN Ť DATE: ICIAL M-2 ,₹ REASON:// 685 ELECTRICAL SWITCH STATION Ali OFPEDICOT 19 UNDER ... CPUC JURISDICTION DEPARTMEN Ô Ö Y BUILDING INSPECTION Doug Vu 10 T. BG APPROVED: NOTIFIED MR. Jeff Chin SFFD DATE: APR 2 3 2015 REASON: X PLEASE NOTIFY FIRE INSPECTOR 刺的真子无病 AT THE START OF WORK 558-3300 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY · • • NOTIFIED MR. ЧÖГ APPROVED' $\langle \lambda_{3} \rangle$ SECTION • NOTE DATES AND DATE: REASON: Call 415-656-6570, to schedule inspections far building, sizetrics) and / or plumbing. This beliaing, electrical and / or painbing. This application is approved without allo inspection, detailed plumbing or electrical plan review and doss not constitute an approval of the building. Work authorized must be done in strict spectralence with all applicable codes. Any electrical or plumbing work shall require appropriate approach pennits. X TAM. DBI MAR 2 7 2015 NOTIFIED MR. PLAN CHECKER, DEPT. OF BLDG. INSPECTION DATE: NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING REASON: APPROVED: SPECIAL INSPECTIONS AND X **TESTS ARE REQUIRED AS PER** RICHARD TAM, OBI NOTIFIED MR. BUILDING CODE SECTION 1704 MAR 2 7 2015 DATE: REASON: GIVIL ENGINEER, DEPT. OF BLDG. INSPECTION (13) OPE INJORT APPROVED PROVED Accepted by the San Francisco Department of Public Health Maher Program with the following conditions: Obtain copies and follow the requirements of the Site 11-3daw MARNALEE MWEDEN NOTIFIED MR. Midgation Plan, Environmental Health and Safety Pla Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Mal Ordinance. IS DATE: DIRECTOR OF P REASON: APPROVED: NOTIFIED MR. X By JURD, PORT Clinton Choy, DPWHSM DATE: ON 2320 ST REASON: PHOCAN OF PHONE NOTIFIED MR. STREET & MAPPING APPROVED: DATE: . By REASON: 凶 JAMES ZHAN, DBI MANANIGAL THEER, DEPT. OF BLDG. INSPECTION NOTIFIED MR. APPROVED: DATE: SFPUC Capacity Charges See attached SFPUC Capacity Charge Invoice for thatEASON: SFPUC amount due. DBI will collect charges. FUT 00 /15 NOT/FIED MR. I agree to comply with all conditions or stipulations of the various bureaus or department statements of conditions or stipulations, which are hereby made a part of this application Number of attachments OWNER'S AUTHORIZED AGE

OFFICAL OF DEPARTMENT OF BUILDING INSPECTION	MAR 18 2014 Tom C. Hui, Ste. DEPT. OF BIT DING INSPECTION)	BLDG. 3/8 APPLICATI FORM MAR 1 8 2014 APPROVED FOR ISSUMUCE
ADDITIONS, FORM 3 - OTH FORM 8 - OVE 9	E ENGLEE NETERT NO. (1) STREET ADDRESS	CITY AND COUNTY OF SAN FRANC DEPARTMENT OF BUILDING INSPEC APPLICATION IS HEREBY MADE TO THE DEPAI BUILDING INSPECTION OF SAN FRANCISCO R PERMISSION TO BUILD IN ACCORDANCE WITH AND SPECIFICATIONS SUBMITTED HEREWITH ACCORDING TO THE DESCRIPTION AND FOR HEREINAFTER SET FORTH. UT WHITE ABOVE THIS LINE ▼ 5.000 FULLINDIS, SF, CA 94107	CTION RTMENT OF DR 1THE PLANS AND AND AND AND AND AND AND AND
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(15) OWNER - LACORE (CROSS PETER LAN! (16) WRITE IN DESCRIPTION O <u>REMOVE PAPE</u> PERFORM in S	ORETH, NRG, 696 W 10 th	ZIP BTRC# PH S.F. Pittsburg CA 94565 (REFERENCE TO PLANS IS NOT SUFFICIENT)	ONE (FOR CONTACT BY DEPT.) 725-427-3567 Manpactrively 3
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	(14) GENERAL CONTRACTOR	C. OUBLA & CD.	1800 8hrs	hil	ALLANDAD T	A CALLUC. N	0. 106102	IRATION DATE
-	(18) OVINER · LESSEE (CROSS	DUT ONE) ADDRESS 245 Market St, SF	C.C.N. AU	ZIP	<u> </u>	BTRC#	PHONE (FUR CONTACT E	BY DEPT.)
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	OR STORY TO BUILDING? (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BI	NO 21 CENTER LINE	OF FRONT	E	CTENSION TO BUILDING?		. FLOOR AREA (24) DOES THIS ALTERAT	80.FT. TION
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	Michael Willis	655 Montgomer	y St, Ste		SF CA 941	1 2	15140	E NU.
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	Grade lines as shown on drawings a lines are not the suma as shown, ray	companying this application are assumed i bed interings showing correct grade lines.	cents and fills, and owneds	vrija Statio stati	hever is spplicable, if however loc of compliance below.	item (V) is checked, item (iou norani, cu sicul interatio i (V) nitud ba chackeri es wei	item (III), (IV), or (V), it. Mark Dis appropriate
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	PERMIT OF ECOUPANCY GRANTED, W			• · · · እ	my section 3700 of the La	bor Code, for the performs	fice of the work far which it	his permit is issued,
	PLUMBING INSTALLATIONS. A SEPAR Separate Permits are required (29 NOT CONSTITUTE AN APPROVAL FOR THE ATE PERMIT FOR THE WERING AND PLICHON * ANSWER 18 "YES" TO ANY OF ABOVE QUES"	A MINT BE ARTAINED	22) 22)	insurance carrier and pol	S OF THE WORK TOP WILLON THE	Clifence, as required by Sooti s permit in issued. Hy work	wa aroo of the lenge Serie Compensation
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	CONTRACTOR	d Engineer		A	provisions of Section 380 V. I contily as the owner (or)	D of the Labor Code, that th the agent for the owner) th	at in the performance of the	shall be deemed revoked.
	I HEREBY CERTIFY AND AGREE THAT	LICANT'S CERTIFICATION	TION DESCRIBED IN THIS	1	unce permit la issued, i wi	l omploy a contractor who a loi the consciencement a	complies with the worker's any work, will file a compl	compensation favo
	Applied with,	of the permit and all laws and ordin	angsa thereto will be	4	lyle Thom	102-	9/n	114
	REV 06/19			Signat	are of Applicant or Agent	1	This .	····

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		APPROVED: PETHOVE & PEPLACE CONCRETE,	DATE:
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		APPROVED: IUI 2 2004 Mantau exitugations and after construction	DATE: REASON:
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	<u></u>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY APPROVED:	NOTIFIED MR.
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	-	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
		APPROVED:	DATE:
		SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE DEPENDENCE BUILDING CODE DEPENDENCE AUG 0 1 2014	REASON:
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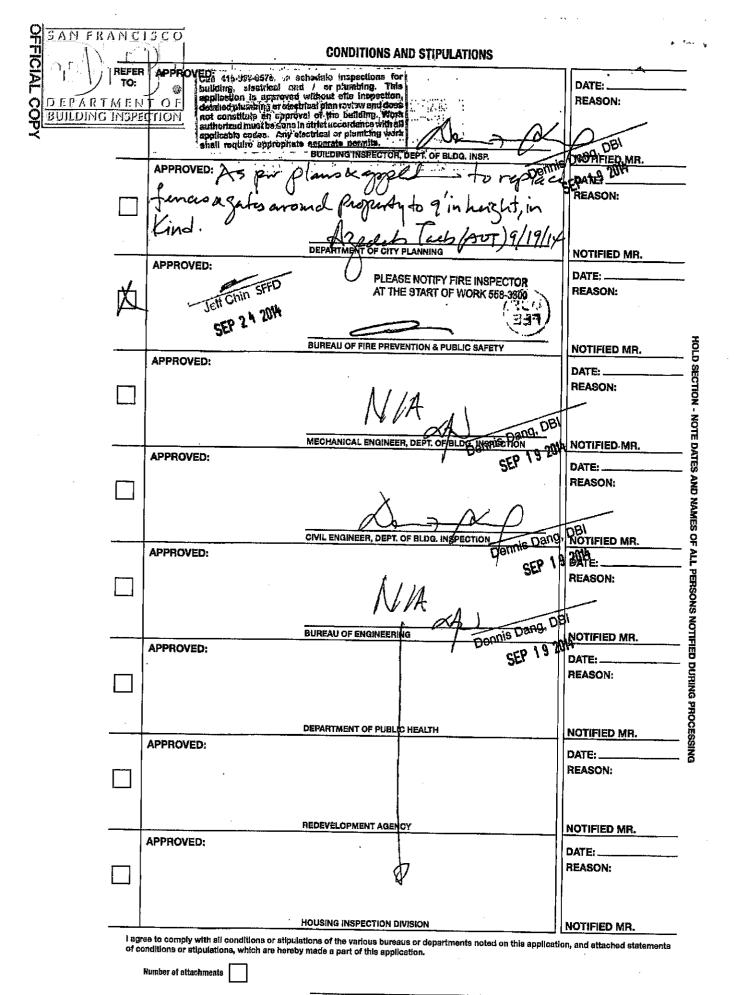
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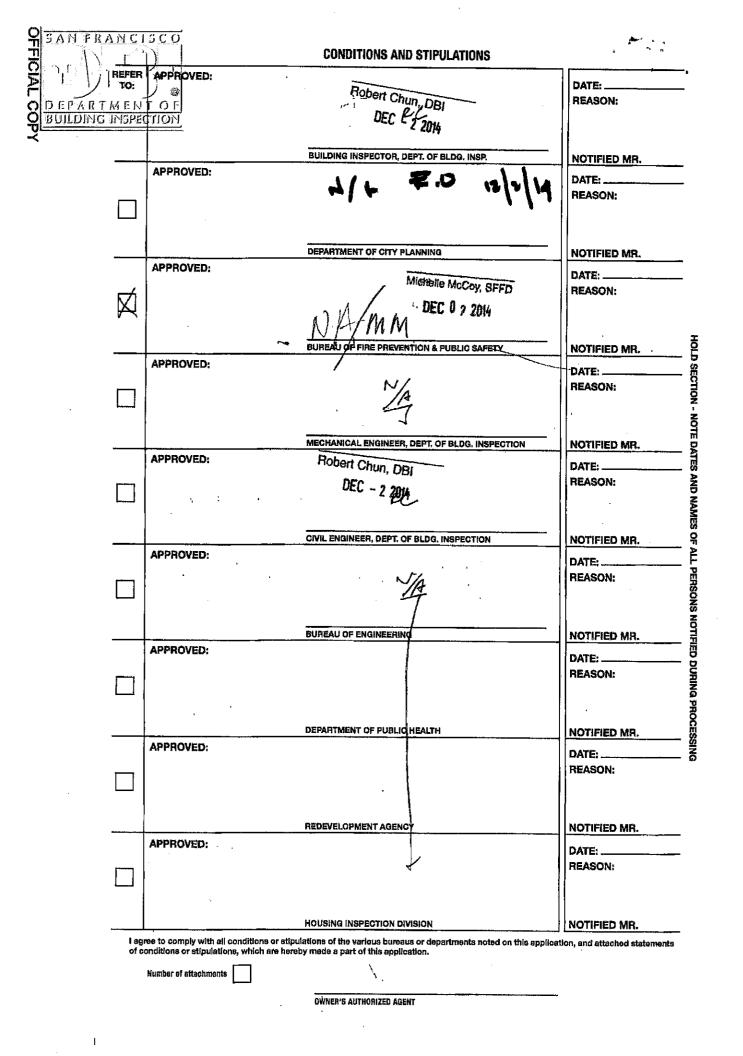
OFFICIAL OF A R T I	MENTOF SEP 29 2014	MAHER ORDINANCE - EXTENDED Disturbance of at least 50 cu, yd, of soil: Yes, route to DPH for compliance with Ordinance No. 155-13. Exempted - Letter from DPH attached
	APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE NUMBER OF PLAN SETS DATEFIED PLANG REFRECEPTING CF PLANG REFRECEP	DEPARTMENT OF BUILDING INSPECTION APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTEO HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH. I WRITE ABOVE THIS LINE ▼
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	contisining more than 750 votes. See See 385, California Petal Code. Parasists to San Francisco Ruliding Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building alts. Arade lines as shown on drawings seconparying this application are assumed to be conset. If actual ip lines are not the same as abover, merked drawings showing correct grade lines, cuts and fills, and compi- details of rebuilding walks and well footings must be submitted to this department for approval. ANY STIPULATION REQUIRED HEARING OF VODE MAY BE APPEALED. SUILDING NOT D 68 GOOLWED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED BY THE QUILDING O PERMIT OF OCCUPANCY GRAVIEU, WHEN REQUIRED.	In containing the training of the Critity and Doding of start Performance Paginet all such relating, detraining with the provisions of Section 3000 of the Labor Code of the Section 5000 (N), (N), or (N), which ever is applicable. If however, them (N) is checked, item (N) must be checked as well, thank the appropriate method of complements between them (N) is checked, item (N) must be checked as well. (Mark the appropriate method of complements between the control of performance and will molinibule a contribution of performance of the work for worker's complementation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is insteed.
	APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMEING ONSTITUTIONS, A SEPARATE PERMIT FOR THE WIRING AND PLUMEING MIST BE DISTANCE. SEPARATE VERMITS ARE REQUIRED IF ANSWER LS "YES" TO ANY OF ADDVE QUESTIONS (TD) (T1) (T2) (T3), OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings, BUIDSIGNTING materials must have a cleanence of not less than two inches from all electrical where or applorment. CHECK APPROPRIATE BOX D OWNER EXERCISIVE AREAST	Carrier Policy Rumber () UI. The cost of the work to be done is \$100 or bass. () IV. Loss of the work to be done is \$100 or bass. () IV. Loss of the two the cost of the work is a to become subject to the work of a compensation fewe of Catilornia, if suffer accompensation providence of the labor Cost of Catilornia and full to ecompensation fewe of Catilornia. () Compensation providence of the labor Cost of Catilornia and full to ecompensation in the work of a compensation from the work of the labor Cost of Catilornia and full to ecompensation for the work of the labor Cost of Catilornia and full to ecompensation of the work of a compensation providence of the labor Cost of Catilornia and full compensation for the two of the labor Cost of Catilornia and full compensation for the two of the labor Cost of Catilornia and full compensation for the two of the labor Cost of Catilornia and full compensation for the two of the labor Cost of Catilornia and full compensation for the two of the labor Cost of Catilornia and full compensation for the two of the labor Cost of Catilornia and full compensation for the two of Catilornia and the cost of
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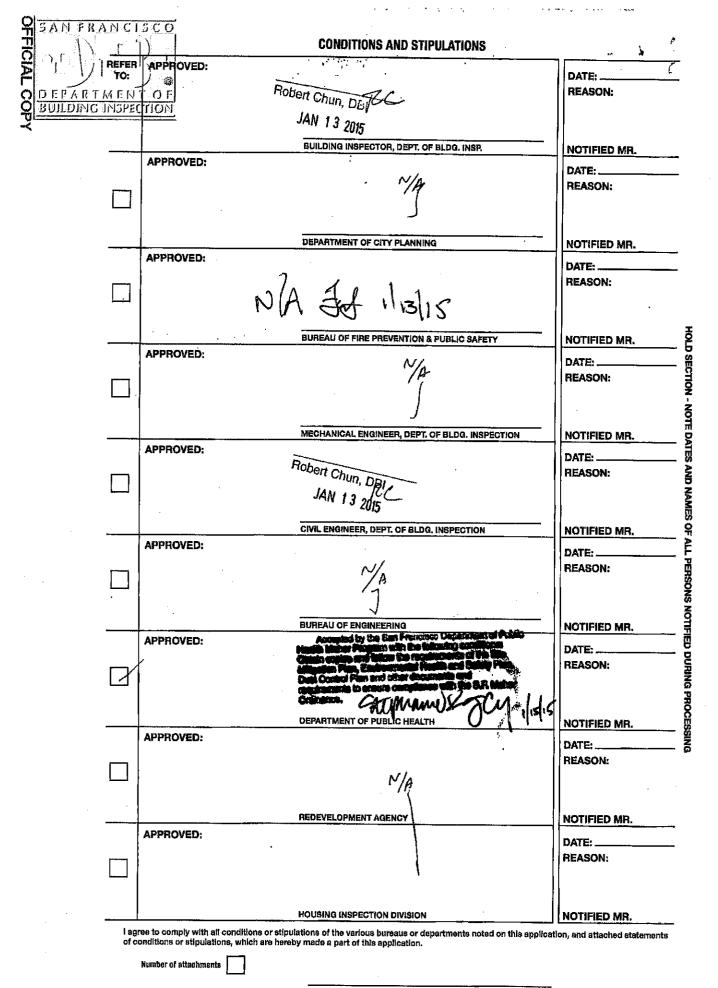


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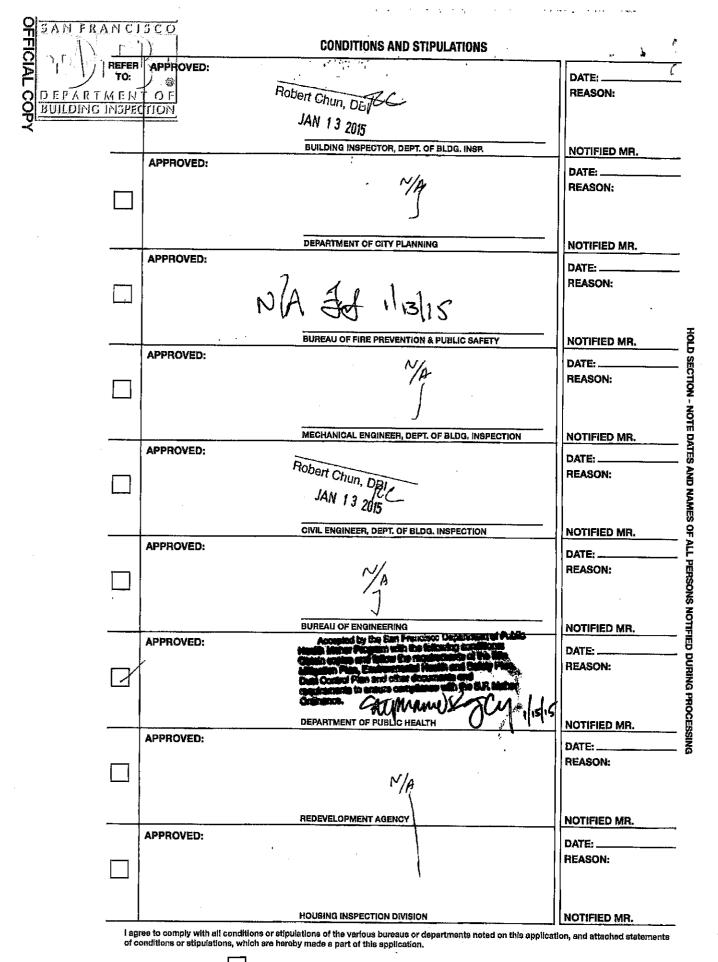
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ADDITIONS, ALTERATIONS OR REPAIRS	DEPARTMENT OF BUILDING INSPECTION
FORM 3 D OTHER AGENCIES REVIEW REQUIRED	ERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
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any bitrulation required kerein or by code may be appealed. Building ndt to be occupied until centingate op final completion is posted on the rim divid or	 I. I have and will maintain a certificate of consent to ask-insure for worker's compensation, as provided by Section 3704 of the Labor Eccle, for the performance of the work for which this permit is issued.
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□ OWNER □ ARCHITECT □ LESSEE □ AGENT	in process in any inclusion as as to receive a support to the worker's compensation have at Deliverita. I further achievables that il understand, that is his event that i should become subject is the worker's compensation provisions of the tabor Code, the two permits that is supplied for stability that the provisions of the tabor Code, the two permits provide supplied for stability and the advectory.
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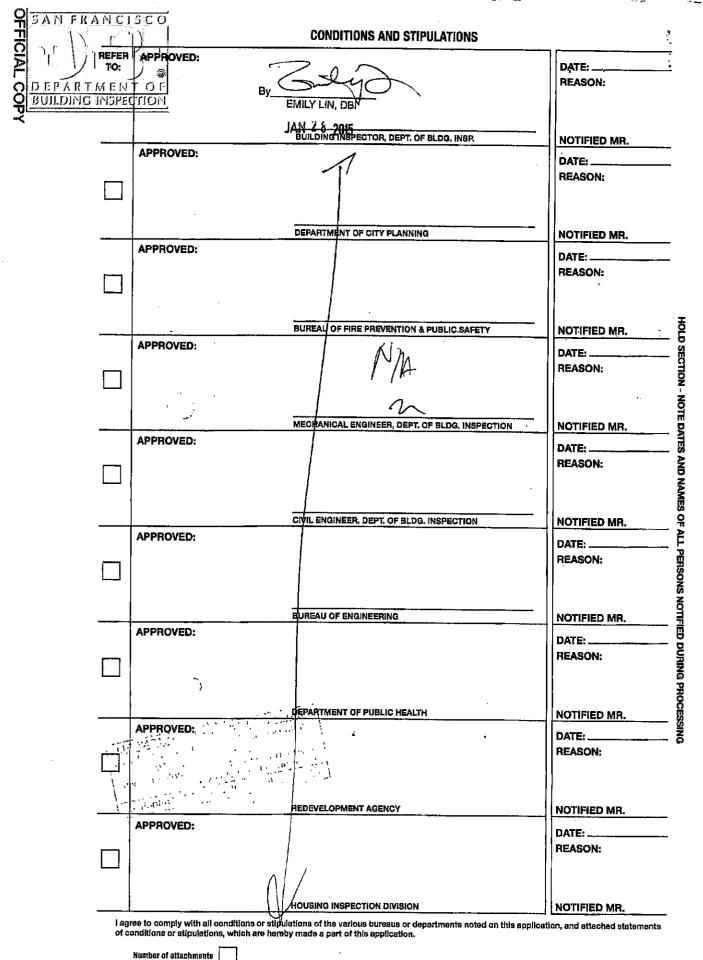
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If actual lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and com details of retaining walls and well footings must be submitted to this department for approval, et. 15 octual grade ANY STIPULATION REQUIRED HEREIN OR BY GODE MAY BE APPEALED. i te of consent to self-insure for worker's compe Building not to be occurred until gertificate of final completion is posted on the building or Pernit of occupancy granted, when required, tion 9700 of the Labor Code, for the performance of the work for which this ve and will maintain worker's compensation insurance, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OF Plummen installations. A separate permit for the wrinks and plumbing must be obtained. Separate permits are required if answer is "Yes" to any of above cuestions (10) (11) (12) (13) (22) of (24). stion 3700 of the Leb Code, for the performance of the work for which that are, an haurance carrier and policy supper are. çie cogyo <u> 511400</u> IN THIS IS NOT A BUILDING PERMIT. NO WORK SHALL DE STARTED UNTIL A BUILDING PERMIT IS ISSUED. ক্ষিত্রার ZA 32400 () III. The cest of the work to be done is \$100 or less. in dwellings, all insulating materials must have a clearance of not less than two inch-wires or equipment. 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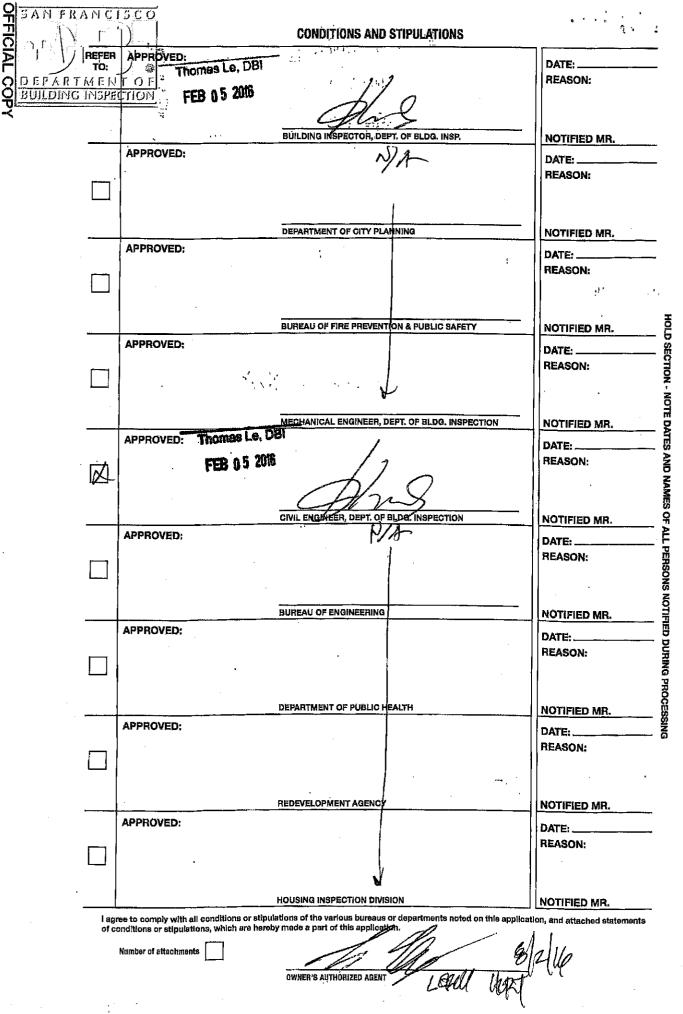
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OWNER	CI ARGKITECT
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CI CONTRACTOR	CI ENGINEER

APPLICANT'S CERTIFICATION Nerreny centify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances thereto will be complied with.

Signature of Applicant or Agent OFFICE COPY

- () III. The cost of the work to be done is \$100 or less.
- () (V. I certify that in the performance of the work for which this permit is issued, I shall not employ any period in any manner so as to become subject to the worker's competituation laws of Balfornia. I further acknowledge that I understand that in the event that I should become subject to be worker's componsation providens of the table Code of California and fail to comply fortukith with the provisions of Beetian 3600 of the Labor Code, that the permit benks applied for shall be decimed revoked.

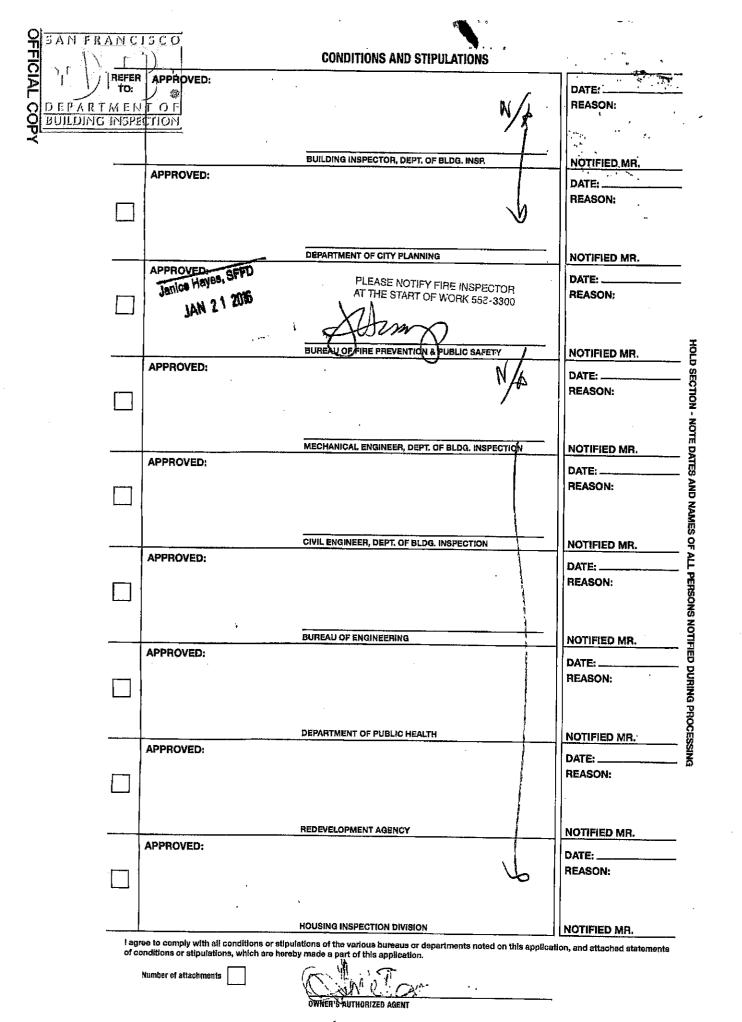
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() V. Locatify as the owner (or the egent for the owner) has to the performance of the work for which this permit is issued, with employ occurrence who complies with the worker's compensation issue of Celifornia are yoo, prior to the commencement of any work, will file a completed capy of this form with the CenterPermit Bureau FEB 0 1 2016

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OFFICIAL COPY SAN FRANCISE Dept. of Building Insp. Dept. of Building Insp. Dept. of Building Insp. FIRE BUILDING INSPECTION MAR 15 2016 ONLY FEES REQ. MAR 15 2016 ONLY FEES REQ.
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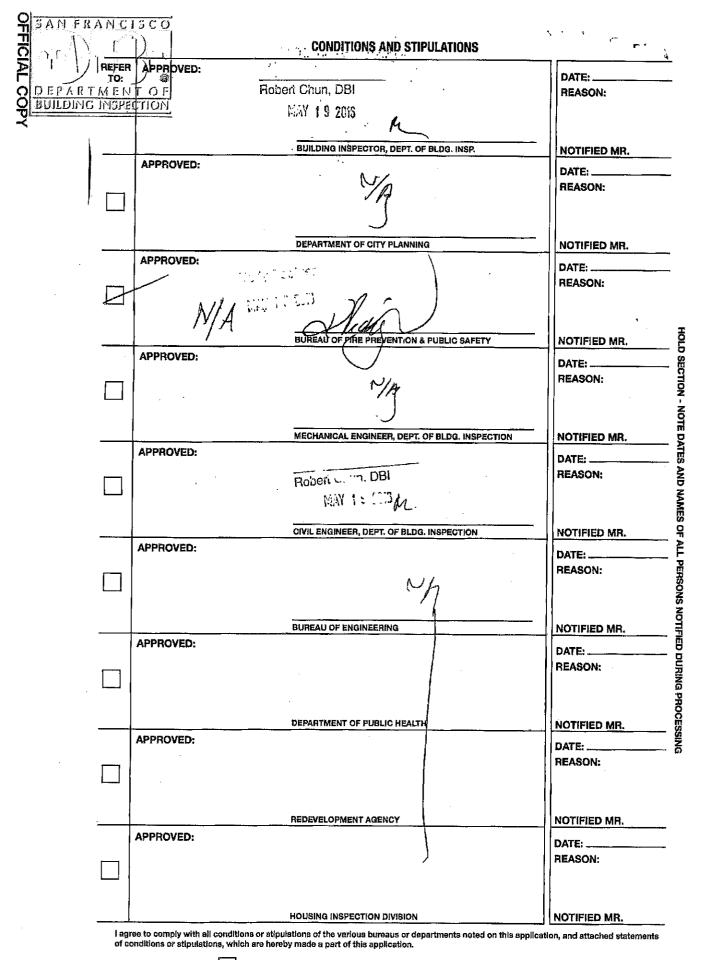
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	I HEREBY CEATIFY AND AGREE THAT IF A PERM	IT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN INITIAL SOLUTION FOR THE CONSTRUCTION DESCRIBED IN INITIAND ALL LAWS AND ORDINANCES THERETO WIL	THIS with the Control Down in Control Down	commencement of any work, will file a completed cop	ry of this form

REV 06/13

9/47/2016 Date

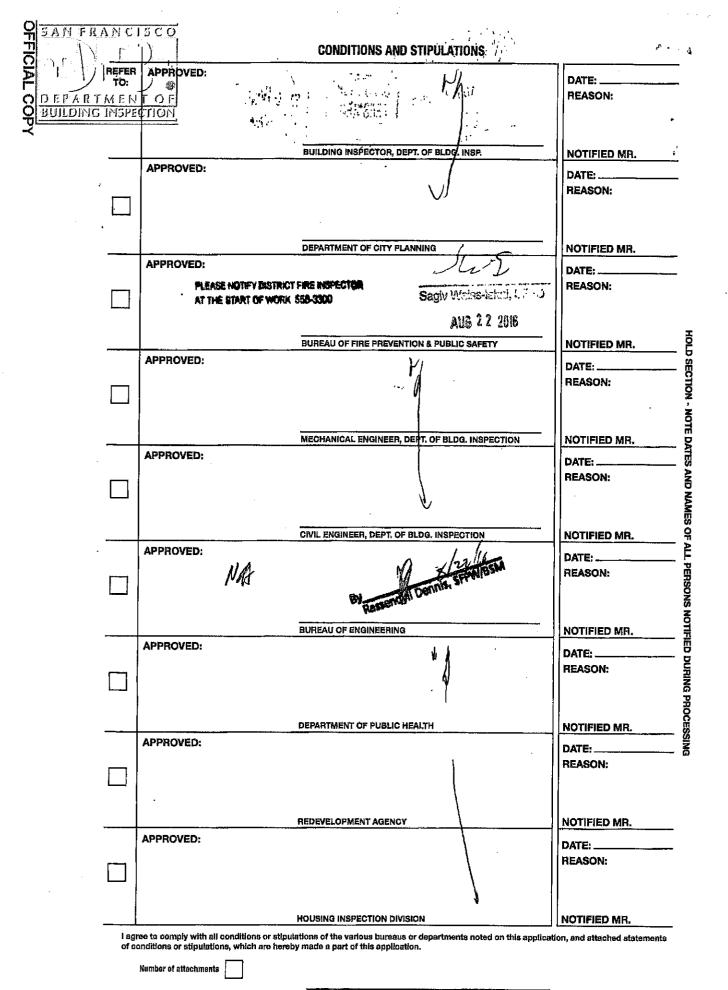
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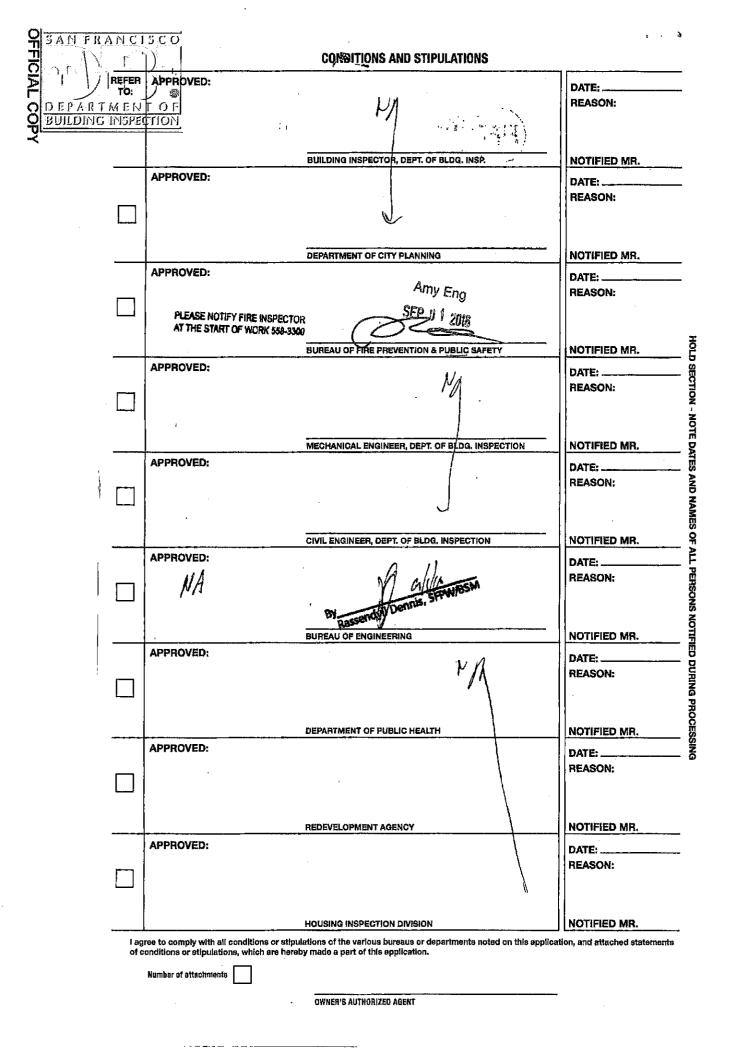
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	DDRESS CALIF. CERTIFICATE NO.
(26) GONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION (F ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	n Known
IMPORTANT NOTICES	NOTICE TO APPLICANT
No change shall be made in the observator of the occupancy or use without that obtaining a Building Fermit authorizing such change. See Sen Francisco Building Code and Sen Francisco Housing Code.	KOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnity and field termises the first and county of San Percenters from and a second super statements and colored a second super statements.
No parties of building or structure or scattering used during construction is to be obser than 8'6" to any win containing more than 750 yots. See Sec 389, California Penal Code.	resulting from operations under Sits permit, regardless all one is or costo, central and under its realized, a resulting from operations under Sits permit, regardless all one juppend of the ling and County of San Francisco, and to a sesure the defense of the Given of County of San Francisco against all such claims, demands or epitons.
Purstant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for exproved plans and explication being kent at building site.	In conternity with the provisions of Section 3900 of the Lubor Code of the State of Datiliumia, the applicant shall have worker's compensation coverage under (i) or (ii) designated before, or shall indicate item (iii), (iv), or (iv),
Grade lines as shown or drawings scormanying this application are assumed to be correct. It eached probe Unes are not the same as shown, revised drawings showing correct grade lines, cuts and files, and complete	
occaus or recarcing waits and wall tootings must be significed to this department for approval,	I hereby affirm under penalty of perjury one of the following declarations:
arty stipulation required herein or by code may be appealed. Building not to be occupied until centricate of final completion is posted on the building or	() I have and will making a contribute of consect to safe insure for works's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
PERMIT OF OCCUPANCY GRAATED, WHEN REGURED. Approval of this application does nut constitute an approval for the electrical witho or	N II. It have and will maintain warker's compensation insurance, as required by Section 3760 of the Labor Bodo, for the performance of the work for which this permit is issued. My worker a compensation
PLATERING INSTALLATIONS, A SEPARATE PERINIT FOR THE WIELNG AND PLUMBING MUST BE OBTAINED. SEPARATE PENNITS ARE REQUIRED IP ANSWER 13 "YEB" TO ALLY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).	Insurance carrier and policy multiple are: Carrier <u>Rep.</u> character 1955 (1997)
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE BTARTED UNTIL A BUILDING PERMIT IS ISSUED.	Pulky Humber
In dwellings, all insulating meterials must have a clearance of not less than two instites from all electrical where or equipment.	 () III. The cost of the work to be done is \$100 or less. () IV. I certify that in the performance of the work for which: this parmit is tasked, I shall not employ
CHECK APPROPRIATE ROX	any person in any manner so as to become subject to the worker's comparisation laws of Celifornia. I further acknowledge that I understand that in the event that I should become subject to the products
CESSEE CABENT S-CONTRACTOR ENGINEER	compensation provisions or the Labor Looks of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit horein applied for shell be deemed revoked.
,	() V. I certify as the owner (or the agent for the owner) that is the performance of the work for which
APPLICANT'S CERTIFICATION	this permit is issued, I will employ a contractor who complies with the worker's compensation is we
APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE	this permit is tauzed, I will employ a contraction of the streng permitting of the work of works of other and why, prior to the competence of any work, will file a completed copy of this form with the Central Permit Bursau
HEREPY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTAUCTION DESCRIPTION THIS	this permit is issued, I will employ a contractor who complies with the worker's compensation is we of California and who, only to the compensation of any work, will fith a complete force of this issue

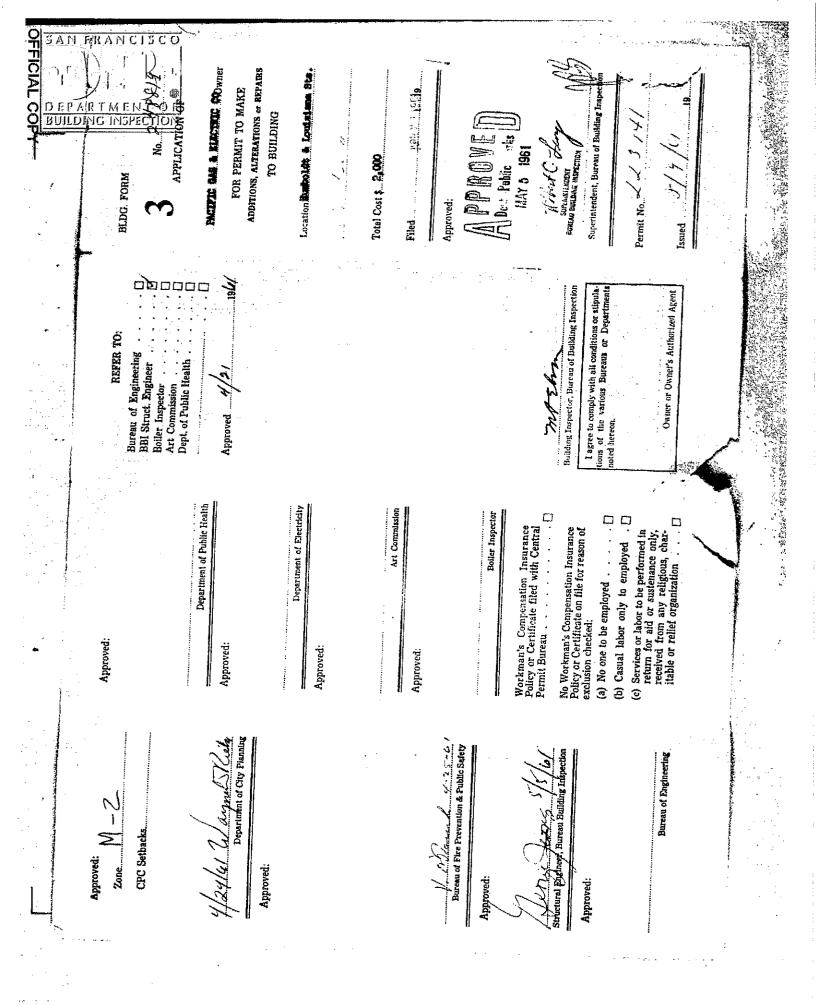
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		FOR BUILDING PE		CITY AND COUNTY OF SAN FRANCISCU	
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		AGENCIES REVIEW R THE-COUNTER ISSUA		PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS	
	3	ER OF PLAN SETS]	ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.	
		FILING FEE RECEIPT NO. (1) STREET ADORESS OF J		
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	(4A) TYPE OF CONSTR. (SA) ND.	1.6	GAL DESCRIP	FURNISHED BY ALL APPLICANTS TION OF EXISTING BUILDING	
	(4A) TYPE OF CONSTR. (5A) NO. STORIES OCCUPAN		(7A) PRESENT USE:	int Lot (BA) OCCUP CLASS 79 (BA) NO. OF N/A 79 (DWHELING D	
	(4) TYPE OF CONSTR. (3) NO. O ILB STORIES GCCUPAN	F (6) NO. OF OF BASEMENTS	Electh	Val Culto taxtar	
	(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES C (11) WILL STREET YES C BE USED DURING NO XX CONSTRUCTION?		VES U VIOR TO BE VES U WORK TO BE VES X	
	(14) GENERAL CONTRACTOR -4. Alpha Pacitik Er	Contracting ADDRESS	77 Monrison	ZIP PHONE CALIFELIC NO EVOLUTION DAVE	
	(15) OWNER - LESSEE (CROSS OU Pacific Gase	Flecture 2451	laster st	ZIP BTRC# PHONE (FOR CONTACT BY DEPT), SF. CA 94/05 1034787 (SID) 318-2633	
	(10) WHITE IN DESCRIPTION OF A	1 oll i	THIS APPLICATION (RE	EFERENCE TO PLANS IS NOT SUFFICIENTY REVISION TO	
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	department		nd B"bi	ack How Preventor. Interior Sprinkter	
	under per	mt-2016-07	ADDITIO	19 Change Laboration	ġ
	(17) DOES THIS ALTERATION CREATE ADDITIONAL KEIGHT OR STORY TO BUILDING?	NO BAL CENTER LINE C	FFRONT	(16) DOES THIS ALTERATION YES [20) IF (19) IS YES, STATE Oreate beck or Moriz. Yes [20] IF (19) IS YES, STATE Hew Ground Extension to Building? No 32 FLOOR AREA SO.FT.	
	(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? (25) ARCHITECT OR ENGINEER (DI	YES D (22) WILL BUILDIN EXTEND BEYON ND 28 PROPERTY LIN ESIGN D CONSTRUCTION DI	1D E?	YES D 23) ANY OTHER EXISTING BLDG. YES D 224) DOES THIS ALTERATION YES D CONSTITUTE A CHANGE YES D ADDRESS NO SCIENTANCY? NO SCIENTANCY? NO SCIENTANCY? NO SCIENTANCY? NO SCIENTANCY?	
	(26) CONSTRUCTION LENDER (EN	FER NAME AND BRANCH DESIGNATION	N IF ANY.		
	L	CTION LENDER, ENTER "UNKNOWN")	Unk.	NOTICE TO APPLICANT	
	No change shall be made in the charact authorizing such change. See Sen Fran	er of the occupancy or use without first ob claco Building Code and San Francisco Hou affolding used during construction is to be	ising Code.	KOLD (RAINFLESS GLAUSE: The permittee(a) by acceptance of the permit, agree(a) to indemnify and hold transless the GIIy and County of San Franchson from and against any and all datas, demands and actions for demages resulting from operations under this permit, legandless of nonlinence of the Pitty and County of San Frances and the second second second second second se	
	contenting more than 750 volts. See Se	o 385, California Penal Code. 6. the building germit shall be marter on th		ensume the defense of the Vity and County of San Francisco against at a vort and claim, domains or eating and the vortex is a conformally with the provisions of Societon 8800 of the Labor Code of the State of Celifornite, the applicant shall have worker's compareation coverage undor (i) or (ii) designated helow, or shall indicate them (iii), (iV), or (iV), which are a conformable or eating the state of	
	Grade tines as shown on drawings acco lines are not the same as shown, review	mpanying this application are assumed to a drawings showing correct grade lines, cu age must be submitted to this depertment (ta ann fille, and còmhlete	winders is applicable. If nonvernitivities (v) is checked, term (iv) must be checked as well. Mark the appropriate learned of compliance below. 9	
	ANY STIPULATION BEQUIRED HEREIN OF BUILDING NOT YO BE OCCUPIED UNTIL CI	BY CODE MAY BE APPEALED. ERTIFICATE OF FINAL COMPLETION IS POST		Phenohy affirm under penalty of perjury one of the tailowing decizesitions; Phenohy affirm under penalty of perjury one of the tailowing decizesitions; Phane and will maintain a certificate of consort to set1-instant for succises's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which that permit is issued. 	
		NOT CONSTITUTE AN APPROVAL FOR THE EL		(M) II. I have end will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's concernation	
	SEARATE PERMITS ARE REQUIRED IF AT OR (24). Thes is not a building permit. No wo	RSWEH IS "YES" TO ANY OF ABOVE QUESTIO IRK SHALL RE STARTED URTIL A BUILDING F)NS ((0) (11) (12) (13) (22 Xermit 18 (Ssued,	Carrier Banchmark Instrance Co. Policy Number <u>CST5008511</u>	
	in dwellings, ell insulating materiale mu when or equipment. CHECK APPROPRIATE BOX	al have a clearence of not less than two ke	itana finan ali alactrical	 III. The cost of the work to be done is \$100 or less. IV. (certify that in the performance of the work for which this permit is issued, i shall not employ any person in any manner so as to become subject to the worker's dompenentian laws of Galifornia. 	
	CI OWNER CI LESSEE CONTRACTOR	CI ARCHITECT CI AGENT CI ENSINEER		In utilize restinguished that I understand that I use event that I should become subject to the worker's compensation providence of the Labor Code of California and fail the comply inturturing with the provisions of Societon 3300 of the Labor Gode, that the permit havain applied for shall be deened revoked.	
	I HEREBY CERTIFY AND AGREE THAT IF I	CANT'S CERTIFICATION	ÓN DESCRIBEN IN TURA	() V. I certify as the owner (or the egent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor whydromplice with the swarker's compensation iswa of California and who, prior by the commencement of any work, will the a completed copy of this form with the contract Bernyi Bernyi.	
	Complied with,	HE PERMIT AND ALL LAWS AND ORDINAN	CES THERETO WILL BE	9/1/2016	
	REV 06/13			Signature of Applicant or Agent Date	

Signation of Applicant or Agent OFFICE COPY





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SAN FRANCISCO	
Write in Ink-File Two Copies	
DEPARTENT OF	
Les WORKS	R 20 PM 1:54
TOG FORM AND ICATION FOR BUILDING FLOMAL	
ADDITIONS, ALTERATIONS OR REPAIRS	10.61.
Application is hereby made to the Department of Public Works of San Franci	
build in accordance with the plane at forth: and for the purpose hereinafter set forth: (1) LocationHumboldt_and_Louisians_Streets(4) Basemer	
(1) Location Humboldt Big Addits Long one (4) Basemer (2) Total Cost \$ 2,000 (3) No. of stories (4) Basemer	No No
Them Moura	
 (5) Present use of building Pump notice (7) Proposed use of building Machine Shop (8) No. 	of families None
(7) Proposed use of building	rdolls
 (7) Proposed use of building	r is Yes.)
(11) Any other building on lot	
(12) Does this alteration create an additional floor of occupancy was or No	
(12) Does this alteration create an additional story to the building. No. Yes or No. No. Blumbing work to be perf	formed No
(13) Does this alteration ciclus and an interaction ciclus and a second	g
 (15) Ground floor area of building. 7,500 sq. ft. (16) Height of Building. (17) Detailed description of work to be done constructing a new door open structure in the sectional door open sectional door. 	ening and subsequently
(17) Detailed description of work to be done consorted and furnishing and installing an overhead aluminum sectional door	therefor.
furnishing and installing an overlag	
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	4 (44) (44)
(18) No portion of building or structure or scaffolding used during constructor (18) No portion of building true 750 uplts See Sec 385. California Penal Code.	T, to be closer than 6'0" to
U.E. Johnson Address	
California Lic	cense Nu.
AddressCalifornia Certi (21) Architect	ncate MO
Address	LICATE INO.
(22) Engineer. J. J. Market Street, Sen Francisco, California Address 205 Market Street, Sen Francisco, California	on described in this applica-
Address 245 Market Street, bar is issued for the construction (23) I hereby certify and agree that if a permit is issued for the construction tion, all the provisions of the permit and all laws and ordinances applicable the I further agree to save San Francisco and its officials and employees he damages which may accrue from use or occupancy of the sidewalk, street or anything else in connection with the work included in the permit. The foreg ing upon the owner of said property, the applicant, their heirs, successors and	assignees.
(24) Owner, Pacific Gas and Electric Company (Ph	(For Contact by Bureau)
A JJ245 METKEG DULEEN	
Address 245 Marks	Ceneral Contractor
By J. J. Wolferland Agent to be Owner's Authorized Architect, Engineer on Cowner's Authorized Agent to be Owner's Authorized Architect, Engineer on PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLET APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO	ION OF HOTEL OR O BUILDING CODE.
APARTMENT HOUSE PURSUANT TO SEC. 505 SAN FRANCISCO	
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OFFICIAL COPY C Ô SAN FRA N C 15 l 76056-6-21-62 ¢۲ ا (1, 2, 3, 4) STRUCTURE DEPARTMENT OF breation in the sector of JLA bridge and 195... Superintendent, Bureau of Building Inspect E 6-12-16 taifit the second the Manukan Str. Str. Prant de 1600 FOR PERMIT TO ERECT Certificate of Final Completion: ۲ \$EC122 /· (° (°/ APPLICATION OF JUL 6 - 1961 L'and B LUNIAL LUILLAND INAL LUGA LL F. F.C. No. stal Cost frittin I'LDG. FORM Permit No. Approved: l pe. Issued Issued. F led. MarkShimber 201 LSVA this application are assumed to be correct. If actual Grade lints as shown on drawings accompanying grade lines are not the same as shown revised draw. gether with complete details of retaining walls and wall funtings required must be submitted to this ings showlog correct grade lines, cuts and fills tu-THEFT ņ STREET STREET Workmen's Compensation Insurance Policy or Certificate on file with Central Policy Byredic No Workman Conjugation Insurance Policy or Certugeric of the for reason of only, received from any relig charitable or relief organiza t to be emp in return for aid or similar NORTH (c) Services or labor to be HLDOS Assessor's Block No.. (b) Casual labor hold bureau for approval. fo bec checke (a) No⁷000 Lot No. exclusion TIBATS ISHA Approved: Jun. Junerclastione Cumplet Atmetard Loughture Accord to be submitted the free l Structural Engineer, Rureau of Building Inspection Department of Public Health Art Commission 2K ful 6-30-61 Approved: A by 6/29.61 ンシャント Ver perpension Loce Daris LANL Approved: kney. Approved Approved Mund Department of City Planning Sector 1 Bureau of Fire Provention & Public Safety Plan Checker, Bureau of Building Inspection a) 24 31 21 2 4 40 N- Z CPC Setback. 100 Zone Approved : 6/19/61 Approved : Approved: epillel , į

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	(1)) Location of	Lot. Meter disetter				Streets	
			of					
	(2)	Type of bu	ilding	No. of stories .	t No.	of basements		
	(84	m	in ind TAR	en maria	· · · · · ·			
	(4)	Use of build	ting Power Switz	aing satist	(5) Occupa	ncy		
	(6)	Size of lot:	Front #22 ft.	, rear	t., depth of lot. 2	Building Code	Classification	
			or area of building					
			uilding on let.		(Must be shown		answer is Yes)	
	(9)	Is building	designed for any n			How many	1@	•
			load for floor 450.					
						•••••		4
	appl man	lication and a	215, S. F. Building or industrial struc slso be indicated o to the structure is or etc."	ture is designed	shall be indicated	on the drawings	i filed with the	
			of construction by	. <u>.</u>		ddress <u>-45 Mar</u>	wet it., % sit	e
	(12)	General con	tractor		California	License No	*****	
		Address						Ξų.
	(13)							
	1145	Address		•••••••••••••••••••••••••••••••••••••••			1	
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	-7. 71		e owners of said pr	operty, the applic	and, their beirs, s	successors and as	signees.	
	(16)	Owner., Paint	112 Ins and him Markes Screes,	ARELS Jampasy	• • • • • • • • • • • • • • • • • • • •	·····		
		Address	Harket Street	San Francisco		one No.	34 (Nobyms)	
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		By.	J. D. Worthinsto					
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19-51-5 OFFICIAL COPY 1300 SAN F AN . مىر ما 19 lalader Owner SARUCTURE 19 6. 2961 SLP 13465 19 LLINOIS 9 ţ-Superintendent, Bureau of Building b ন্ম DEPAR BUILDIN Certificate of Final Completion: FOR PERMIT TO ERECT AUG alle "ottes APPLICATION 0 P.1 3 1963 Holar C. X Superinterdent Berechi Buhrerne Indpection L (1, 2, 3, 4) **Municiper** No REFER TO Dept. of Health t ų, g A trotal Cost \$. 3. BE 5 (ar 206 Filed RAA 1990 1990 1990 BLDG. FORM Ś Permit No. Location. 、 い よ Me. Issued. Issued. forpe. Ð, NA. TEAST NO PORTION OF BUILDING, STRUCTURE OR SCAFFOLDING TO BE CLOSER THAN 6 FT TO ANY WIRE CONTAINING 750 VOLTS OR MORE OR ANY WIRE CONTAINING 750 VOLTS OR MORE OR STATE LAW (SEE SEC. 30) OF BUILDING CODE! this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills towall footings required must be submitted to this CONDITIONS OR US BUREAUS OR S APPLICATION, Grade lines as shown on drawings accompanying gether with complete details of retaining walls and THEFT STREET STREET NER'S AUTHORIZED AGEN I AGREE TO COMPLY WITH ALL (STIPULATIONS OF THE VARIOU DEPARTMENTS_NOTED ON THIS MBULD NORTH **HTTUOS** Assessor's Block No... bureau for approval. Lot No... 570 V TIBRET TRAT ALL ENCROACHMENTS IN THE OFFICIAL STREET OR SIDEWALK AREAS MUST BE GRANTED IN WRIT-ING BY THE DIRECTOR OF PUBLIC WORKS OR BY RESOLUTION OF THE BOARD OF SUPERVISORS. ALL ENTRANCES, BOTH PEDESTRIAN AND VEHI-CULAR, SHALL BE THE SIDEWALK GRADE. ALL RAMPING SHALL BE INSIDE OF PROPERTY. A SEPARATE PERMIT IS REQUIRED FOR DRIVEWAYS AND STREET SPACE Department of Public Health eau of Building Inspection Art Commission Bureau of Engineering 63 ĝ 0) CIVIL Eng 16/63 Approved: Approved: Approved: Approved Approved 0 ntion & Public Safety au of Building Inspection くのく Den l of Mile Pre **CPC Sethack** Approved : Approved: Approved: Zone

CITY AND COUNTY OF SAN FRANC	ISCO
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DEPARTMENT OF PUBLIC WORKS

FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

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FFICIAL COPY

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT FOR TYPE 1-2-3-4 STRUCTURES

W Date.

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

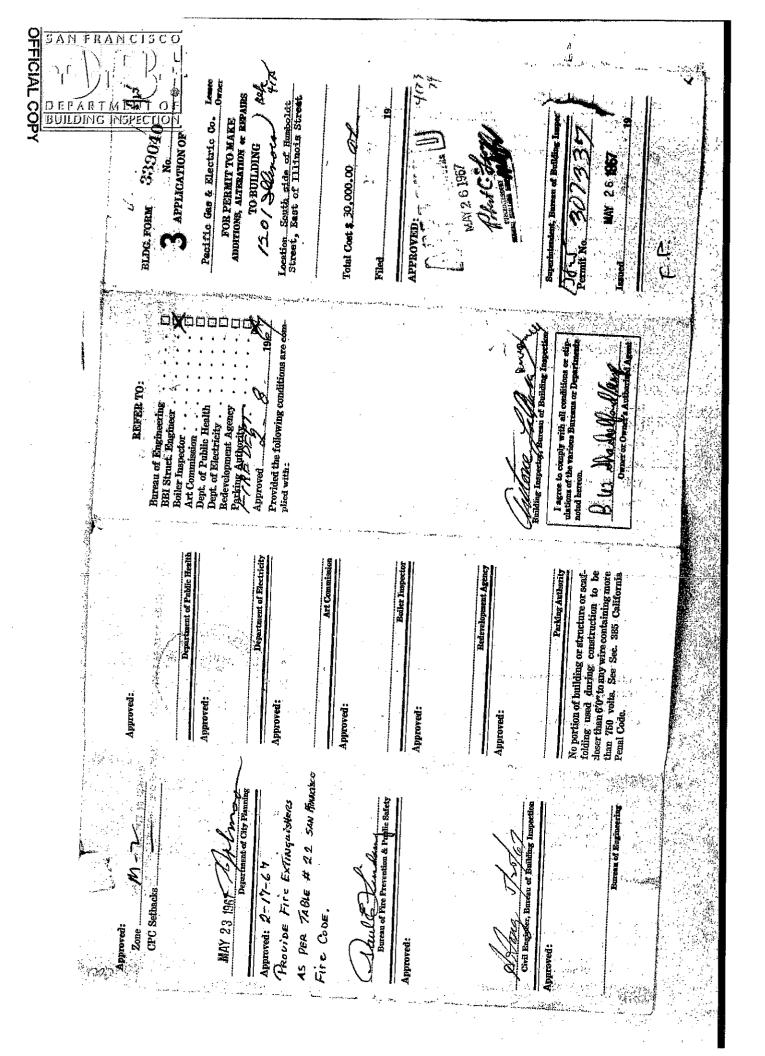
	544 1	LOI DESCRIPTION
	foot North	Bast side of <u>Humbeldt St.</u> (20 ^{4F}) West side of <u>Street</u> West of <u>Stlinger</u> <u>Name of Street</u>
	(2) Size of lot:	(3) Is any other building on lot?
	front ft. reat ft.	(4) Is automobile runway to be installed or altered? yes X no
	average depth ft.	(5) Will street space be used during construction?
۰.	· · ·	BUILDING DESCRIPTION
	(6) Type of Building: 🕺 🕅	1 2 3 4 1 Hr. N
•]	(7) Use of building	(8) Occupancy (9) Number of Dwelling Units
		Bldg. Code Classification Hab Only
	(10) Ground Floor Area 56 Sg Ft	(11) Height at the Center (12) Number (13) Number of Line of Front of Bldg. of Stories Basements FL
1	(14) Is building designed for ad	Iditional stories?
	yes; how m no	any?(15) Total Cost \$ 3,000
	(16) Will sub-sidewalk space b	e used? 💭 yeş 🛛 no
		rs: (To be posted, in commercial and industrial buildings)
	hansfarmer	58,300 #-
	Piles 75 la	114
. : (18) Supervision of construction	by P. J. + E. Address 245 Market-I.
ě	19) General contractor MA	K Carponalian California License No.
	Address 519 Cal	ifernial Telephone & X 2-762
(20) Architect or Engr.	P. B. d E - California Certificate No
, ; ;	(for design) Address	Telephone
Ċ	21) Engineer or Archt.	P. D. Y. ECalifornia Certificate No
	Address	Telephone

I hereby certify and agree that if a permit is issued for the construction-described and approved in this application, or in accompanying plans, all the provisions of all the laws and ordinances applicable to the construction will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street, or sidewalk space, or from anything else in connection with the work authorized by this permit, or any work performed on or ato the premises designated therein. The foregoing covenant shall be binding upon the owners of said property, the applicant, their heirs, successors and assignees.

(22) Owner Phone No Address Bureau SA By Address Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

THIS PERMIT AND THE APPROVED PLANS MUST BE KEPT ON THE JOB

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	CENTRAL PER	J F435		
		Write in Ink-File Two C		
DEPARTMENT		CITY AND COUNTY OF SAN F	RANCISCO	(1) 新建市、金
BUILDING INSPECT	DEPARTMENT OF PUB	LIC WORKS	CENTRAL PERMIT BURE	. ŠŘa
	3	APPLICATION FOR BUILDIN	G PERMIT	
		ADDITIONS, ALTERATIONS OF		
r Ng	Application is hereby a build in accordance with the	made to the Department of Public W	January 19, Yorks of San Francisco for permission i herewith and according to the descri	
1	tion and for the purpose h	ereinafter set forth:	i herewith and according to the descri	
	(1) Location South si	de of Humbolt Street, East of	f Illinois Street	
	(2) Total Cost (\$) 30,0	00(3) No. of Stories	(4) Basement or Cellar	
	(5) Present Use of buildi	ing Station Matering Building	and (6) No. of families None air/Shops No. of families None	
	(1) Proposed Dae of Dalid	2. Welding Shop	air/(8) No. of families None	
3 	(9) Type of construction		Proposed Building Code Classification	
	(12) Days this structure	Carner De Silow	'H UH DIOT DUNTIT A NAQUAN (B VAA)	
	(12) Does this alteration c	yes or no preate an additional story to the buil	ding? No	T T T T T T T T T T T T T T T T T T T
	(14) Doos this Alteration c	create a horizontal extension to the	building?	N SH
1	(14) Block this alteration co	onstitute a change of occupancy	NO	FFS
114 176 186 18	(17) Automatil	performed	ing work to be performed	흘꼴늘
7 8	(11) Automobile runway to	yes or no p be altered or installedNo yes or no		
	(10) Sidewalk over sub-side	yes or no ewalk space to be repaired or altered	yes or no	
	(19) Will street space be u	sed during construction ?		< 7 3
	(20) write in description of	f all work to be performed under th (Reference to plans is not suffic	is application:	2 m
	Remodel existing .	metering building and welding	shop,	
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	(21) Supervision of construct	tion by George C. Grubb	Address Tol S. BADTON W	
	Addison	uon yet selected	lifornia Licente No.	
	(23) And Managemengineer.	B. W. Shackelford Califo	No. 7305	
	Address	Arket Street, Sen Francisco	of auto	
	24) AndritationEngineer	B. W. Shackelford Califo Market Street. San Francisco J. Firtz Califo	rnia Certificate No. 5647	
	Augress	SEALE STRAAT San Waamadaaa	the second s	
	25) I hereby certify and agr cation, all the provision	tee that if a permit is issued for the	construction described in this appli- rdinances applicable thereto will be its officials and employees harmless o occupancy of the sidewalk, street or he work included in the apprent The	
-	from all costs and dama	r agree to save San Francisco and ges which may accrue from use or	its officials and employees harmless g	
	foregoing covenant shall	m anything else in connection with the binding upon the owner of said	be occupancy of the sidewalk, street or the work included in the permit. The property, the applicant, their heirs,	N.
	26) Owner. Pacific Gas	and Electric Co	Mr. E. J. Ross	i g
- M	Address 245 Market 5	treet. San Francisco Colico	Mr. E. J. Ross (Phone. 781-4211 For contract by Bureau nia	
	By Gerton CON	leachellond our	nia For contract by Bureau arket Street	S
	Owner's Authorized Ager CERTIFICATE OF FIN	nt to be Owner's Authorized Andersen, En	arnet Street	9
	OBTAINED ON COMPI MENT OF THE BUILT	LETION OF WORK OR ALTERAT	MIT OF OCCUPANCY MUST BE	a í
1	AND 809, SAN FRANC	ISCO BUILDING CODE, BEFORE	ANCY PURSUANT TO SEC. 808 BUILDING IS OCCUPIED	ľ
	Fursuant to Sec. 304, Sa	approved plans and application bei	dine manual at 11 1	£
•	Owner is responsible for	approved plans and application being	and permit shall be posted on job.	

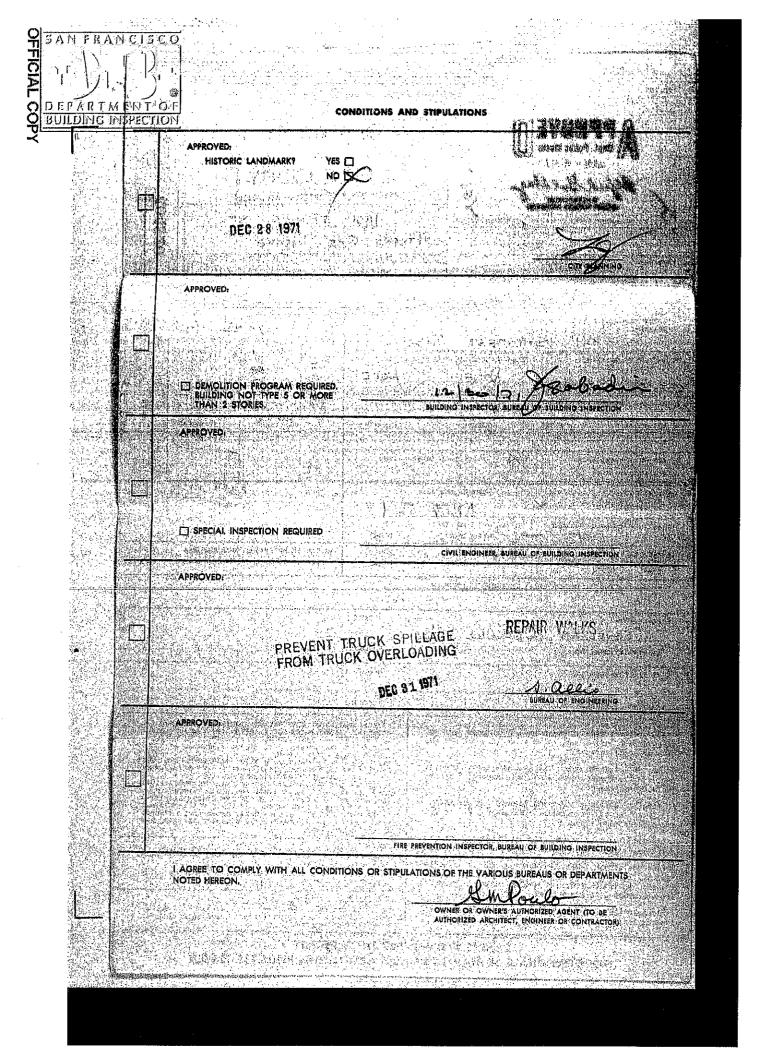
SAN FRANCISCO 0 ž Ē C DEPARTMENT OF Ò BUILDING INSPECTION FORM FOR DEPARTMENTAL USE ONLY CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS REFER TO: Dept. Pub. Health | Bur. Engineering N \square APPLICATION FOR BUILDING PERMIT No. (TYPE 5 BUILDING) APPLICATION 'NO. N Public Horte Neut ę Application is hereby made for permission to build in accord-1968 ance with the plans and specifications submitted herewith and for the purpose set forth herein: 11/1 11/1 261187 MARS Sofution to the Control of the 1201 ILLINOIS LOCATION N side HUMBOIDT 5ĭ. 4.0 ft. EAST from TLLINCIS NO. 3 3 6 DANO 3 7 40 0 CERT. OF COMPLETION/OCCUPANCY - Issueb 19 ASSESSOR'S BLOCK ISSUED No. QCI . \$ Checked under 1968 Code, art BUILDING DESCRIPTION UN. 1 HR. REAR AVERAGE DEPTH IS ANY OTHER T. FT. FT. ON LOTT STZE FRONT HUMBOLDT Sπ, CONTORUN TRS WILL STREET VEST CONTORUN TRS WILL STREET VEST CONTORUCTED NOT DURING CONSTNINO SCONTORUCTED NOT DURING CONSTNINO CLASSIFICATION - 1 YES (IF YES, SHOW NO 1 ON PLOT PLAN) FT. ON LOTT NORTH STREET NUMBER OF GUARD SHACK 48 % HEIGHT AT CEN LINE OF FRONT OF BUILDING IS BUILDING DESIGNED YES, GUARD SHACE s S 10' HOW MANY? WITH BASEMENT NUMBER OF STO GENERAL CONTRAC CALIFORNIA LICENSE NUMBER <u>LLINOIS</u> WEST YET EAST ARCHITECT OR ENGINEER IDESIGN ADDREES CALIFORNIA CERTIFICATE NUMBER H TELEPHONE ARCHITECT OR ENGINEER (FOR CONSTRUCTION) ADDRESS レース自由 CÀÈÌPÓRNIA CERTIFICATE NUMBER TELEPHONE STREET 23RD ST. SOUTH MOTE: Sect. 105, S.F. Bidg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with inspection and the Burany of Fire Prevention and Public Sofety have been notified before such a change has been made. I have certify and agree that if a parall is issued for the construction described in this application, all the provisions of the permit, and all the low and arkingness amplicable tharsto will be complied with. I further agree to ser, Sun Transisso and its officials and employees harmless from all steel or substitievely space or how use or accupancy of the sidewalk, steel or substitievelk space or how use the in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of sold property, the applicant, their heirs, successors and assignees. Rottines denote sectors and the sector and building or structure not erected for use as an apartment house, hole, or dwelling, which is converted to or alter-ed for such use, shall conferm to all the provisions of this part affecting an apartment house, hole, or dwelling, as the case may be. No portion of building or structure or scaffolding used during construction, to be claser than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code. PACIFIC GAS & ELECTRIC CO. 245 MARKET ST. 781-4211 Pursuant to Sect. 304, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for opproved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised draw-ings showing correct grade lines, cuts and fills together with complete defails of relationing walls and wall footings required must be submitted to this bureou for approval. (OWNER'S AUTHORIZED ADENT TO BE WINER'S ANTHORIZED) ARCHITECT. ENGMEENT TO BE WINER'S ANTHORIZED) APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLA-TIONS, A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. OFFICE COPY



Approved:	CONDITIONS AND STIPULATIONS	
Zone	MI-2 C.P.C. Sotback NONE Reasons	
	DEPARTMENT OF CITY PLANNING Northand Mr.	
Approved:	Dote:	- 6
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	Notified Mr.	HOLD
Approved:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	M
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pproved:	AN CHECKER, BUREAU OF BUN DING INSPECTION	CTION-Note date and names o
	Dates	fall
	Reasons	persons notified
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	Dote	
	A SEPARATE PERMIT IS REQUIRED FOR Basson	
	LI STREET SPACE	
pproved:	BUREAU OF ENGINEERING AL	
	Date: Reson:	
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oproved:	ART COMMISSION	
	Date:	
gree to comply with o	Notified Mr.	
attached Stotemenis nber of attachmenis		J (
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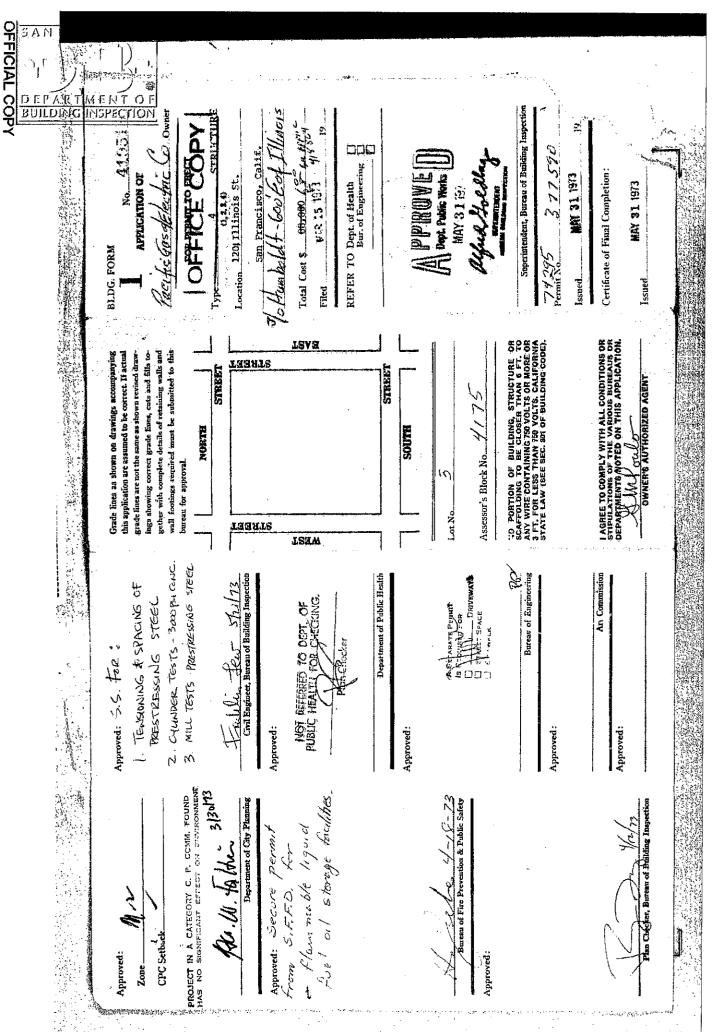
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PERMIT NO: 9/02 BUPENTENDENT, NURBAU OF BUILDING INSPECT PERMIT NO: 9/02 BANK = 5. 1972	(1) LOCATION	- 404920
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(17) PACIFIC GAS AND BLECTRIC CO. UTILITY DISCONNECTIO BLECTRIC (18) CONTRACTOR <u>C.T. B.V.F.LAND</u> <u>WORBCRING</u> CALIFORNIA LICENSE NO. (19) ARCHITECT OR ENGINEER	N NUMBER5: 9A5 ADDR855	
CALIFORNIA CERTIFICATE NO. DEMOLITION WORK SHALL SE PERFORMED IN ACCORDANCE TION 4405 AND 4405.1 OF THE SAN FRANCISCO BUILDING OTHER APPLICABLE ORDINANCES. NG FORTION OF BUILDING OR STRUCTURE OR SCAFFOLDING THAN & OF TO ANY WIRE CONTAINING MORE THAN 750 YE TBD. CALIFORNIA PENAL CODE ALL DEBRIS TO BE REMOVED FROM STREET, SIDEWALK AND TO BE LEFT IN A SANITARY CONDITION AND COMPLYING Y \$11.10 OF THE SUIDING CODE	SIONS OF THE FEMALT, AND ALL THE LAWS AND OLDERACE THERTO, WILL BE COMPLED WITH, I CERTIFY THAT IN THE FEROMANCE OF THE LADOR WOR EARLOY TANY PERSON IN VIOLATION OF THE LADOR CODE I SITS, SEE SEC. RELATING TO WORKARY'S COMPRISATION INSURANCE I FURTHER AGREE TO SAVE SAN TRANSISSON AND ITS I ENPLOYES HARMLESS FROM ALL COSTS AND DHARAGE WITH SECTION INCLUDED IN THE FEMALT. THE FOREIN CONNECTION IN WITH SECTION INCLUDED IN THE FEMALT. THE FOREIN CONNECTION IN UPON THE OWNER OF SAD FROPERTY, THE APPLICANT, TH UPON THE OWNER OF SAD FROPERTY, THE APPLICANT, TH	LL THE PROVI- ES APPLICABLE S' BRALL NOT DE CALIFORNIA DE CALIFORNIA HICH MAX ACT TO SUBSIDE TH THE WORE UN BE BUBSIDE
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OFFICIAL COPY SAN ्र इ.स. २२ २२ <u>6</u> DEPARTMENT BUILDING INSPECT **INSPECTION** Superintendent, Buttau of Building Inspection 1 STRUCTURE 2 T. Aur Ostor, 1, 0 r. Aur Ostor, 400 ° E. ILLANS Ħ Sue related Apples #19.528 SITE PERMIT 7-12 415369 V920-190140 the second 37568 Certificate of Final Completion: Sacific Gas and Electric Co. APR 3 - 1973 ç, APPLICATION OF REFER TO Dept. of Bealth Bur, of Engineering 4 44 San Francisco Total Cost \$ 609.000 No 73866 Permit No. losued. Issued... Filed. NO PORTION OF BUILDING, STRUCTURE OR SCAFFOLDING: DIE CLOSET THAN BATE OR SCAFFOLDING: TO BE CLOSET THAN BATE OF ANY MREE CONTAINING 750 VOLT: OUT PORTING STATE LAW (SEE SEC. 301 OF BUILDING CODE). WITH ALL CONDITIONS OR HE VARIOUS BUREAUS OR D.-QN THIS APPLICATION. LSVE gether with complete details of retaining walls and Grade thesi as shown on drawings accompanying this application are assumed to be correct. If actual will footbags required must he schmitted to this grade lines are not the same as shown revised drawings showing correct grade linct, cuts and fills to-LINHLS STREET STREET 1175 SOUTH NOKTH L AGREE TO COMPLY WI STIPULATIONS OF THE DEPARTMENTS NOTED Assessor's Block No. bureau for approval. Lot No... Taante LSEA DE CULTURANS Art Commission THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE DONE OR PRO-GRESS BEYOND PHASE OF WORK FOR WHICH PLANS HAVE BEEN Bureau of Engineering Crill Bagineer, Bacer of Building Inspection Department of Pablic Health Not reference to Print. On the public of the トラとしいたい n de la . . APPROVED. Approved: Approved: Approved: Approved : Approved: ATAL Plan Chetter, Burely of Building Inspection W. X. M. B. - 26 - 73. Burgan of Mas Prevention & Public Safety Department of City Planning Secore permit from S.F.E.D. maintenare). 70 22.R. Rega the man occupancy lexeept for turbine Approved: the housing storage. gesierators - act to S. M. W. Rather X-W. : paraddy CPC Setback 20 and shelter e c cas**tan**al Approved ter toel

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BUILDING INSPECT	ON	CITY AND COUNTY OF SA		Laman L.A. Weiterstading weitigen is	
	DEPARTMENT OF PUBLIC WO BLDG. FORM			NTRAL PERMIT BUREAU	,
	1	APPLICATION FOR BUILI FOR TYPE 1=2-3-4 STR			
See.			alo	······································	-
	norminging to build in accorda	to the Department of Public %	orks of the City and C cations submitted here	ounty of San Francisco fo with and according to the	
	description and for the putpose	hereinafter set lonbi LOT DESCRI		:	
		East side of Humbol	dtNane of Street		
	600' feet North	East of	is Street Neves Coss Str	rel	
	(2) Size of lot: front <u>900</u> ft.	(3) Is any other building on lo If yes, show on plot plan,	:? 💽 yes	of []	
	rear <u>800</u> ft.	(4) Is automobile runway to be installed or altered?	[] yes	on K]	
	depth <u>1,700</u> ft.	(5) Will street space be used during construction?	yes.	io k	
		BUILDING DESC	RIPTION		
	(6) Type of Building:]1 []2 []3	🔀 4 🗍 1 Hr.	Z N	
	(7) Use of building Two Gas Turbine Generators	(8) Occupancy G Bidg. Code Classification	(9) Number of Dwellin None	g Unics	
	(10) Ground Floor Area	(11) Height at the Center Line of Front of Bldg.	(12) Number of Stories	(13) Number of Basements	
	5,280 sq F (14) Is building designed for s		1	None	
	🗋 yes; how r		(15) Total Cost		
	8 ⊆ no			08,000	
	(16) Will sub-sidewalk space	be used?yes ors: (To be posted, in commerci-	K no	20	
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		by Pacific Gas & Elect	710 Co		
		t selected yet			
18 19 - 19 - 19	Address				
	(20) Architect or Engr. R. V.	Bettinger	California C	ertificateNo. <u>CE-7865</u>	
	Address 77 Beale S	st. 2.1 - 1 -	Telephone _	781-4211	-
	(21) Engineer or Archt. R. V.	Bettinger /	California C	ertificate No. CE-7865	
	application, or in accompanyir struction will be complied with from all costs and damages w space, or from anything else in	e that if a permit is issued fo ig plans, all the provisions of a a. I further agree to save San F which may accrue from the use a connection with the work auth erein. The foregoing covenant s essors and assignces.	all the laws and ordinau rancisco and its officia or occupancy of the si orized by this permit, c	uces applicable to the con- is and employees harmless dewalk, street, or sidewalk any work performed on or	s t
		s & Electric Co.	·····		_
, ' a		reet, San Francisco		781-4211	
				(For contact by Bureau)	•
	· DVISottin		Address	Nr1. 3366	
	By P.Y. Dettine	1			•
	Owner's Authorized Agent to be	Owner's Authorized Architect, Enginee	s os General Contractor		-

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UILDING INSPEC		APPLICATION FOR BL	ILDING PERMIT		
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	for permission to build in acc the description and for the pur	ie to the Department of Pub ordance with the plans and s	ic Works of the City and pecifications submitted 1	County of San Francisc prewith and according t	0
	the description and rot the Pri	LOT DESCR	PTION		
	(1) Location:	East side of Humbol	lt Street	2	
			Name of Stines		
	South	i East of <u><u> </u></u>	S Street Nearest Coppe Stre	**	
	(2) Size of lot: front 900 ft.	(3) is any other building on if yes, show on plot plan		00 🗋	an a
	front <u>900</u> ft. rear <u>800</u> ft.	(4) Is automobile runway to installed or altered?	e 🛄 yes	K no	
	average depth 1,700 ft.	(5) Will sucet space be used			
		during construction? BUILDING DES	CRIPTION	<u>K</u> vo	
13.1	(6) Type of Building:		[]34 []1Hr.		
	(7) Use of building	(8) Occupancy	(9) Number of Dwelling		
	Oil Retention Basin	G Bldg, Code Classification	None		
	(10) Ground Floor Area	(11) Height at the Cente Line of Front of Bldg	(12) Number	(13) Number of Basements	
	8,000 Se P	⊾ 29'6" ⊮⊾		LTAD CHICKED	
	(14) Is building designed for a		1	None	1
	38 no		(15) Total Cost		
	(16) Will sub-sidewalk space	be used? []] yes ors: (To be posted, in commerce	💽 no		
		oras (to be bossed, at commer	ini and industrial puttorile	(s)	
	(18) Supervision of construct				
	(19) General Contractor_Not. Address	selected yet	Callfornia Lie Telephone	ense No.	
	(20) Architect or Engr.	. F. Mautz	California Cer		
	Address	77 Beale St.	Telephone	/81-4211	
	(21) Engineer or Archt		California Cer	tificate No	
					- A
	struction will be complied with	that if a permit is issued for g plans, all the provisions of I further agree to the sec	un une laws and ordinand	es applicable to the con-	
	space, or from anything else in a	ormention with the west of it	or or cupancy of the side	walk, street, or sidewalk	
	at the premises designated ther the applicant, their heirs, succ	ein. The foregoing covenant : essors and assignees.	hall be binding upon the	owners of said property,	
	(22) Owner Pacific Gas	& Electric Company			
	Address 77 Beale Str	eet ()	Phone No. 781-42	11 (Ext. 1425) For contact by Bureau)	
	By	Mart		le Street	
		be Owner's Authorized Architect,			
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Applic	tion is hereby m	ade to the Depa	rtment of Publ	iic Works of San	Francisco fo	e permission (0 120-
أسرد المحج	th the work as in mendent) and in	directed in the n	lens and specifi	cations submitte	<u>M herewith</u> ()	MERCER WELFVOIL	uy une
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50	OR E	o of I	-1114013	<u> </u>			Street
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OFFICIAL SAN FRANCISCO CONDITIONS AND STIPULATIONS COPY DEPARTICENTOS BUILDINIS PASPECTION FRE WOLL STOTO ONLY DATE REASON J. # 1 20 5 hada Ø 7/19/73 BUILD NOTIFIED MR. APPROVED: M- 2 Hary Industrial Zoning Dirthig Approved under provisions of the City planning Code a the California state Environmental Quality Act; DATE: 4.-REASON under the latter act a declaration of negative Ø impact upon the pavironment has been made. CONSUL 25 1973 G AS NO BOALSCANT EFFECT ON ENTROPY eVis 6 m NOTIFIED MR. APPROVED IN APPLY FOR FIRE DEPT. PERMAT IN BOOM DATE: 327, 260 Colory CATE AVE. REASON: 2. PROVIDE APPROVED FIRE Extinguisaine Ø HOLD EquipMent AS REQUIRED IN SECTION 11.12, 3 **SICTION** S.F. FRE CODE SUM Mr. 2 8. Kather Jangenta PLACE FOR APPROVAL NOTIFIED MR. APPROVED Crocept As No mplan 25 DATE approvad Con wall REASON Μ Ì NAMES NOTIFIED MR. APPROVED: ç DATE 2 REASON PER õ BUREAU OF ENGINEERING NOTIFIED MR. 8 APPROVED: DATE REASON PROCESSI DEPARTMENT OF PUBLIC HEALTH NOTIFIED MR. APPROVED: 3-5-DATE REASON: REDEVELOPMENT AGENCY NOTIFIED MR. APPROVED. DATE REASON: NOTIFIED MR. APPROVED: DATE: و المنظر مربق REASON: NOTIFIED MR. A GREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS DE CONDITIONS OF STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION. NUMBER OF ATTACHMENTS T

SAN FR.		CITY AND COUNTY OF SAN FRANCISCO	
	FOR DEPARTMENTAL USE ONLY	DEPARTMENT OF PUBLIC WORKS	BLDG. FORM
	SEP 17/1973	·	64
DEPART	MENTOF	APPLICATION FOR BUILDING PERMIT	
BUILDING	INSPECTION LIND ROW STU	ADDITIONS ANTERATIONS OR REPAIRS	<u></u>
<	AV Dept. Public Works	APPLICATION IS TERMONTATION HE DEPARTMENT OF PUBLIC WORKS	2
	2 SEF 10%	OF SAN FRANCISCO PARPERATION A BUILD IN ACCORDANCE WITH	426
	Arling Haldlags	THE PLANS AND SPECIFICATIONS SEMANTED REPEWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE NEROSE HEREINAFTER SET FORTH-	4267
	SUPERINTCHOENT	Gran former Bldg	NO NO
		(1) STREET ADDRESS OF JOB: LOT 3 BLOCK 4175 90 201 JEEL	
	SEP 14 1973 7 9 4 29	Louisiana Street	t (
	HEDWIT NO. 2011/17 ISSUED SEP 18 1973	(3) ESTIMATED COST OF JOB:	
		ON OF EXISTING BUILDING	
	(4A) TYPE OF CONSTR. 1-BY CI N CI (5A) NUMBER (6A) N 1 CI 2 CI 3 CI 4 1 5 CI OF OCCUPANCY 2 AN	UNLER OF TAL PRESENTUSE: (AA HUG CODE S SEMENTS O Shop & Office B-3 & G	A) NO. OF
	DESCRIPTION OF BL	ILDING AFTER PROPOSED ALTERATION	NO. OF
	(4) THE OF CONSTR. AAS	CELLARS O Office B-3	
	(16A) DOES THIS ALTERATION YES D (10) IF YES STATE CREATE ADDITIONAL NO TO CENTER LINE OF FRONT: STORY TO BUILDING? NO TO CENTER LINE OF FRONT:	TT. EXTENSION TO BUILDING? NO CY FLOOR AREA:	<u>SQ. FT.</u> YES []
	(14) WILL SUDEWALK OVER YES □ (15) WILL BUILDING SUB-SUDEWALK SPACE RE EPAIRED OR ALTERED? NO II PROPERTY LINE?	TE LIG IS AUTOBUNNAY YES INTO UNITS STREET EPACE TO BE CONSTRUCTED NO I CONSTRUCTION?	NO CĂ
	THE ANY OTHER EXISTING ALDG. TES CX (20) DOES THIS ALTERATION ON LOTT (IF YES SHOW ON FLOT FLANT) NO □ OF OCCUPANCY?	YES [21] ELECTRICAL YES [21] (22) FILMBING WORK TO BE WORK TO BE NO [21] PERFORMED? NO [22] PERFORMED?	NO 12
	(23) GENERAL CONTRACIOR	ADDRESS CALIF. LICENSE N	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	CALL ARCHITECT OR ENGINEER (FOR DESIGN)	ADDRESS CALIF. C	865
	E U BETTUNGER	ADDRESS CALIF. CERTIFICAT	
	221 CONSTRUCTION LENGER (ENTER NAME AND BRANCH DESIGNATION IF A 1251 CONSTRUCTION LENGER (ENTER "UNKNOWN"	NY. ADDRESS	
	(27) OWNER - LESSEE (CROSS OUT ONE)	KEALE ST. S.P.	4211 STACT BY BUREAU)
	(29) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS	APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):	
		of steel framing construction. It is proposed	
	Existing building consists of 10 Edgs of	remove the remainder 6 bays of shop use. Then	re
	is mesently an existing wall at the 4	th bay; no work is to be done to this wall exce	pt
	closing up two small wall openings with	h construction to match existing. Utilities	
	to be re-routed to provide continued s		
		a second and a second a second and a second s	
			:
	IMPORTANT NOTICES No change shall be made in the character of the occupancy or us	APPLICANT'S CERTIFICATION	ED FOR THE CON-
	first obtaining a Building Permit authorizing such change. See Sec. 11 104.8.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. Francisco Housing Code.	No 124.8. I services proceedings in the approximate all THE PR	ovisions of the
	No portion of building or structure or scattelding used during co to be closer than 60° to any wire containing more than 750 volts.	See Sec. EMPLOY ANY PERSON IN VIOLATION OF THE SABOR COD	ORC SHALL NOT
	385, California Penal Code. Pursuant to Sec. 302,A.B. San Francisco Suilding Code, the building "shall be pasted on the job. The owner is responsible for approved	PLOPE and 1 I FURTHER AGREE TO SAVE SAN PRANCISCU AND IN U	FFICIALS AND EN-
	 opplication being kept at building site. Grade lines as shown on drawlegs accompanying this application and 	FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET	OR SUB-SIDEWALK
	to be connect, if actual prode lines, cuts and fills together with complete showing correct grade lines, cuts and fills together with complete retaining wolls and woll factings required must be submitted to this i	details of ED IN THE PERMIT. THE FOREGOING COVENANT SHALL I	BE BINDING UPON
	ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPE	ALED.	
	BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL CO IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTI REQUIRED, APPROVAL OF THIS APPRICATION DOES NOT COMMI		
	APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLA SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE	TIONS. A	
	SEPARATE PEDAITS ARE REQUIRED IF ANSWER IS "YES" TO ANY O QUESTIONS (15) (16) (17) (20) (21) or (22). This is NOT A BUILDING PEDAIT. NO WORK SHALL BE STARTED	OF ABOYE CHECK APPROPRIATE BOX	ER
	THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not let	then two	Y
	in unstantial of manufactor wires or equipment.	CONTRACTOR CATTORNEY IN FACT	
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		property does or does not conform to the	
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		YC YC	NOTIFIED MR.
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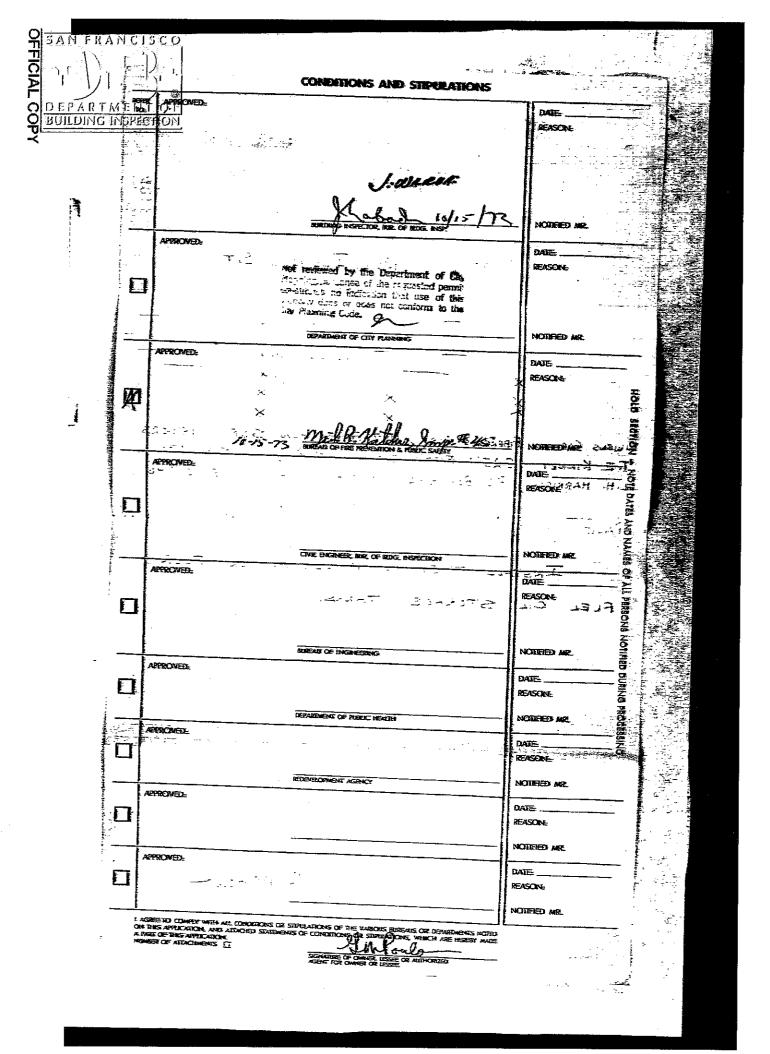
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SAN FRAN OFFICIAL COP REASON CISCU 垄 DEPARTMENTOF BUILDING IN PECTION Ô 11-5-7 NOTIFIED MP INSPECTOR, BUR, OF BLOCK APPROVED. DATE Not reviewed by the Department of City Manning, issuance of the requested pennit constitutes no indication that use of this REASON property does or does not conform in the City Planning Code. DEPARTMENT OF CITY PLANNING NOTIFIED MR. APPROVED 2 1 12 DATE ------REASON Ŕ <u>ō</u> SIGNON 0 NOTATED MR ंध APPROVED: es DATE REASONE Ø AND NAM ΥY -NOTHED MR. CIVE ENGI APPROVED 11- 12-73 <u>o</u> DATE > REASON 因 ੰ Wig Daniel NOTIFIED MR BUREAU OF ENGINE 6 APPROVED. DATE REASONE DEPARTMENT OF PUBLIC HEALTH NOTIFIED MR. APPROVED. DATE ã REASON NOTIFIED MR. REDEVELOPMENT AGENCY APPROVED: DATE. REASONE NOTIFIED MR. APPROVED: DATE-. REASON T) NOTIFIED MR. I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OF STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THE APPLICATION. A. Z SIGNAT UTHORIZED.

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dwellings all insulating materials must have a clearance of not less than two uss from all electrical wires or equipment.

CONTRACTOR ATTORNEY IN FACT

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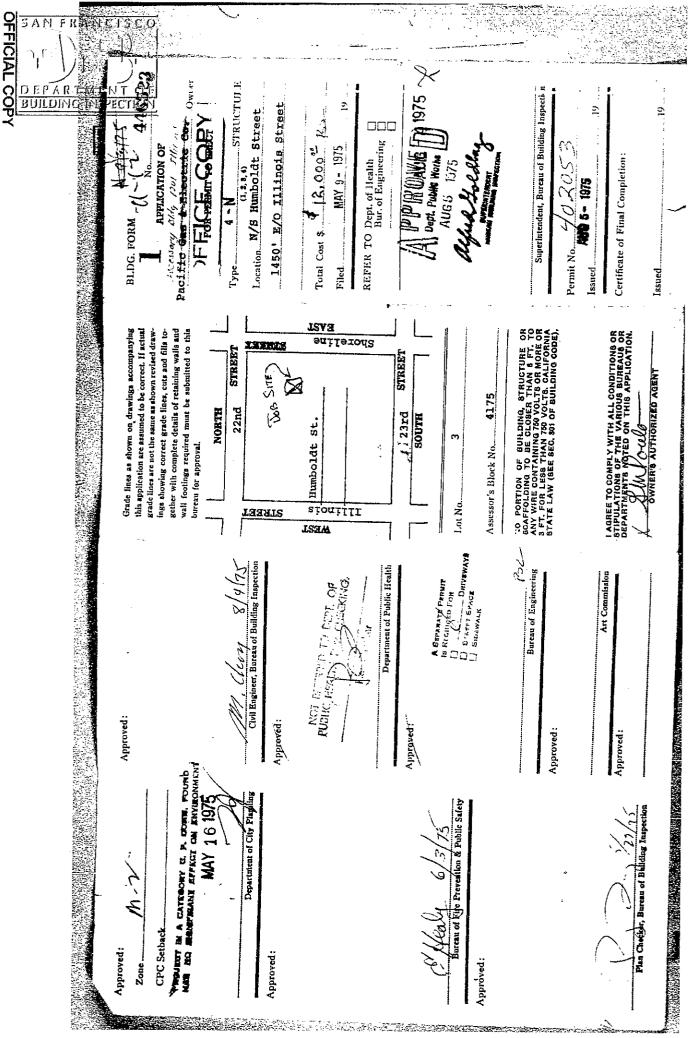
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	APPROVED: Fire Dept Concertion required per. Sec. 24,02 Fire lode . Contact Chief Gaution (Burean of water Supply + Engl.)	MOP
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	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
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	R. V. Bettinger 77	Beale Street	CALIF. CERTIFICATE NO. C.E. 7865	
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i		ADDRESS		
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such claims, demands and actions.	
IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first abtein a Building Permit authorizing such change. See Sec. [304.8], 1048.1, 1040.1 \$02.1, San Francisco Building Cade and Sec. 104, San Francisco Housing Cade. No port of the fulfilling are main sec. 104, San Francisco Housing Cade.	502. I NERBEY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION
502.1 san Francisco Building Cade and Sec. 104. Son Francisco Flousing Cade. No partian of building or structure or satisficiling used during construction, to be a thorn 40° to any wire controloing more than 750 volts. See Sec. 385. Catila Penal Cade. Presant to Sec. 302.A.8, Son Francisco Building Cade, the building permit shall packed on the job. The avecar is responsible for approved plans and application be been at building via	isser AND ORDINANCES THERETO WILL BE COMPLIED WITH.
Grade lines as shown on drawings accompanying this application are assumed to current. If actual grade lines are not the same as shown revised drawings show	California, the applicant shall have on file, of the with the Cartal Parmit Bursau, either the Cartificate (i) or (ii) designment below or that indicate them (ii) or (i) or (ii) below, which ever is applicable. Check one of the following methods of complement:
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WIRNG AND PLUMAING MUST BE OBTAINED, SERAART PERMIT FOR ANSWER IS "TES" TO ANY CF AROVE QUESTICHS (15) (16) (17) (26) (21) or (22 THIS IS NOT A BUIDING PERMIT. NO WORK SHALL BE STARTE UNITLA BUILDING PERMIT IS (SQUIP)	The centrified by the insurer. DIF () IV. The cost of the work to be performed is \$100 or less. V. I centrify that in the performance of the work for which this Permit is issued, takel not employ any person in any manager to a to because
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	X VI I centry us the owner (or the agent of the owner) that a the performance of the work for which this Permit is issued, I will employ a coortractor who complies with the worknean's compensation lows of California and who are as the mouth of the worknean's compensation lows of
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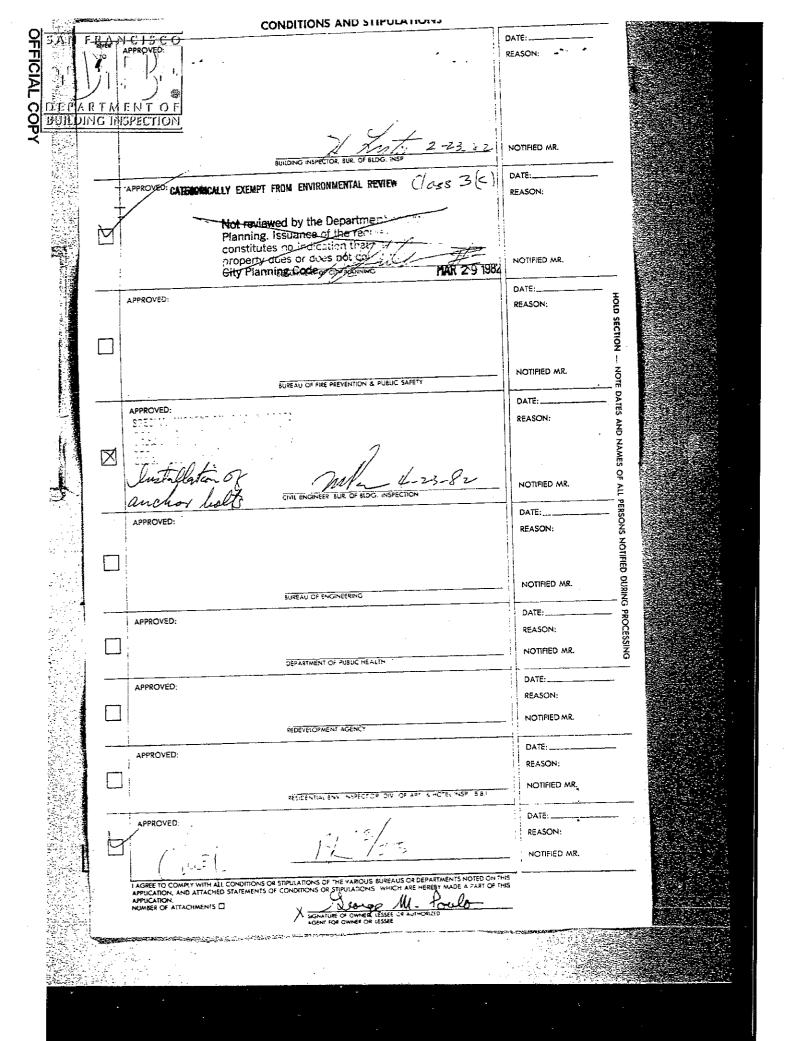
OFFICIAL COPY ΞA DEFARTMENTOF CONDITIONS AND STIPULATIONS BUILDING INSPECTION APPROVED: DATE: TĊ. REASON: The approval of this application and issuance ιĻ of permit applies to specified work only and Notify Building Inspector ŝ does not constitute an approval of the building. at start of job. 5 ¢., NOTIFIED MR. ē APPROVED: Not reviewed by the Department or City. DATE: 1 Planning. Issuance of the requested permit. REASON: constitutes no indication that use of this 2 property does or does not conform to the C City Planning Code. فستصد NOTIFIED MR. ARTMENT OF CITY PLANNING APPROVED: DATE: duality or the original, REASON: HOLD SECTION . ×. Ē NOTIFIED MR. NOTE BUREAU OF HRE PREVENTION & PUBLIC SAFETY I. APPROVED: DATES DATE: REANS CONCRETE SPECIAL INSPECTION AND REPORTS REASON: 3000 pri @ AND REQUIRED UNDER SECTION 305.A 5:-90 SUBMIT REPORTS TO THE BUREAU OF 46W6 NAMES 3 BLDG. INSPECTION FOR THE FOLLOWING ann ð 3/9/19 NOTIFIED MR. Ā APPROVED: PERSONS NOTIFIED DATE: REASON: NOTIFIED MR. DURING BUREAU OF ENGINEERING APPROVED: DATE PROCESSING REASON: NOTIFIED MR. DEPARTMENT OF PUBLIC HEALTH APPROVED: DATE:__ REASON: NOTIFIED MR. REDEVELOPMENT AGENCY APPROVED: DATE:. REASON: NOTIFIED MR. RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., B.B.L REVIEWED FOR CALIF. ENERGY CONSERVATION STDS. APPROVED: DATE: Not applicable REASON: Ted R. Kaden 3 NOTIFIED MR. MECHANICAL ENGINEER, BUR, OF BURLD I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION. NUMBER OF ATTACHMENTS [] SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE. L

CITY AND COUNTY OF SAN FRANCISCO 5-4-14: TT AT IN FOR DESASTAUENTAL USE ONLY DEPARTMENT OF PUBLIC WORKS ŵ **Apr 26 1982** 🗸 Ť -1 APPLICATION FOR BUILDING PERMIT 11 ADDITIONS, ALTERATIONS OR REPAIRS PPROVE DEPARTMENT BULLDING INSPECTION MADE TO THE DEPARTMENT OF PUBLIC WORKS CORDANCE WITH APPLICATION NO 5V APR 2 8 1982 08 AND ACCORDING DI HERE VITI ▱ Attat C. Len æ TO THE DESCRIPTION AND FOR THE PURPOSE HEREINGFTER SET FORTH 1) STREET ADDRESS OF JOB 0 ~ FEB 19 1982 FILING FEE RECEIPT NO ST. TLLINOIS 201 7454 722 APR 28 1982 500,000 Č, DESCRIPTION OF EXISTING BUILDING BLDC CODE NO. 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No portion of building as trudure or scattfolding used during construction, to be closer than 60° to any wire containing mare than 750 volts. See Sec. 335, California Board Carle NOTICE TO APPLICANT HOLD HARMLESS CLAUSE The Permitteests by acceptance of this permit, agree(s) to network and hold harmless the City and County of San Franceco from and against any and all dums, demands and actions to dramager facturing from Detending under this permit, regardless of negligence of the City and County of San Franceco, and to assume the defense of the City and County of San Franceco against advance of City and County of San Franceco against advance of City and County of San Franceco against advance of City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against advance of the defense of the City and County of San Franceco against adv 12 Pendi Code. 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Mark the appropriate method of compliance below. 2 Certificate of Consent to Self-Insure issued by the Director of Indus-mai Relations I, and measures Certificate of Workman's Compensation Insurance issued by an admitted insurer ų. 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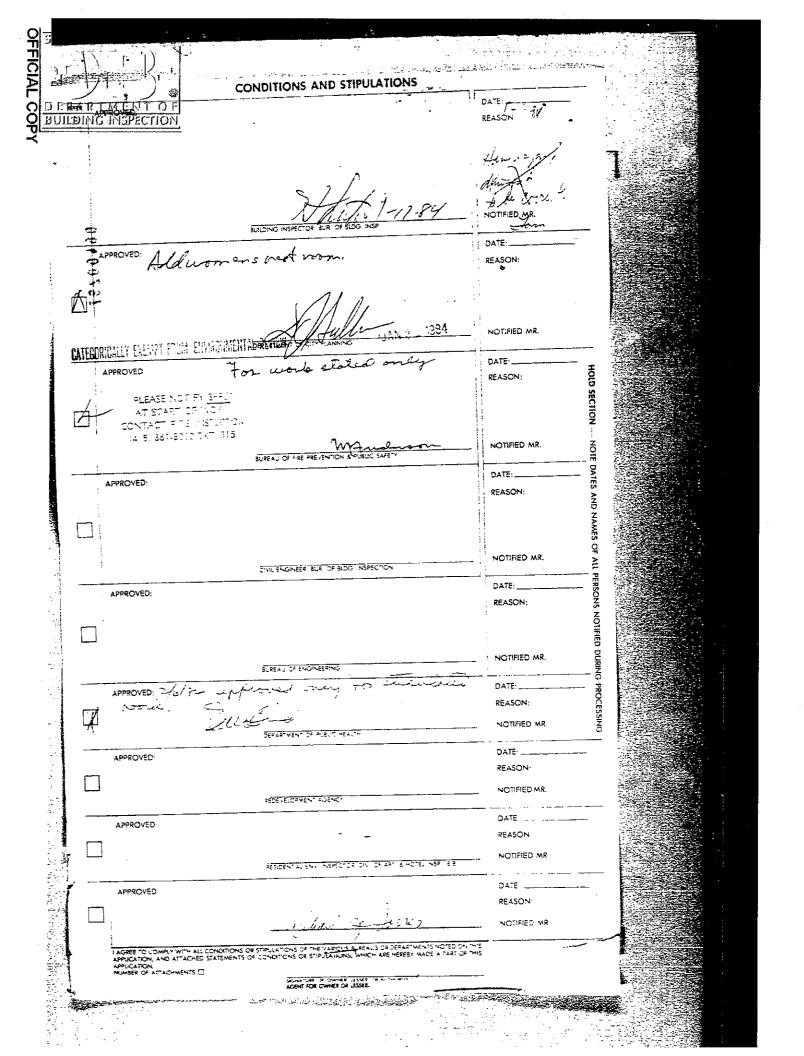
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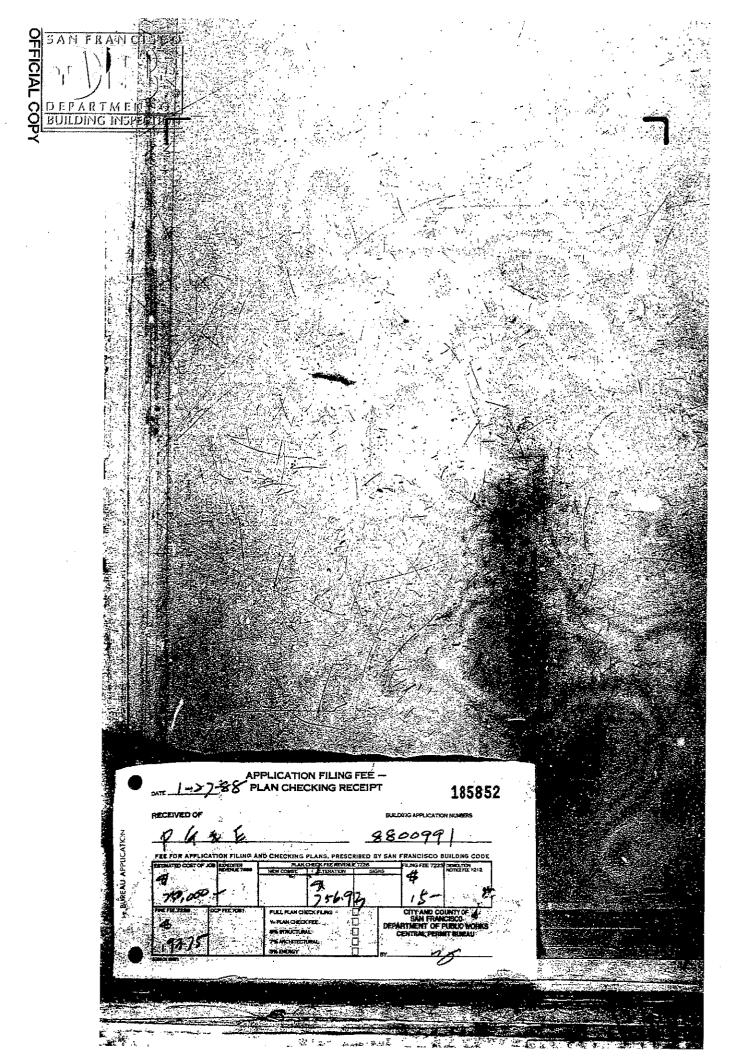
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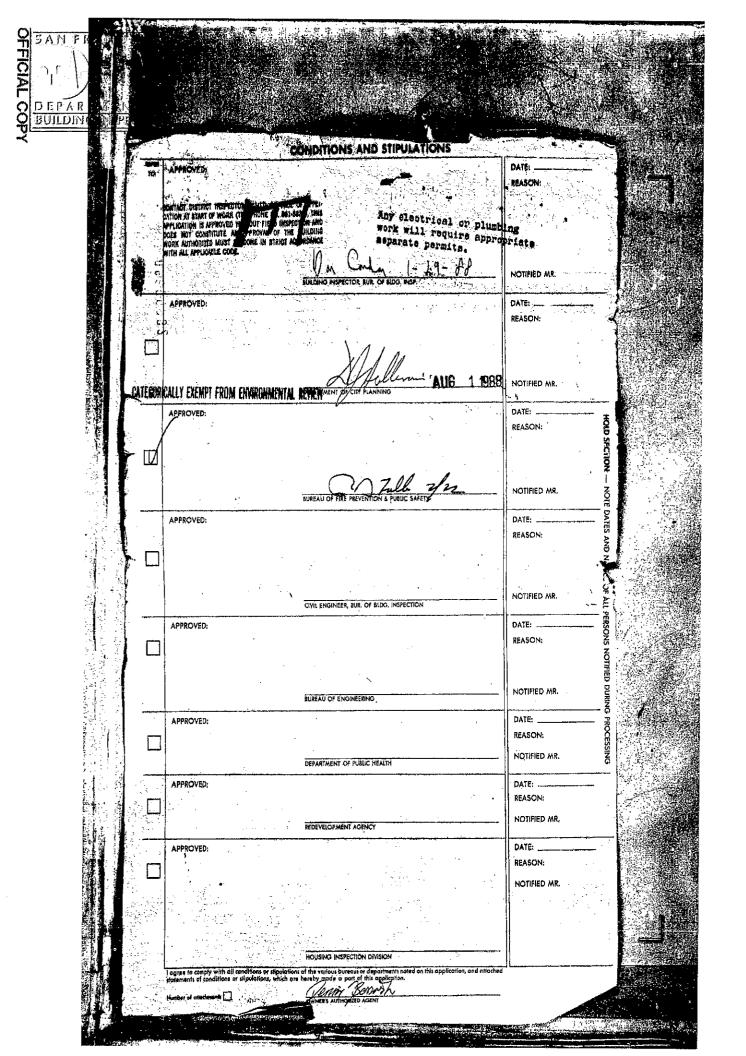


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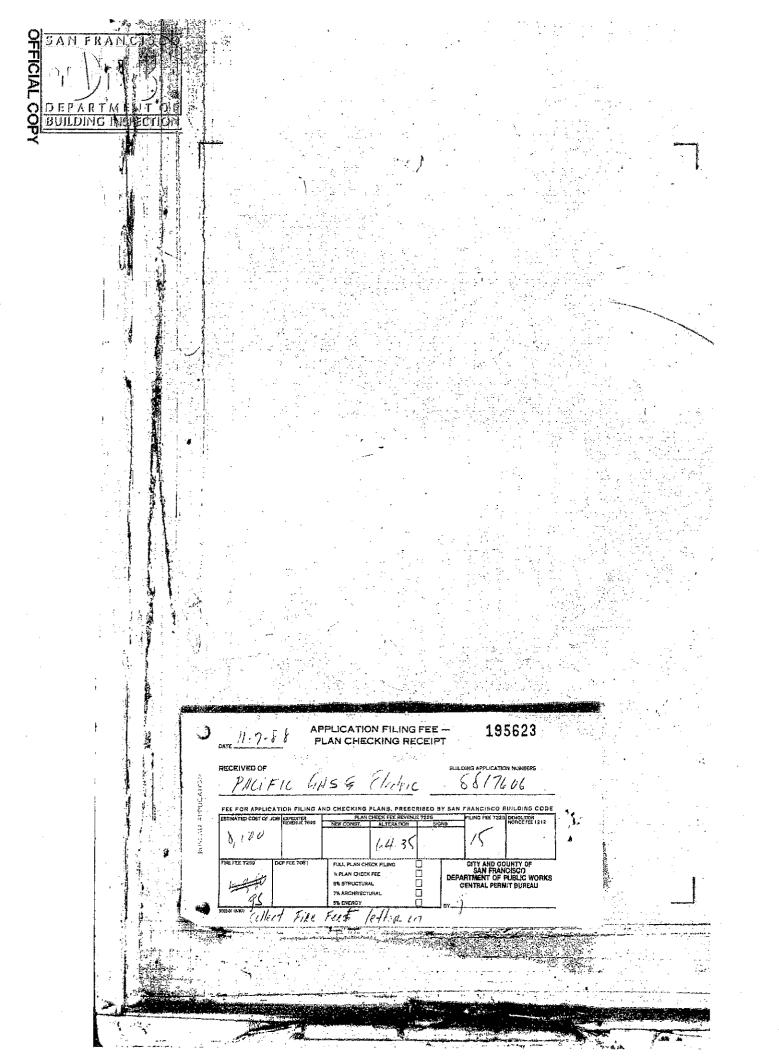
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OFFICIAL SANFRA ^**|** ſ and the second second CITY AND COUNTY OF SAN FRANCIS COPY DEPARTM ИТ 🎗 BUILDING INSPECTION APPLICATION FOR DEMOLITION PERMIT œ 15 ົໝ NHC C REBY MAD P ŝ ETMESION TO ധ THE PLANS AND ł. NUMBER -----AND FOR THE ົ່ວ PURPOSES STATISTICS. **LIPHOVAL** 895 CALSF 94107 520 INVERSIONAL 22 Ċ, EAST HOM DELIVER CHORE ST. TALINIIS 2**460** m. 8X 4175 3 NG DESCRIPTION strait food CIGO) FT. OF BURDING 16 NORTH L YES 🚺 WHE OF NE STREET CURNER OF STEEL W NO R ž YES: Ellop og 🕞 vies 🔲 NO STORES <u>000</u> 50 10 X 林林はい STORE MATERIAL PALIFIC GAS + ELECTRIC 6 VEBT HAS BLOCK n'or NA ATTS ALA SUBST EAST YES & YES K IS ANY OT OF YES, SHOW EXEMPT [] NO 📋 . . . YES D A IS BUILDING SPHENKLERED YES 🔲 ます PICTOMOND CALIF. STREET STREE Contrad gin Pre HARDAUZ WAL So 628 23,20 STREET 415 SOUTH L 1 Steingass S,F MARKET (415) 972 7207 NOTE: THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REQUIRES, BY LAW, PRIOR NOTIFICATION . MARKET ST GAS & ELECTZIC 1170 OF ALL DEMOLITIONS UNDER PENALTY OF FINE." PHONE 771-6000 EXT. 217 FOR DETAILS. (415) 972-A WARD SO 7237 UTELTY DISCOMMENTION ELECTRON ELECTRONIC RUNNERSE PT & T: 553-3066 VIACOM CABLEVISION: 495-6200 X 351 or 357 WATER: 558,3196 INFORTANT NOTICES N. The cost of the work to be performed is \$100 or less.
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IMPORTANT NOTICES

No change shall be made in the description of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No parties of building or structure or scaffolding used during construction, to be doser than 40° to any wire containing more than 750 volts. See Sec. 385, California Permit Code.

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Pursioning to Son Francisco Building Code, the Duklong parmir shall be possed unline job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct grade lines, cuts and list together with complete details of maniful walks and walf footings required must be submitted to this bureau for approximative site and walf footings required must be submitted to this bureau for application are any Simplication Records De NEEREN DR BY CODE ANY BE APPRATED BUILDING MOT TO BE OCCUPENCE DR CONCORCEMENT OF INAL CONFLICTION IS POSTED ON THE BUILDING OR PERALT COCCUPANCE GRAINED, WHEN RECOURDED PROTED ON THE BUILDING OR PERALT COCCUPANCE GRAINED, WHEN RECOURDED RECORDANCE AND PLUMBING INSTALLATIONS. A SEPARATE PERANT FOR THE DESTROYAL CF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE EXECUTION WIRKING OR PERALT COCCUPANCE GRAINED, WHEN FOR THEO WIRKING AND PLUMBING INSTALLATIONS. A SEPARATE PERANT FOR THE DESTROYAL FOR THIS TO CART OF ASSAULT CUESTIONS (10) (12) (22) or (24). THIS IS NOT A BUILDING PERANT. NO WORK SHALL BE STARTED UNTIL A BUILDING IN dwellings oil insulating moterials must have a cleanance of not less than two inches from all destined wints or equipment. CRECK APPROVAME BOX

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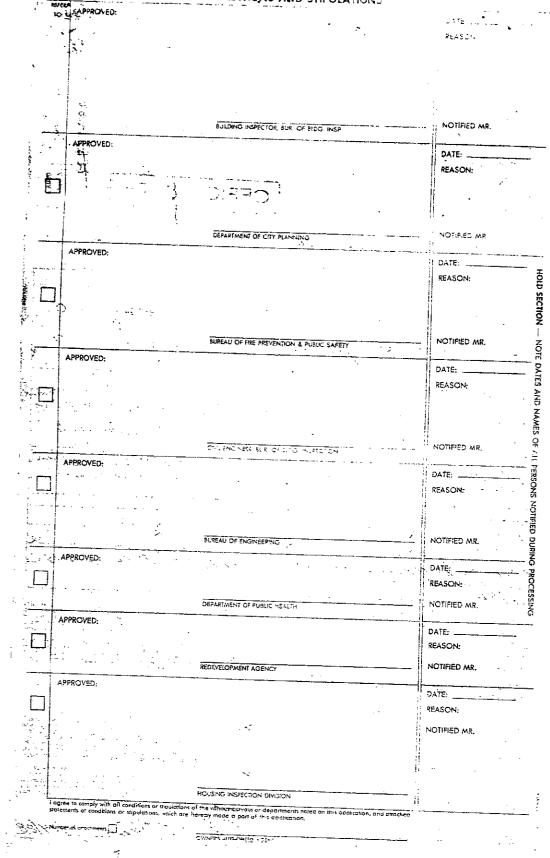
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t wall. No portion of building or structure, or scaffolding used ing construction, to be closer than 6'0" to any wire operating at	This parmit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.
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1		August 27, 1946	102
	Application is hereby made to the Departm cisco for permission to build in accordance with cording to the description and for the purpose	the plans and specifications submitted 1	nty of San Fran- lerewith and ac-
	(1) Location of LotSide of	. ,	Street
	1000 Feet EAST of TERMINUS	Lot Asses	30r's 4170
· .	Feet 2772. or	WITTED St. No. Block	No. 71/7
	 (2) Number of Stories One (3) Total Cost \$	(WIII) E	asement.
	•		• • •
	(4) Purpose or Occupancy Funp House	· · · · ·	
	(5) Size of lotFt. Front		
	(6) Any other building on lot at present	÷	
	(7) Contractor (DOES) carry Workmen's	s Compensation Insurance.	•
	(8) Supervision of construction by Construct	tion Department, Pacific Gas and	Electric Company
	Address		···· .
	I hereby certify and agree, if a permit is in THE BUILDING ZONE ORDINANCES, SET-F NANCES OF THE CITY AND COUNTY OF S CALIFORNIA will be complied with, whether I demnify and keep harmless the City and Cour costs and expenses which may in anywise accri granting of this permit, or from the use or occur virtue thereof, and will in all things strictly co	SACK LINE REQUIREMENTS AND TH SAN FRANCISCO and the STATE HOU herein specified or not; and I hereby ag aty of San Francisco against all liabilit le against said city and county in con- ancy of any sidewalk street or sub-sid	HE FIRE ORDI- JSING ACT OF ree to save, in- iles, judgments, sequence of the weak placed by
	(9) Architect		
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	Address		
	(10) Engineer I. C. Steele, Pacific G		
	Certificate No. 691 2 State of California	License No. City and County of San Francisco	
		an Francisco 6, California	
· · ·	(11) Plans and specifications prepared by	1	
	Other than Architect or Engineer		
	Address		
	(12) Contractor R. H. Larson Company	, 1 52 pare	·····
· · · ·		City and County of San Francisco	
	Address	· · · · ·	
1	(13) Owner Pacific Gas and Electric		
	Address	Francisco 6, Celifornia	
	By Bettill	~ • • • • • •	
		Owner's Authori	zed Agent.
. 0	The Department will call up telephone No r changes are necessary on the plans submitted	•	· · ·
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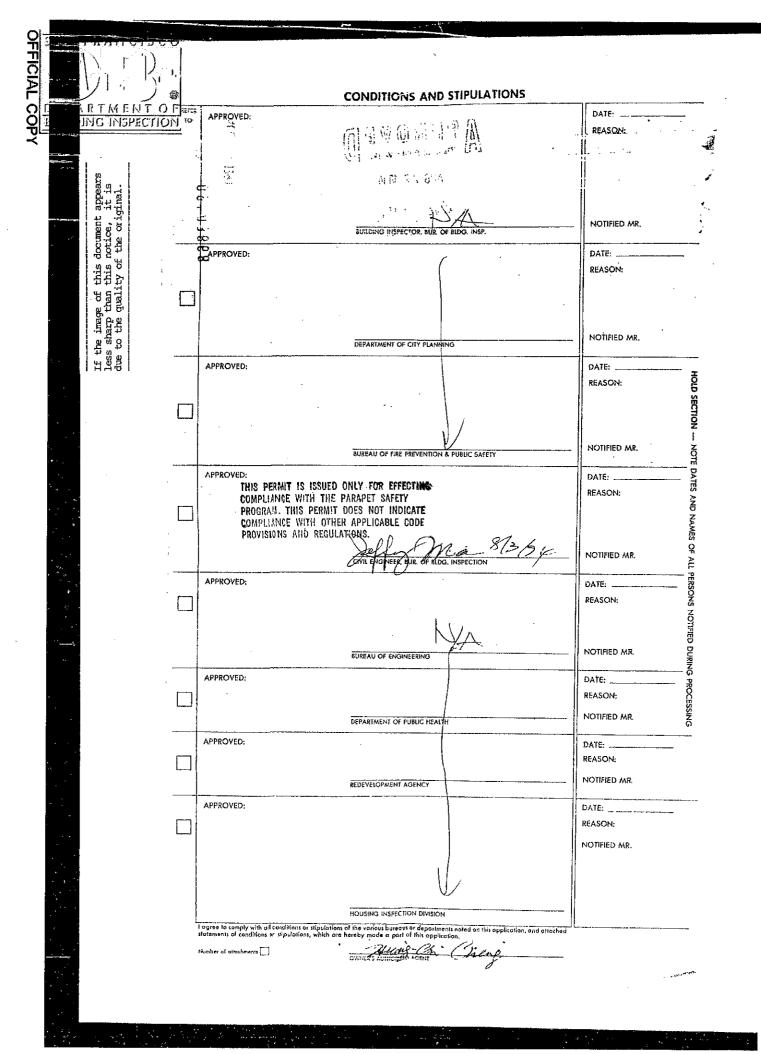
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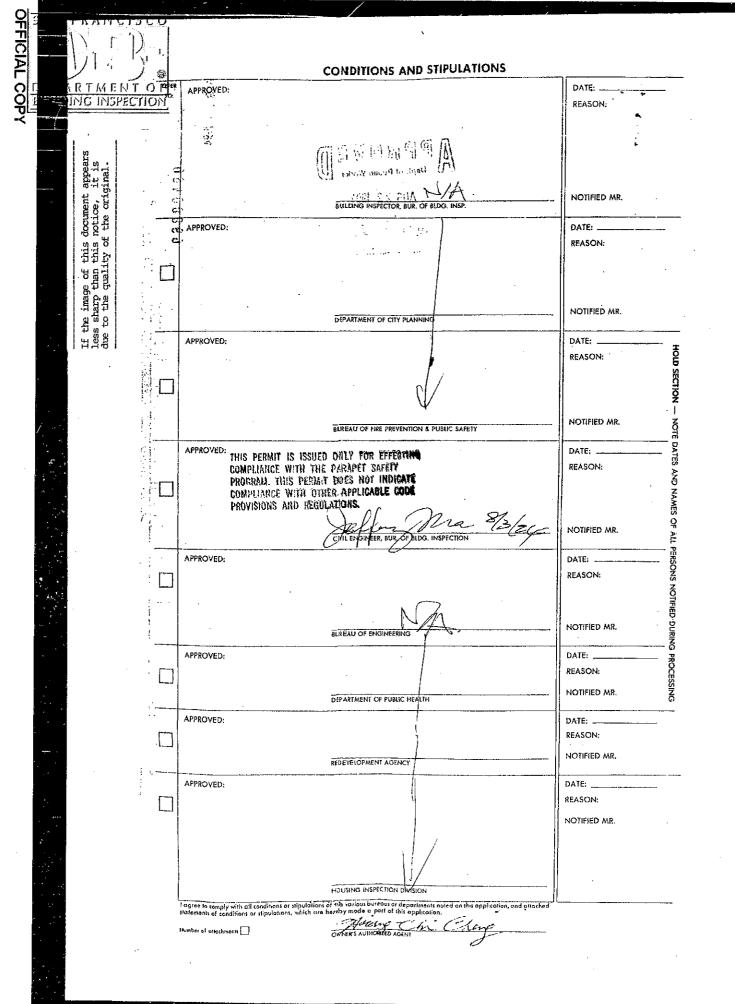
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		ç	(C) VI. I certify as the owner (or the agent of the owner) that in the perfor-	
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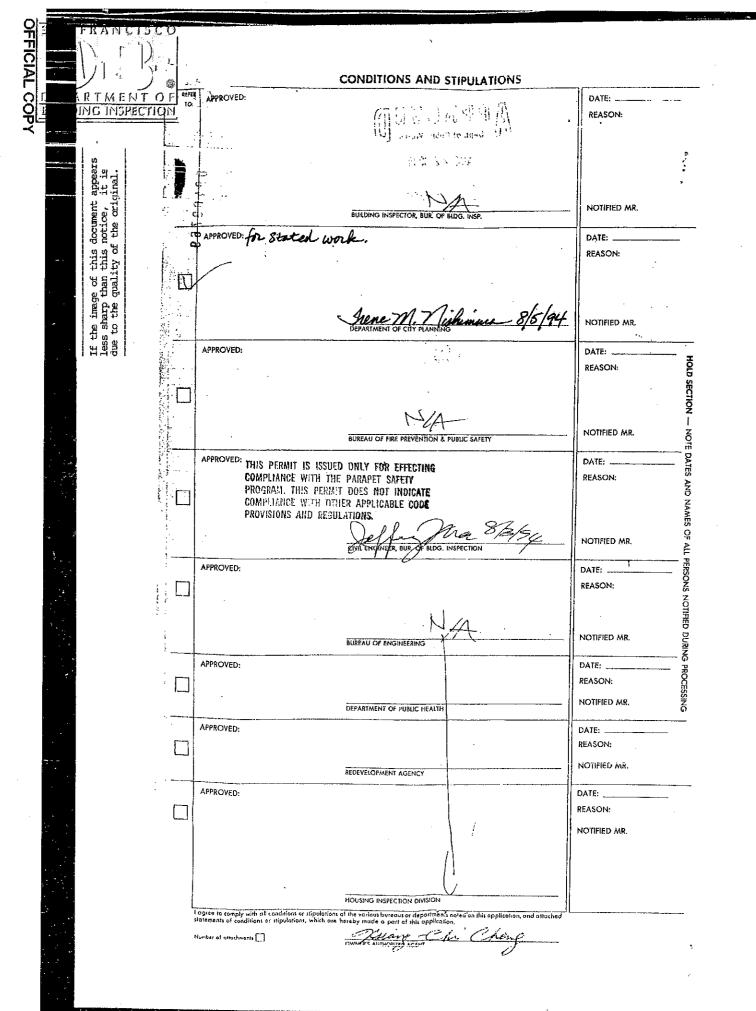
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	(15) OWNER - LESSER (CROSS OUT ONE) ADDRESS Z.P PHONE (FOR CONTACT BY BUREAU) PACIFIC GAS & ELECTRIC CO. PO Box 770000 SF. CA 94177 (415)973-3586
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Signature of Applicant or Agent

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APPLICANT'S CERTIFICATION

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THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

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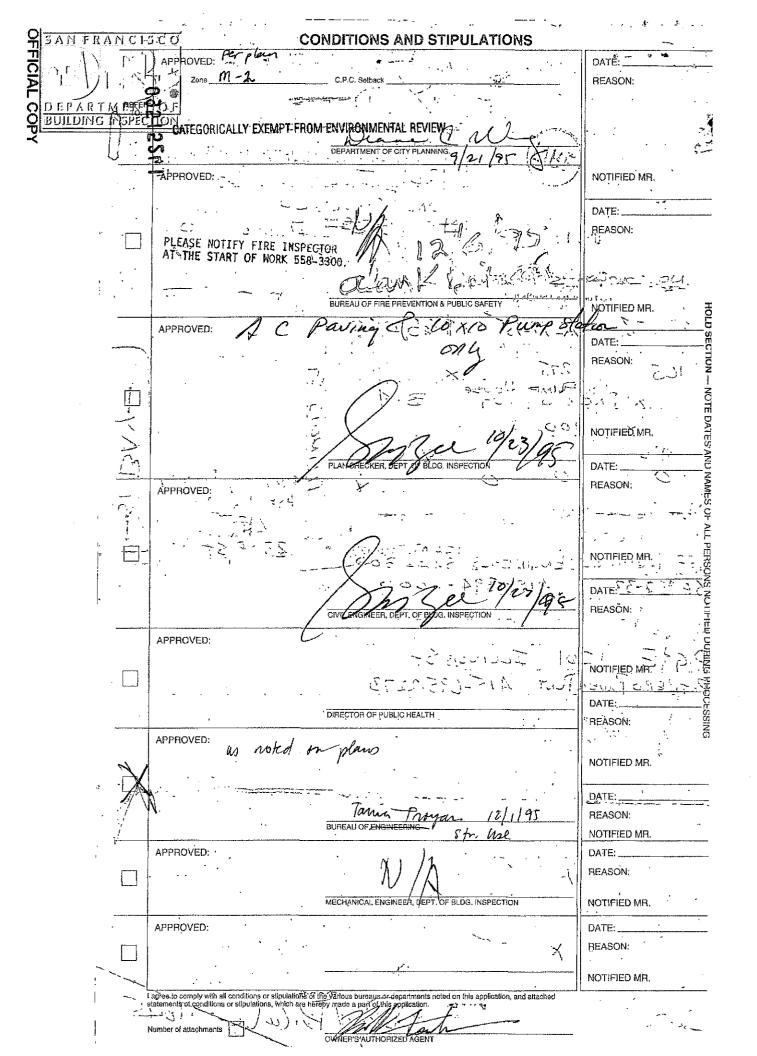
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V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued. I will employ a centractor who complies with the workers' compensation laws of Galifornia and who, prior to the commencement of any work, will fije a completed copy of this form with the Central Permit Bureau. Ĩ

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Date



www.page-turnbull.com

ARCHITECTURE PLANNING & RESEARCH PRESERVATION TECHNOLOGY

417 S. Hill Street, Suite 211 Los Angeles, California 90013 213.221.1200 / 213.221.1209 fax 2401 C Street, Suite B Sacramento, California 95816 916.930.9903 / 916.930.9904 fax 417 Montgomery Street, 8th Floor San Francisco, CA 94104 415.362.5154 / 415.362.5560 fax





POTRERO POWER STATION HISTORIC RESOURCE EVALUATION- PART 2

SAN FRANCISCO, CALIFORNIA [17125]

> PREPRARED FOR: ASSOCIATE CAPITAL



FEBRUARY 2, 2018

imagining change in historic environments through design, research, and technology

FINAL

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) Part 2, containing a Proposed Project Analysis, has been prepared at the request of Associate Capital for the Potrero Power Station.¹ This report is associated with the HRE Part 1, which was prepared by Page & Turnbull and finalized on January 29, 2018.

Potrero Power Station is located in San Francisco's Central Waterfront neighborhood, south of the Pier 70 mixed-use project. It is within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and a 40-X Height and Bulk District (Figure 1). It sits on an irregularly shaped industrial site that is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. The subject site is addressed as 1201 Illinois Street and encompasses the following Assessor Parcel Numbers: 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018. The site functioned as a sugar refinery from 1881 to 1951 and as a power plant from 1902 to 2011.

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House, the Compressor House, and Station A. The Meter House, Compressor House, Station A, and Gate House were also found to contribute to the California Register-eligible Third Street Industrial District. In addition, the HRE Part 1 found that Unit 3 and the Boiler Stack contributed to the Third Street Industrial District with an extended period of significance of 1872 to 1965. All six buildings are considered historic resources for the purposes of CEQA. Page & Turnbull evaluated the other buildings, structures, and landscape features on the site and found them to be ineligible for listing in the California Register individually or as part of a historic district or cultural landscape in association with either Spreckels' sugar refinery or the Pacific Gas & Electric power station.

The proposed project includes the demolition of Station A, the Gate House, the Meter House, and the Compressor House. Demolition is considered an impact on an historic resource for the purpose of CEQA and project impacts on these individual historic resources will not be further considered in this report. Unit 3 and the Boiler Stack are proposed to be retained and rehabilitated, though Unit 3 may be demolished if the block is determined to be used for residential rather than hotel use. It will be assumed for the analysis in this report that Unit 3 will be demolished. The remainder of the site would be redeveloped into a mixed-use site with commercial, residential, and outdoor public space.

Because the proposed project includes the demolition of contributors to the Third Street Industrial District, the primary purpose of this report is to assess the effects on integrity and eligibility of the historic district, as well as compatibility of new construction, in order to determine if the proposed project has any potential impacts on the historic district according to the California Environmental Quality Act (CEQA).

¹ The subject site has also been referenced in prior documentation as the "Potrero Power Plant."



Figure 1: Project site (colored yellow) and the Third Street Industrial District (outlined in red dashes).² Source: Google Earth; ESA, 2017.

METHODOLOGY

This report follows the general outline provided by the San Francisco Planning Department for HRE Part 2 reports. As all of the buildings at the site of the proposed project have already been evaluated for their historic significance, this report does not include any historic research or historic

 $^{^2}$ As of July 2017, the three large fuel storage tanks located between 22nd and Humboldt streets were demolished.

evaluations, but summarizes the previous evaluation findings. All photos of the site were taken by Page & Turnbull in June and July 2017.

This report uses the documentation from the HRE Part 1 to summarize the historic status and inform the character-defining features of the historic resources on the site and for the Third Street Industrial District. The report includes a project description and an analysis of potential impacts of the proposed project according to CEQA.

II. SUMMARY OF HISTORIC STATUS

This section of the report summarizes the historic findings from the HRE Part 1.

POTRERO POWER STATION PROPERTY

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House (ca.1902), the Compressor House (ca.1924), and Station A (1901-02; 1930-31).³ Ward Hill of Dames & Moore determined the period of significance for both the Meter House and Compressor House to span from their dates of construction to 1930, at which point the supply of cleaner and less expensive natural gas increased and reliance on manufactured gas diminished. These buildings were determined individually eligible based on their association with the Pacific Gas & Electric's (PG&E) gas manufacturing facility and their significance in the history of gas manufacturing in Northern California.

Though Station A (1901-02; 1930-31) was evaluated and found not to be an individual resource due to impacted integrity in the Dames & Moore report, it was subsequently identified as individually significant and eligible for listing in the California Register under Criteria 1 and 3 as part of expert testimony in 2002 in a case regarding the Potrero Power Plant Unit 7 Application for Certification.^{4,5} The expert testimony was on behalf of the City and County of San Francisco. While there has been disagreement regarding the integrity of Station A among professional architectural historians, for the purposes of CEQA review, the San Francisco Planning Department takes the position that Station A is an individual historic resource.

The Gate House (ca.1914) was previously evaluated and found not to be an individual resource due to impacted integrity.

The Meter House, Compressor House, Station A, and the Gate House were all previously determined to be contributors to the Third Street Industrial District, which is a sub-district of the Central Waterfront/Potrero Point Historic District that was first identified by the San Francisco Planning Department in the Central Waterfront Survey in 2001 and documented in the Central Waterfront Survey Update in 2008. Additionally, Page & Turnbull evaluated a possible expansion of the Third Street Industrial District's period of significance (1872 to 1958) and found reason to expand the length of time to 1965 (see the next section for more information). This would make Unit 3 and the Boiler Stack, both built in 1965, contributors to the historic district.

THIRD STREET INDUSTRIAL DISTRICT

The Third Street Industrial District is a sub-district of the Central Waterfront Historic District (also known as the Potrero Point Historic District) and was documented by Kelley & VerPlanck and Page & Turnbull in 2008. The Third Street Industrial District is a narrow, linear district that includes the blocks bounded by 18th Street to the north, Illinois Street to the east, 24th Street to the south, Third Street to the west, and the parcels that once constituted PG&E's Potrero Power Station and the

³ Page & Turnbull believes the construction date of the Meter House to be ca.1902, rather than the 1914 date recorded on the DPR 523 form, due to the fact that the building is depicted on the 1905 Sanborn Fire Insurance Map.

⁴ Station A includes: the Boiler Hall (1901-02; demolished in 1983); the Turbine Hall (1901-02); the Switching Center (1930-31); the Machine Shop Office (ca.1911); and the Machine Shop (ca.1915).

⁵ Christopher VerPlanck, "State of California State Energy Resources Conservation and Development

Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

remnants of the Western Sugar Refinery.⁶ The district also includes several properties on the west side of Third Street between 20th and 22nd streets and the contiguous block bound by 19th, 20th, and Tennessee streets. The Third Street Industrial District is significant under Criterion 1 (Events) for association with the industrial development of the City of San Francisco and under Criterion 3 (Architecture) based on its collection of late-nineteenth and early twentieth-century American industrial buildings and structures that remain substantially intact. It was originally identified with a period of significance of 1872 to 1958. The end date for the period of significance was justified as 50 years prior to the time of survey in 2008, and cuts short a sustained period of productive industrial activity lasting until 1965, despite a post-World War II decline in employment.⁷ The immediate area saw continuing industrial activity up until 1965, prior to a general decline in the late 1960s. Industrial productivity through 1965 and the area's subsequent decline suggest that the Third Street Industrial District's period of significance should be extended beyond 1958 to 1965.

The following table of contributing properties to the Third Street Industrial District is based on the table included in the 2008 DPR 523D form. Page & Turnbull reviewed all contributors in order to identify demolitions and major alternatives since the district was adopted and has provide additional comments on their current status in the "Remain Contributor" column below. Buildings highlighted in green are on the subject site.

APN	Address	Year Built	Resource Name	Notes	Remain Contributor?
	20 th Street	N/A	20 th and Illinois streets paving		Yes
3994 002	2085 3rd Street	1933	Gilmore Oil Co. Office Bldg		Yes
4045 002	2121 3rd Street	N/A	Seaside Oil Co. Plant	Demolished	No
4058 005	2289-2295 3rd Street	Pre-1900			Yes
4058 009	2201-2203 3rd Street	1919	Alberta Candy Company		Yes
4058 010	2225 3 rd Street	1920s	M. Levin and Sons Warehouse		Yes
4058 010	2255 3 rd Street	1920s	Jos. Levin and Sons Warehouse	Demolished except for part of facade	No
4059 001A- 001B	815-825 Tennessee Street	1926	Bowie Switch Co.	Demolished except for facade	No
4059 008	2250 3rd Street	Post-1950			Yes
4059 009	2290-2298 3rd Street	1917; 1940	Anglo California Trust Co.		Yes
4059 011	724-728 20th Street	1948	Dr. Frank M. Close Medical Clinic		Yes
4108 003	2350 3rd Street	1927			Yes
4108 003J	2440 3rd Street	1937	Bertsch Machine Works		Yes
4108 003R	2360-2364 3rd Street	1939	Pellegrini Bros. Winery		Yes
4108 030	2400 3rd Street	1937	Goodyear Rubber Co.		Yes
4109 001	2301 3rd Street	1924	American Can Co. Building		Yes
4172 005	2530 3rd Street	1924	(1516-1510 Kentucky Street)		Yes
4172 007	2542-2544 3rd Street	1911	(1522 Kentucky Street)		Yes

⁶ Former Western Sugar Refinery warehouses located south of the subject site were determined eligible for listing in the National Register.

⁷ Survey methodology used 50 years as a cut-off date, which means that the period of significance has a shelf-life that needed to be updated as time passes.

4173 001	2501 3rd Street	1955	American Can Co. Southern Ext.		Yes
4175 006	1201 Illinois Street	1901-02; 1930-31	PG&E, Station A Power Plant		Yes
4175 006	1201 Illinois Street	N/A	PG&E, Pump House, Station A	Demolished	No
4175 006	1201 Illinois Street	Ca. 1902	PG&E, Meter House, Station A		Yes
4175 006	1201 Illinois Street	Ca. 1924	PG&E, Compressor House, Station A		Yes
4175 006	1201 Illinois Street	Ca. 1914	PG&E, Gate House, Station A		Yes
4232 010	435 23rd Street	1923	Western Sugar Refinery Warehouses		Yes
4232 010	435 23rd Street	1929	Western Sugar Refinery Warehouses		Yes
4231 002	1300 Illinois Street	1957			Yes

As reflected in the table above, four contributing buildings have been demolished since the historic district was documented in 2008. The boundaries of the district have not changed, though. With an expanded period of significance of 1872 to 1965 that adds Unit 3 and the Boiler Stack, the district currently includes 25 extant contributing resources and 28 non-contributing properties (Figures 2 - 4). All of the non-contributing properties were reviewed, and aside from Unit 3 and the Boiler Stack at Potrero Power Station, none of the other properties changed status from non-contributing to contributing within the extended period of significance.



Figure 2. Map of Third Street Industrial District boundaries, showing correct boundary that includes the Western Sugar Refinery Warehouses at 435 23rd Street (map in 2008 DPR 523D form was incorrect). Detailed maps follow in Figures 5 and 6. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

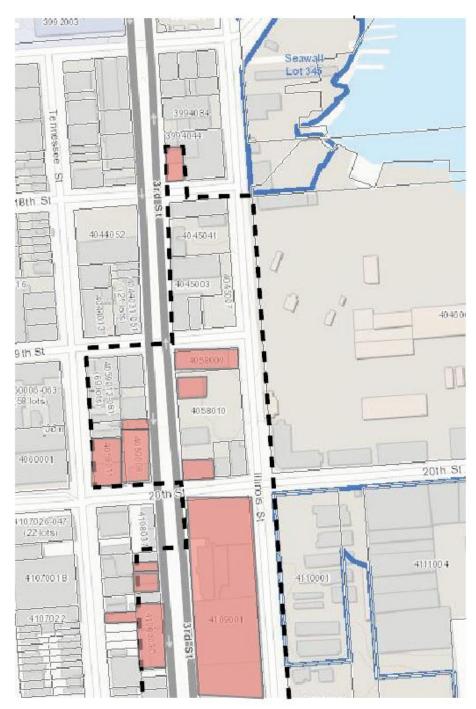


Figure 3. Detail view of the north portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map; edited by Page & Turnbull, January 2018.

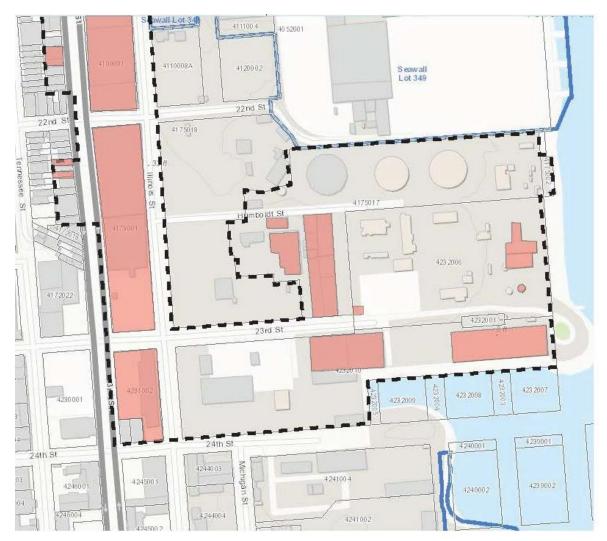


Figure 4. Detail view of the south portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

III. CHARACTER-DEFINING FEATURES

This section provides lists of character-defining features identified in Page & Turnbull's HRE Part 1 for all historic resources, including Station A, the Meter House, the Gate House, the Compressor House, Unit 3, and the Boiler Stack. A separate table contains character-defining features of the Third Street Industrial District, as inferred from the Central Waterfront DPR 523D form authored by Kelley & VerPlanck and Page & Turnbull in 2008.

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Station A – inclusive of the Turbine Hall, Machine Shop, Machine Shop Office, and Switching Center – is primarily referenced as one resource throughout the HRE Part 1, with the exception of the Buildings Table, where the portions of Station A are described chronologically by date of construction. Rather than retain the chronological order featured in the HRE Part 1, the characterdefining features table below groups the physical portions of Station A one after another for clarity. The Meter House, Gate House, Compressor House, Unit 3, and Boiler Stack follow. All numbers in the left column are referenced in the site plan **(Figure 5)**, which is included in the HRE Part 1.

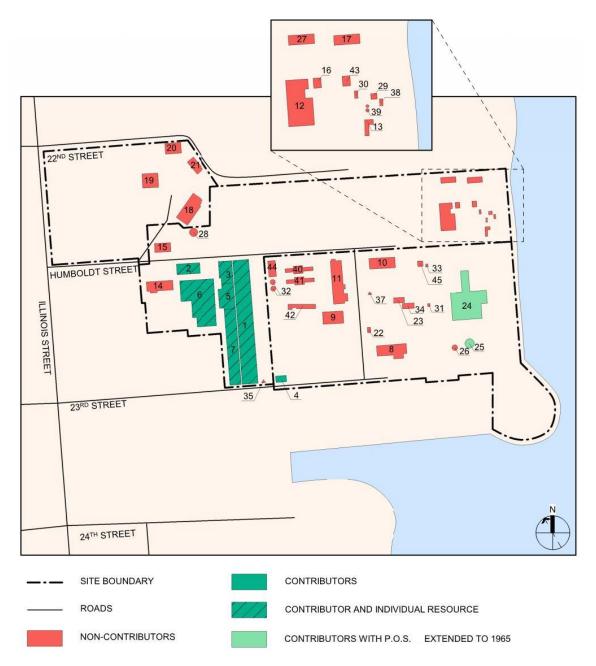
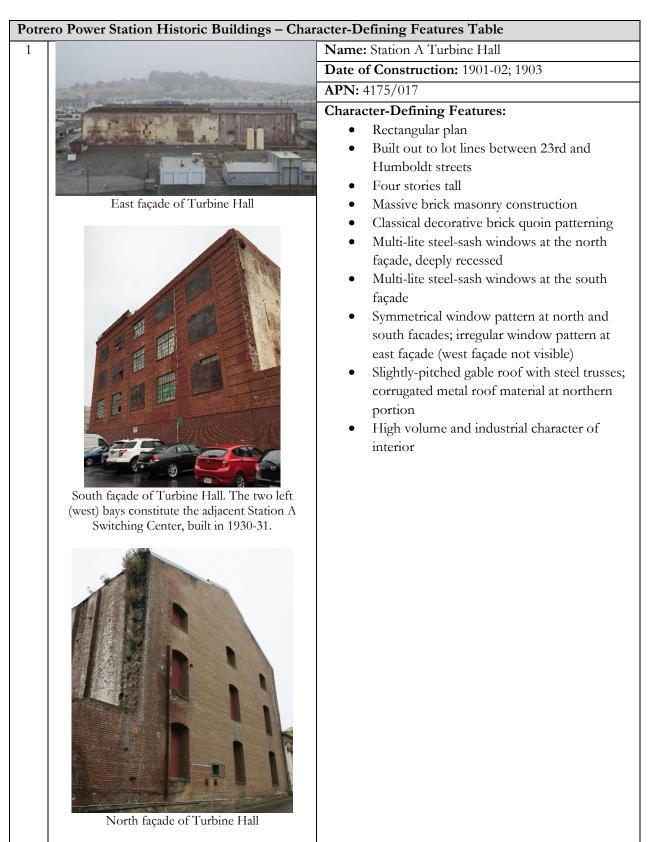
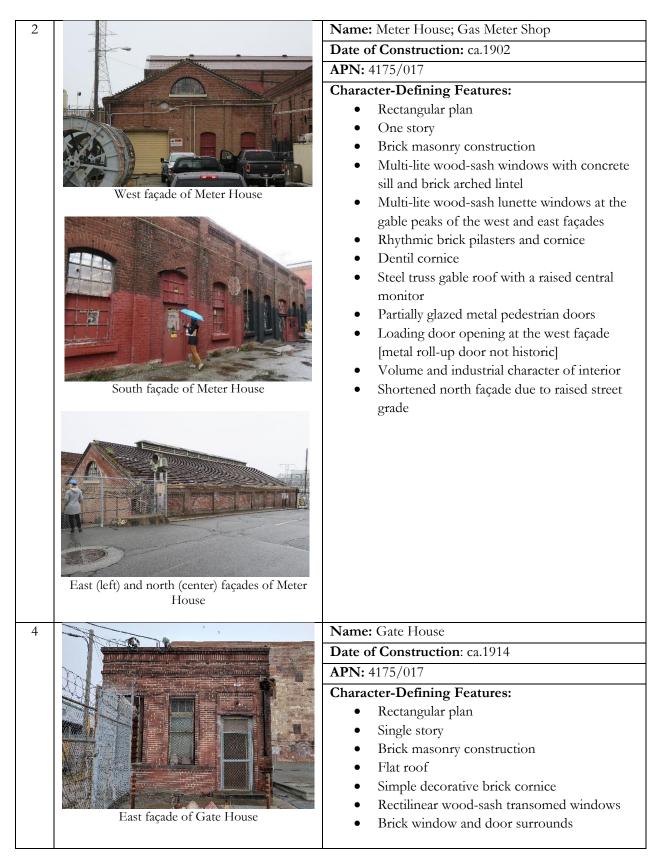


Figure 5: Site map with buildings, structures and features at Potrero Power Station showing Third Street Industrial District contributors and non-contributors. Map is not drawn to scale. Source: San Francisco Property Information Map, edited by Page & Turnbull.



3		Name: Station A Machine Shop Office
		Date of Construction: ca.1911
	1	APN: 4175/017
	With the second seco	 Character-Defining Features: Rectangular plan One story tall Reinforced concrete construction Flat roof Greek Revival features at the primary façade, including: gabled pediment; pedestrian entrance and full-height windows with corbels and triangular and arched pedimented hoods; pilasters topped with Doric capitals and egg and dart molding; and dentil cornice Concrete stairs parallel to facade
5		Name: Station A Machine Shop
		Date of Construction: ca.1915
		APN: 4175/017
		Character-Defining Features:
		• Irregular plan
		• Tall single story
		Reinforced concrete construction with brick
		cladding
	Machine Shop shown left and center, with the	Corbelled brick detailing at parapetDecorative brick quoin patterning
	north façade of the Switching Center in the	Flat roof
	background and the east façade of Compressor House at right	
7		Name: Station A Switching Center
		Date of Construction: 1930-31
		APN: 4175/017
		Character-Defining Features:
		Rectangular plan
		• Four stories tall
		Concrete construction with brick cladding
		Multi-lite steel-sash windowsFlat roof
		Corbelled brick detailing at parapet
		 Decorative quoin patterning
		• Engraved signage reading "Station A" and
	West façade of Switching Center (south façade pictured above with the Turbine Hall)	"Pacific Gas and Electric Company"
	1	

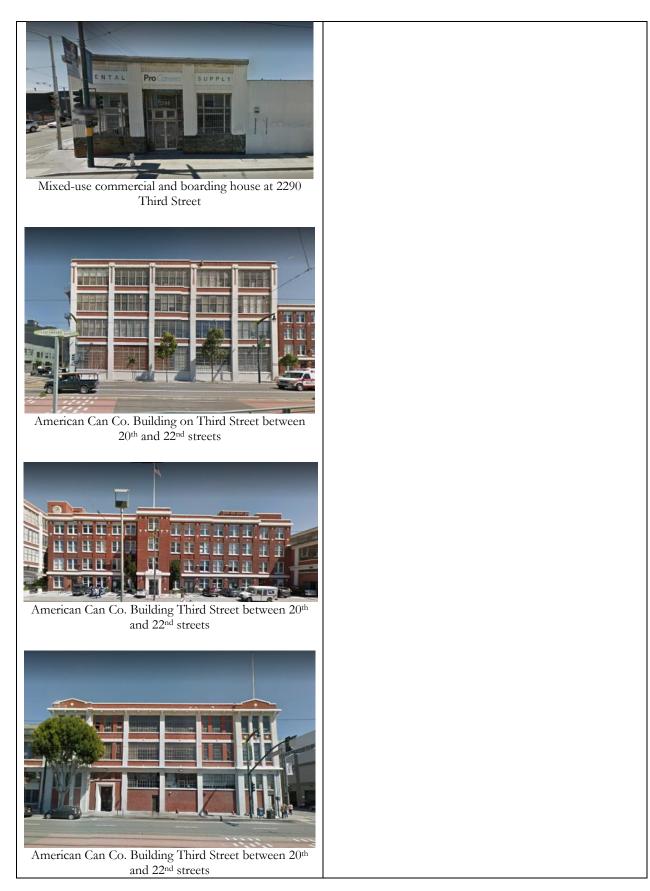


	<image/> <caption></caption>	
6	West façade of Compressor House	 Name: Compressor House Date of Construction: ca.1924 APN: 4175/017 Character-Defining Features: L-shaped plan Tall one story Brick masonry construction Multi-lite steel-sash windows with decorative brick surround Brick parapet (partial stepped parapet at the east façade) Corbeled brick cornice Brick quoin patterning Round openings Loading door openings at all facades [metal roll-up doors not historic] Slightly pitched concrete gable roof with steel trusses Two monitor roof skylights Volume and industrial character of interior

	With the second secon	
	Image: state of the second s	
24	West façade of Unit 3	 Name: Unit 3 Power Block: Generator, Turbine, Boiler, and Unit 3 Office Date of Construction: 1965 APN: 4232/006 Character-Defining Features: Eight-story steel frame structure, primarily exposed Concrete elevator shaft Control room and offices of concrete construction Metal panel cladding and glazing of south office portion Industrial character with remnants of equipment infrastructure



25	Name: Boiler Stack
	Date of Construction: 1965
	APN: 4232/006
Boiler Stack, view looking southeast	 APN: 4232/006 Character-Defining Features: Reinforced concrete construction Tapered form 300-foot height Crow's nest walkway Exterior metal ladder
Third Street Industrial District Character-Defini	ng Features
<image/> <image/> <caption><caption></caption></caption>	 Location: primarily along Third Street between 18th and 24th streets, with Potrero Power Station and Western Sugar Refinery Warehouse buildings to the east on 23rd Street Years Constructed: primarily during the first half of the twentieth century Character-Defining Features: Linear character of district along Third Street, with exception of Potrero Power Station site and Western Sugar Refinery Warehouses, which make the district L-shaped High concentration of manufacturing, repair, and processing plants and warehouses of industrial character Historic location of industries dependent on nearby waterfront and freight-hauling Santa Fe Railroad trains that ran along Illinois Street Buildings with the following typical features: One to four stories in height Flat roofs Ornamented parapets Steel-sash and wood-sash windows Rectilinear and arched window openings American Commercial style



IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects. CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."⁸ Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

A property may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

- 1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.⁹

The Compressor House, Meter House, Station A, Gate House, Unit 3, and the Boiler Stack have been determined eligible for listing in the California Register and are therefore considered historical resources for CEQA review as defined under Category 3 above.

⁸ Ibid.

⁹ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT CEQA REVIEW PROCEDURES FOR HISTORIC RESOURCES

As a certified local government and the lead agency in CEQA determinations, the City and County of San Francisco has instituted guidelines for initiating CEQA review of historic resources. The San Francisco Planning Department's "CEQA Review Procedures for Historical Resources" incorporates the State's CEQA Guidelines into the City's existing regulatory framework.¹⁰ To facilitate the review process, the Planning Department has established the following categories to establish the baseline significance of historic properties based on their inclusion within cultural resource surveys and/or historic districts:

- Category A Historical Resources is divided into two sub-categories:
 - Category A.1 Resources listed on or formally determined to be eligible for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.
 - Category A.2 Adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a "preponderance of the evidence that the property is not an historical resource."
- Category B Properties requiring further consultation and review. Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA.
- Category C Properties determined not to be historic resources or properties for which the city has no information indicating that the property is a historic resource. Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information.¹¹

¹⁰ San Francisco Planning Department, "San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources," (San Francisco: October 2004).

¹¹ Ibid.

As previously discussed, the Compressor House, Meter House, Station A, Gate House, Unit 3, and the Boiler Stack have been determined eligible for listing in the California Register eligible for listing in the California Register, and therefore each falls under Category A.2, "properties that have been determined to appear eligible for the California Register."

THRESHOLD FOR SUBSTANTIAL ADVERSE CHANGE

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."¹² Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."¹³ The historic significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.¹⁴ Thus, a project may cause an adverse change in a historic resource but still not have a significant effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In other words, a project may have an impact on a historic resource, and that impact may or may not impair the resource's eligibility for inclusion in the California Register. If an identified impact would result in a resource that is no longer able to convey its historic significance and is therefore no longer eligible for listing in the California Register, then it would be considered a significant effect.

In addition, according to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project adheres to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards), the project's impact "will generally be considered mitigated below the level of a significance and thus is not significant."¹⁵

¹² CEQA Guidelines subsection 15064.5(b).

¹³ CEQA Guidelines subsection 15064.5(b)(1).

¹⁴ CEQA Guidelines subsection 15064.5(b)(2).

¹⁵ CEQA Guidelines subsection 15126.4(b)(1).

V. PROPOSED PROJECT DESCRIPTION

The following project description is derived from the Notice of Preparation (NOP) of an Environmental Impact Report and Notice of a Public Scoping Meeting, prepared by the San Francisco Planning Department (November 1, 2017, Case No. 2017-011878ENV).

The Potrero Power Station Mixed-Use Development project (proposed project) is located on an approximately 29.0-acre site along San Francisco's central bayshore waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the project sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project includes the demolition of about 20 existing buildings on the property, including four historic resources: Station A, the Gate House, the Meter House, and the Compressor House. The project proposes to retain and rehabilitate the Boiler Stack, and it may or may not retain Unit 3. Under the proposed land use program, the project may convert the Unit 3 power block on Block 9 into a hotel. In addition, the 300-foot tall Stack would be seismically stabilized and preserved. A plaza in front of Unit 3 and at the base of the Stack would connect the structure to a proposed Power Station Park. However, under the proposed flexible land use program, residential land use could be developed on Block 9 instead of a hotel, in which case, the Unit 3 power block would also be demolished. The remainder of the site would be redeveloped into a mixed-use site with commercial, residential, and outdoor public space.

The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

The proposed project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf) of new uses, including between approximately 2.4 and 3.0 million gsf of residential use (about 2,400 to 3,000 dwelling units), between approximately 1.2 and 1.9 million gsf of commercial uses (office, R&D/life science, retail, hotel, and PDR), approximately 925,000 gsf of parking, and approximately 100,000 gsf of community facilities. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space.

More specifically, Block 4, 12, and 14 would have a "Flex Residential or Commercial" land use designation, and Block 9/Unit 3 would have a "Flex Hotel or Residential" land use designation. Otherwise, blocks in the northwest and central interior portions of the project site would be designated "Residential," and blocks along the project site's north and south sides would be designated "Research & Development/Office." In the central-west area of the project site, Block No. 5 would be designated "Residential and District Parking Garage." Areas designated "Publicly Accessible Open Space" would be located along east-west and north-south axes within the interior of the project site and along the waterfront adjacent to the bay. Ground floor frontages along 23rd Street would host PDR use, and ground floors on blocks fronting the waterfront and open space areas would contain retail (e.g., outdoor cafes and dining). All other ground floors would contain active uses (e.g., neighborhood retail or residential units).

The proposed project would include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements. Transportation and circulation improvements would include creating a continuous street network, connecting to the Pier 70 Mixed-Use District Project directly north of the project site, establishing a new bus stop and shuttle service that the project would provide, and installing traffic signals at the intersections of Illinois Street at

23rd and Humboldt streets. The roadway network would be designed to be accessible for all modes of transportation, including vehicular, bicycle and pedestrian improvements. In addition to waterfront parks, proposed shoreline improvements could include construction of a floating dock extending out and above the tidal zone to provide access from the site to the bay for fishing and recreational watercraft. The proposed project would construct infrastructure and utilities improvements, including potable and emergency water and recycled water distribution; wastewater and stormwater collection; and natural gas and electricity distribution.

A Design for Development (D for D) would be adopted as part of the proposed Potrero Power Station SUD, which would articulate standards and guidelines for building design, open space character, and the public realm. The D for D would establish controls for bulk restriction, articulation, and modulation; building materials and treatment; building frontage utilization; design parameters for open space and streets; and parking and loading standards. Standards in the D for D would be mandatory, measurable, and quantitative design specifications. The design guidelines would be more qualitative and flexible.

Project design and construction would likely occur in seven overlapping phases, with each phase lasting approximately three to six years. The first phase of construction is anticipated to start on the southeast portion of the project site and the last phase of construction would end in the northwest portion of the project site. Total construction is estimated to occur over a 16-year period, from 2020 to 2036, but could occur over a somewhat longer or shorter period, depending on market conditions and permitting requirements.



Additional details regarding the project description are included in the NOP (see Appendix).

Figure 6. Proposed Land Use Plan. Source: Perkins+Will, 2017



Figure 7. Proposed Height District Plan. Source: Perkins+Will, 2017

VI. ANALYSIS OF PROPOSED PROJECT IMPACTS AND COMPATIBILITY

This section discusses the potential effects of the proposed project, as described in the previous section, on identified historic resources as required by CEQA.

PROJECT-SPECIFIC IMPACTS ON HISTORIC RESOURCES AT THE SITE

The project proposes to retain and rehabilitate the Boiler Stack, a highly visible component of the Potrero Power Station that directly conveys the historic industrial functions of the site. Unit 3 may or may not be retained and rehabilitated as part of the project; it may be demolished if the block is determined to be used for residential rather than hotel use. Because of this ambiguity, the analysis of impacts assumes that Unit 3 will be demolished.

The proposed project also includes the demolition of four contributors to the Third Street Industrial District: Station A, the Gate House, the Meter House, and the Compressor House. The Meter House, Compressor House, and Station A have also been identified as individually significant resources. Due to the high number of historic resources proposed to be demolished (five of six), the project would have an impact on historic resources at the subject site.

THIRD STREET INDUSTRIAL DISTRICT: IMPACTS AND COMPATIBILITY

The Third Street Industrial District is primarily oriented linearly north-south along the Third Street corridor between 18th and 24th streets. The location of the industries on and near Third Street was dependent on the nearby waterfront and freight-hauling Santa Fe Railroad trains that ran along Illinois Street. The historic district contains a variety of heights and densities, as is typical with industrial land uses.

Contributors located at the Potrero Power Station site are located east of the primary portion of the district, at the tail of the L-shaped district. Separated from the primary portion of the district by a PG&E substation, the Meter House, Compressor House, Station A, and the Gate House are east of other Third Street-facing contributors to the district. Unit 3 and the Boiler Stack are located furthest east, at the edge of the San Francisco Bay. Station A is located immediately north of the western of the two Western Sugar Refinery Warehouses at 435 23rd Street, while Unit 3 and the Boiler Stack are located immediately north of the eastern of the two warehouses.

Impact of Demolition of Third Street Industrial District Contributing Resources

This section discusses the effects of demolition of contributing resources on the Third Street Industrial District's other contributors on and near the Potrero Power Station site, as well as on the district's overall integrity.

Effect of Demolition of Contributors at Project Site

Specific to the Potrero Power Station project site, the proposed demolition of Station A, the Gate House, the Meter House, and the Compressor House would increase the physical distance between the remaining contributor, the Boiler Stack (and Unit 3, if it is retained), and the primary portion of the district, oriented north-south along Third Street. This would further disconnect the Boiler Stack from the main portion of the district. The demolition of the other contributing buildings on the site would eliminate the Boiler Stack's site-specific context for its historic use, and the overall Potrero Power Station site would lose its historic industrial character.

However, the Boiler Stack (and Unit 3, if it is retained) would continue to convey the district's broader industrial themes and physically relate to the overall district via close proximity to the

adjacent Western Sugar Refinery Warehouses, provided the rehabilitation of the Boiler Stack retains its character-defining features.

Effect of Demolition on Historic District

Regarding the Third Street Industrial District at large, most of the contributing buildings are one- to four-story concrete industrial buildings, with a few concrete or wood-frame commercial buildings. They range in size from 25' frontages to a full block long. One corner commercial building was built in the late 1800s, but the rest of the buildings on Third Street were built in the 1910s to 1950s (three in the 1910s, six in the 1920s, three in the 1930s, one in the 1940s, and two in the 1950s). Beyond Third Street, the two Western Sugar Refinery warehouses are large concrete buildings constructed in the 1920s.

Thus, the contributing buildings on the Potrero Power Station property are some of the oldest in the district– particularly Station A, which was built in 1901-02 (with an addition in 1930-31), the Meter House from ca. 1902, and the Gate House from ca. 1914. These buildings contribute to the character-defining typology of large brick industrial buildings in the district, which would be largely lost with their demolition.

The district currently contains 25 contributing and 28 non-contributing resources. The proposed project would demolish five of the identified Third Street Industrial District contributors (if Unit 3 is demolished), leaving 20 contributors. Thus, with 20 contributors and 28 non-contributors, by the numbers, there would be an approximately 42 percent ratio of contributors to non-contributors in the district. As a result, the proposed project's demolition of contributors would further compromise the district's integrity and ability to convey its significance, and consequently its eligibility for listing in the California Register under both Criterion 1 (Events) and Criterion 3 (Architecture).

Compatibility of Proposed Project with Third Street Industrial District

The proposed project is currently in the conceptual design phase, so information is not known regarding architectural style, materials, or other characteristics that may be relevant to a discussion of compatibility with the nearby historic district. As mentioned earlier, a Design for Development (D for D) would be adopted as part of a proposed Potrero Power Station Special Use District (SUD), which would articulate standards and guidelines for building design, open space character, and the public realm.

Thus, this section discusses compatibility of the proposed project with the Third Street Industrial District as best as possible at the conceptual level, using Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation* as guidance. Standard 9 reads: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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."¹⁶

Compatibility of New Construction on Contributors at Project Site

The new construction at Potrero Power Station would not physically affect the majority of the remaining contributors to the Third Street Industrial District, as the project does not involve additions or alterations to any buildings facing Third Street or the Western Sugar Refinery Warehouses at 435 23rd Street. The Boiler Stack would be restored and would retain its characteristic

¹⁶ National Park Service, Secretary of the Interior's Standards for Rehabilitation. Website accessed on 3 January 2018 from: https://www.nps.gov/tps/standards/rehabilitation.htm

materiality and industrial form and height, but it would not continue to be used as a stack. Unit 3, if rehabilitated, would be converted to a hotel use; the design team has communicated that the industrial character with its concrete and steel frame structure would be retained.

The Third Street Industrial District is recognized for its concentration of manufacturing, repair, and processing plants and warehouses of industrial character. The proposed project would introduce residential use and a variety of commercial uses. The latter would include 645,738 gsf of R&D/life science space and 45,040 gsf in PDR (a total of 13 percent of the total gsf for the project), some of which may be categorized as light industrial uses. The R&D uses would be placed at the north and south sides of the site, while the PDR uses would be located in ground floor frontages on 23rd Street. Some of these buildings appear to be situated near the Boiler Stack (and Unit 3, if retained), and there is a possibility that they could be designed to reinforce an industrial character.

New public open spaces are proposed on the site that would introduce a non-industrial character; all are located along the waterfront at the east side of the project site or at the center of the site. Their presence would affect the setting of the Boiler Stack (and Unit 3, if retained).

Though the designs of the new buildings are as yet unknown, their heights are proposed to be between 65 feet immediately north-adjacent to the Boiler Stack (and Unit 3, if retained) and 125 feet to the west and north with a proposed 300-foot tower. In comparison, Unit 3 is approximately 150 feet tall and the Boiler Stack is approximately 300 feet tall. Though the immediately adjacent buildings would be shorter than the Boiler Stack (and Unit 3), the proposed new construction would represent a change from the current condition with regard to scale, density, setting, and feeling for the contributing resource(s), as well as the Western Sugar Refinery Warehouses immediately to the south.

Compatibility of New Construction on Historic District

Regarding the relationship between the new construction and the Third Street Industrial District at large, the new buildings would be taller than the average heights of buildings in the Third Street Industrial District, which stand one to four stories in height. The new buildings at the northwest corner of the Potrero Power Station project site would be closest to the north-south linear portion of the historic district. These buildings would look out upon the rear facade of the contributing three-story American Can Company building at 2501 Third Street. The new buildings would have residential uses, and would be 85 feet tall. These attributes are incongruous with the historic character and setting of the Third Street portion of the historic district. In this area, though, the new construction's density would be consistent with the density along Third Street.

The new buildings immediately north of the two- and three-story tall Western Sugar Refinery Warehouses on 23rd Street would have R&D/life science and office uses or residential uses that are 95' and 125' tall. Both the height and density would be incongruous with the historic character and setting of the southeast portion of the historic district.

The project's conceptual plan for new construction does not appear compatible with regard to the height and density of the proposed buildings, and would affect the integrity of the Third Street Industrial District's setting and feeling. However, disassociated from the demolition of contributing resources on the site, the density and height of new construction alone would not affect the historic district's overall integrity such that the district would no longer be able to convey its historic significance.

PROJECT IMPROVEMENT MEASURES

As mentioned previously, the designs of the new buildings at Potrero Power Station have not yet been developed. The following project improvement measure would ensure greater compatibility with the historic district:

- The new construction should reference the industrial character of the surrounding area with the use of brick and concrete, large bands or punched openings with rectilinear multi-lite windows, and possibly some references to the American Commercial style such as the use of pilasters or simple cornices.
- Special care should be taken along 23rd Street and Illinois Street to design new buildings that reinforce the industrial character and help to unify this street with the contributing resources on Third Street.
- The design of buildings and streetscapes adjacent to the Union Iron Works National Register district should also reference the industrial character of the adjacent district.
- Public open spaces, streetscapes, and publicly accessible building spaces should feature art and artifacts that are historically significant and help to express the industrial and powergeneration history of the site and the industrial character of the historic district. Specifically, found objects on the site should be repurposed in coordination with a site-wide historical interpretation program.

VII. CONCLUSION

The proposed project at the Potrero Power Station involves the demolition of historic and nonhistoric buildings and structures and the construction of new buildings in San Francisco's Central Waterfront neighborhood. Five of the buildings proposed for demolition are contributors to the Third Street Industrial District; three of these buildings have also been identified as individually significant. The project proposes to retain and rehabilitate the Boiler Stack, and may or may not retain Unit 3. Due to the high number of historic resources proposed to be demolished (five of six), the project would have an impact on historic resources at the subject site.

The demolition of contributing resources on the site would eliminate the Boiler Stack's site-specific context for its historic use, and the overall Potrero Power Station site would lose its historic industrial character. It would affect the visual continuity of the Boiler Stack (and Unit 3, if retained) to much of the Third Street Industrial District, but the Stack would remain associated with the broader industrial themes of the district via the adjacent proximity of the contributing Western Sugar Refinery Warehouses. However, taking into account the four previous demolitions of contributors to the historic district since 2008, the proposed project's demolition of five contributors would further compromise the district's integrity and its eligibility for listing in the California Register under both Criterion 1 (Events) and Criterion 3 (Architecture).

The project's conceptual plan for new construction does not appear compatible with regard to the height and density of the proposed buildings, and would affect the integrity of the Third Street Industrial District's setting and feeling. However, disassociated from the demolition of contributing resources on the site, the density and height of new construction alone would not affect the historic district's overall integrity such that the district would no longer be able to convey its historic significance.

Nevertheless, when considering both demolition of contributing resources and new construction that would affect the historic district's integrity of setting and feeling, the proposed project would compromise the Third Street Industrial District's eligibility for listing in the California Register.

VIII. REFERENCES CITED

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APPENDIX A: NOTICE OF PREPARATION

San Francisco Planning Department, Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting (November 1, 2017)



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting

Date:	November 1, 2017		
Case No.:	2017-011878ENV		
Project Title:	Potrero Power Station Mixed-Use Development Project		
Zoning:	M-2 (Heavy Industrial) and PDR 1-G (Production, Distribution and Repair - General) 40-X and 65-X Height District		
Block/Lot:	Assessor's Block 4175/Lot 002, Block 4175/Lot 017, Block 4175/Lot 018, Block 4232/Lot 001, Block 4232/Lot 006; and non-assessed Port and City/County of San Francisco properties		
Lot Size:	Approximately 29.0 acres (1,262,300 square feet)		
Project Sponsor	California Barrel Company LLC Erin Epperson - (415) 796-8945 e2@associatecapital.com		
Lead Agency:	San Francisco Planning Department		
Staff Contact:	Melinda Hue – (415) 575-9041 melinda.hue@sfgov.org		

The San Francisco Planning Department has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in connection with the project listed above. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project's significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The San Francisco Planning Department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR. This NOP is also available online at: http://sf-planning.org/environmental-impact-reports-negative-declarations. The Planning Department also hereby gives notice of a public scoping meeting on this project.

PROJECT OVERVIEW

The Potrero Power Station Mixed-Use Development project (proposed project) is located on an approximately 29.0-acre site along San Francisco's central bayshore waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the project sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space.

The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial [including office, research and development (R&D)/life science, retail, hotel, and production, distribution, and repair (PDR)], parking, community facilities, and open space land uses. **Figure 1** shows the project location.

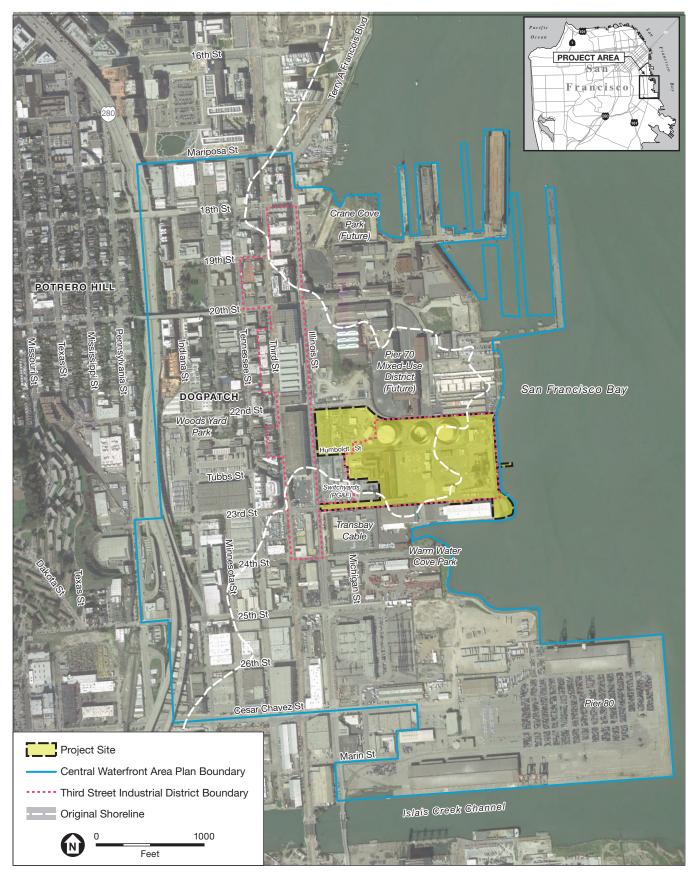
www.sfplanning.org

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

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Planning Information: 415.558.6377



SOURCE: Google Earth; ESA, 2017

Potrero Power Station Mixed-Use Development Project

Figure 1 Project Location The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf), of uses, including between approximately 2.4 and 3.0 million gsf of residential uses (about 2,400 to 3,000 dwelling units), between approximately 1.2 and 1.9 million gsf of commercial uses (office, R&D/life science, retail, hotel, and PDR), approximately 925,000 gsf of parking, and approximately 100,000 gsf of community facilities. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space. A more detailed breakdown of proposed land uses is described below under *Project Characteristics and Components*.

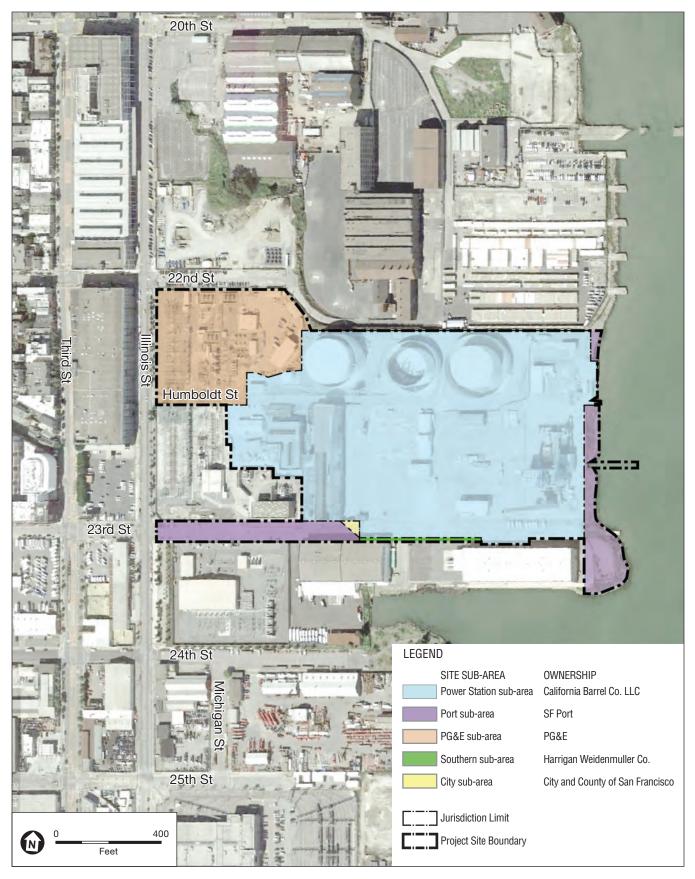
The proposed project would include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements. Transportation and circulation improvements include creating a continuous street network, connecting to the Pier 70 Mixed-Use District Project directly north of the project site, new bus stop and shuttle service that the project would provide, and installation of traffic signals at the intersections of Illinois Street at 23rd and Humboldt Streets. The roadway network would be designed to be accessible for all modes of transportation, including vehicular, bicycle and pedestrian improvements. In addition to waterfront parks, proposed shoreline improvements could include construction of a floating dock extending out and above the tidal zone to provide access from the site to the bay for fishing and recreational watercraft. The proposed project would construct infrastructure and utilities improvements, including potable and emergency water and recycled water distribution; wastewater and stormwater collection; and natural gas and electricity distribution.

Project construction would likely occur in seven overlapping phases, with each phase lasting approximately three to six years. The first phase of construction is anticipated to start on the southeast portion of the project site and the last phase of construction would end in the northwest portion of the project site. Total construction is estimated to occur over a 16-year period, from 2020 to 2036, but could occur over a somewhat longer or shorter period, depending on market conditions and permitting requirements.

PROJECT LOCATION

The project site is generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. The approximately 29.0-acre site is comprised of the following five sub-areas, shown in **Figure 2** and described below:

- *Power Station sub-area*—approximately 21.0 acres, currently owned by the project sponsor. This site includes a large portion of the site of the former power station formerly owned and operated by the Pacific Gas & Electric Company (PG&E) and by NRG Potrero LLC and their predecessors.
- *PG&E sub-area* approximately 4.8 acres owned by PG&E, located in the northwest corner of the project site, and also a portion of the site of the former power station.
- *Port sub-area*—approximately 2.9 acres owned by the City and County of San Francisco (the City) through the Port of San Francisco (Port), consisting of three noncontiguous areas. The largest area is 1.6 acres located between the Power Station sub-area and the bay; the second largest is 1.3 acres along 23rd Street between the Power Station site and Illinois Street; and the smallest piece is less than one tenth of an acre on the northeast corner of the site next to the bay.



SOURCE: Perkins+Will, 2017

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- *Southern sub-area* approximately 0.2 acres owned by Harrigan Weidenmuller Company, located south of the Power Station sub-area along 23rd Street.
- *City sub-area* The City owns a triangular-shaped area less than one tenth of an acre between the Power Station and Port sub-areas along 23rd Street.

The project sponsor has received letters of authorization from the City, Port, PG&E and Harrigan Weidenmuller Company to study the project on their respective properties.

EXISTING LAND USES AND SITE HISTORY

Existing Site Characteristics and Adjacent Uses

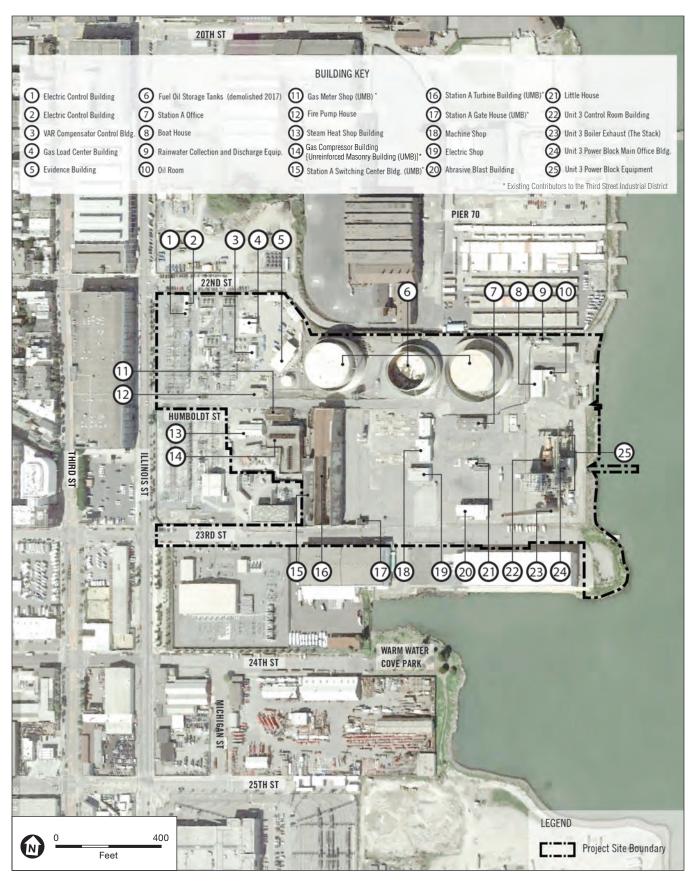
Existing structures at the project site consist primarily of vacant buildings and facilities, as shown in **Figure 3**. The project site currently has little vegetation other than occasional ruderal weeds and unmaintained landscaping. Current uses on the Power Station sub-area include warehouses, parking, vehicle storage, and office space. Twenty-four structures remain on the site associated with the former power plant. The most prominent structures on the project site are the Unit 3 power block (including a 120-foot tall steel frame boiler structure and 40-foot tall turbine-generator-condenser structure, see Figure 3, Building Key No. 25) and the four-story concrete control room building (Key No. 22); the adjacent 300-foot tall concrete boiler exhaust stack (the "Stack" – Key No. 23); and the Station A buildings (including the four-story unreinforced masonry turbine hall building, see Key No. 16) and adjoining concrete with brick façade switching center building (see Key No. 15).

Although shown on Figure 3, the three large fuel oil storage tanks in the Power Station sub-area (see Key No. 6) were demolished in mid-2017 and are no longer present. PG&E is currently performing remediation of contaminants at the Power Station sub-area, as discussed further below under *Summary of Site Conditions*.

The PG&E sub-area is currently used by PG&E for storage and construction staging. It also houses power transmission equipment. The sections of the Port sub-area on the east side of the project site consist primarily of vacant land with unmaintained landscaping surrounded by a fence, rip rap, and some shoreline improvements. The sections of the Port and City sub-areas in the south portion of the project site, and privately-owned Southern sub-area, are currently part of 23rd Street and are paved.

The project site is located within the Central Waterfront neighborhood.¹ Adjacent land uses in the general vicinity of the project site consist primarily of industrial, warehouse, and vacant uses. Directly to the north of the project site is the 35-acre Pier 70 Mixed-Use District Project, which is currently proposed for rehabilitation and redevelopment. This area consists of historic shipyard property that is now used for a variety of temporary uses, including event venues, artist studios, storage, warehouse, parking, recycling yard, and office space. The Pier 70 Mixed-Use District Project has been approved for development of up to approximately 5.3 million gsf of residential, commercial, retail/arts/light-industrial, and open space uses and improvements to existing structures; construction is planned to occur over several development phases from 2018 through 2029. San Francisco Bay lies directly east of the project site, with the site located along the central waterfront between

¹ The Central Waterfront neighborhood includes all of the Dogpatch neighborhood and the eastern portion of the Potrero Hill neighborhood.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Piers 70 and 80. To the south of the project site, across 23rd Street, are commercial warehouse uses, including DHL Express and SF Storage, and the PG&E Transbay Cable converter station. Farther to the south, and along the bay shore is Warm Water Cove Park. To the west of the project site, across Illinois Street from the PG&E sub-area, is the American Industrial Center, a large, multi-tenant light industrial building. Adjacent to the project site to the west of the Power Station sub-area is PG&E's Potrero Substation, a functioning high-voltage transmission substation serving San Francisco. Farther west beyond the American Industrial Center are the residential areas of the Potrero Hill and Dogpatch neighborhoods. The nearest existing residential uses are located on Third Street west of the project site.

Zoning and Land Use Designations

Zoning and Height and Bulk Districts. The Power Station sub-area is zoned M-2 (Heavy Industrial) and located in a 40-X Height and Bulk District. The Port sub-area is zoned M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution and Repair – General) and is located in a 40-X Height and Bulk District. The PG&E sub-area is zoned M-2 (Heavy Industrial) and located in the 40-X and 65-X Height and Bulk Districts. **Figure 4** shows the existing zoning at the project site.

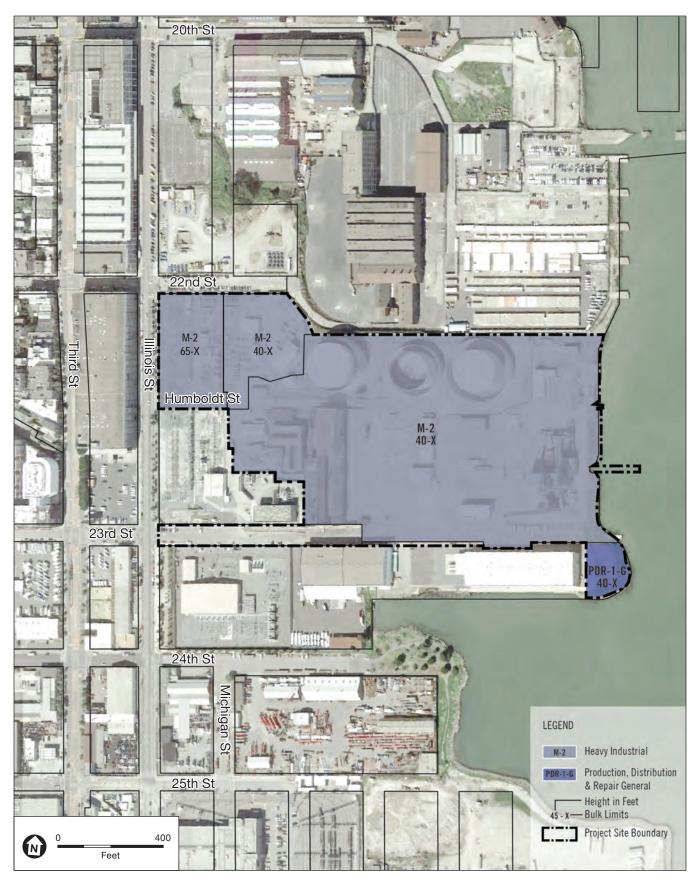
General Plan Land Use Designations. The project site is located within the southeastern portion of the Central Waterfront Area Plan (shown on Figure 1), which is one of the four plan areas covered by the Eastern Neighborhoods Area Plan that was adopted in 2009. Goals for the Central Waterfront include: "encourage development that builds on the Central Waterfront's established character as a mixed-use working neighborhood;" "establish a land use pattern that supports and encourages transit use, walking, and biking;" and "better integrate the Central Waterfront with the surrounding neighborhoods and improve its connections to the Port land and the water's edge."

Port Waterfront Land Use Plan. The waterfront parts of the Port sub-area are located within the southern waterfront portion of the Port's Waterfront Land Use Plan, which was adopted in 1997 and is being updated. Objectives for the Port's southern waterfront include: "enhance public access and open space."

Summary of Site Conditions

The project site has been used for various power producing and industrial activities since the mid-1800s.² Starting in the 1870s and continuing until the 1930s, PG&E and its predecessors used the northeastern portion of the site for manufactured gas plant operations. Around 1910, PG&E began operating a power plant on the site, which continued to be operated by NRG Potrero LLC and its predecessors after PG&E sold the site in 1999. The power plant ceased operations in 2011. Hazardous materials from these and other industrial operations have been identified in the soils and groundwater at the site. When it sold the property, PG&E retained the responsibility to characterize and remediate soil, soil gas, and groundwater, and remediation of the site is currently underway under the oversight of the San Francisco Regional Water Quality Control Board (regional board), irrespective of the proposed project.

² Geosyntec Consultants, Phase I Environmental Site Assessment, Former Potrero Power Plant, San Francisco, California. August 19, 2016.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

For the purposes of remediation, the project site is divided into five remediation areas,³ with one additional offshore remediation area for a total of six, as depicted on **Figure 5**. The remediation process for each of these areas includes conducting sampling; preparing a risk assessment; implementing appropriate remediation measures; preparing a risk management plan; and executing deed restrictions for current and future land owners. In general, PG&E's remediation plans involve removal of affected soils in some areas, in-place stabilization of areas with cement mix where affected soils are deeper, and installation of a durable cover across the entire site.

Remediation is complete at two of these six areas, comprising 60 percent of the site (i.e., the Station A remediation area, and North Switchyard and General Construction Yard remediation area), the other four are currently in various stages of the remediation decision-making process, as summarized below.

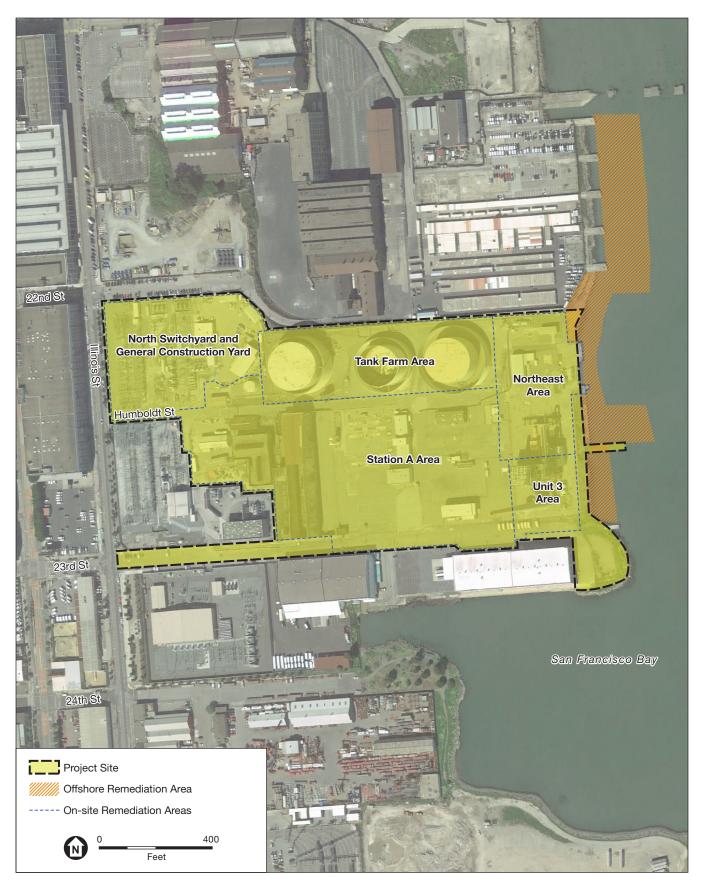
- Station A remediation area (approximately 13 acres)—Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present in the soil. In 2015, the regional board approved a risk management plan for the Station A area that includes leaving the soil and groundwater in place and installing a durable cover to prevent contact with site soils. On February 13, 2017, the regional board issued a no further action letter for the Station A area.⁴ The regional board recorded a land use covenant that restricts future uses of the Station A area to industrial and commercial uses and requires compliance with the risk management plan. Other more sensitive land uses, such as residential, parks or playgrounds, are permitted in this area if the pre-agreed procedures specified in the risk management plan are completed and the regional board provides written approval. The project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. In some instances, it is anticipated that the findings of the risk assessment will show that the cover remedy imposed for commercial/industrial use is also protective for residential use so no additional remedial actions would be required. In many instances, it may be necessary to install vapor barriers or vapor recovery systems in residential buildings, and it is also possible targeted removal of contaminants may be necessary to allow residential use.⁵
- Unit 3 remediation area (approximately 1.5 acres)—This remediation area includes the Unit 3 power generation facility, which was shut down in 2011. Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present. On September 15, 2017, the regional board approved the site investigation report and human health risk assessment for the Unit 3 area.⁶ Based on similarities between this area and the Station A area, the regional board anticipates that the appropriate remedy for this area will include installation of a durable cover as well as preparation of a risk management plan and deed restriction, and PG&E is now in the process of updating

³ Paul Hastings, 2017. Memorandum to Environmental Science Associates from Gordon Hart and Lisa Lowry regarding Potrero Power Plant Overview of Site Conditions, Ongoing Remediation, and Planned Development. October 13, 2017.

San Francisco Bay Regional Water Quality Control Board, No Further Action, Station A Area, Former Potrero Power Plant,
 1201 Illinois Street, City and County of San Francisco. February 13, 2017.

⁵ Paul Hastings, 2017. Memorandum to Environmental Science Associates from Gordon Hart and Lisa Lowry regarding Potrero Power Plant Overview of Site Conditions, Ongoing Remediation, and Planned Development. October 13, 2017.

⁶ San Francisco Bay Regional Water Quality Control Board, Approval of October 7, 2016, Former Unit 3 Power Generation Facility Investigation and Human Health Risk Assessment Report, Potrero Power Plant, City and County of San Francisco. September 15, 2017.



SOURCE: Geosyntec, 2017; Google Earth, 2017

Potrero Power Station Mixed-Use Development Project

Figure 5 Remediation Areas the plan for the Station A area to cover this area as well. PG&E anticipates that the final remedy could be in place by the end of 2017. It is expected that the same land use restrictions that apply to the Station A area for commercial and industrial uses will apply to the Unit 3 area, including the potential for a written variance by the regional board for a change in land use.

- Northeast remediation area (approximately 3.5 acres)—This area has been affected by releases from a former manufactured gas plant that was located on the Power Station sub area. Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present. The Northeast Area is covered by a durable cover consisting of building foundations, pavement, or hardscape. The human health risk assessment for this area concluded that vapor intrusion mitigation measures may be required if new structures for human occupancy are constructed. PG&E prepared a draft remedial action plan for this area in January 2016, and the regional board approved the plan in July 2016.⁷ Durable covers will be placed over the entire remediation area to prevent human contact with the soil, and long-term groundwater monitoring will be required. Remediation is expected to begin in 2018. As part of the final remedy, it is anticipated that land uses in this area will be restricted to industrial or commercial uses and that the regional board will require compliance with a remedial action plan similar to the one for the Station A area, described above, including the specified provisions for changing future land uses to more sensitive uses. As with Station A, the project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.
- Tank Farm remediation area (approximately 4 acres) This area included three large above-ground fuel tanks formerly used to house fuel oil and blended mixtures of distillate fuels consisting of Jet A, kerosene, and diesel.⁸ The tanks were removed in the spring of 2017, and PG&E is currently developing a work plan to investigate and characterize chemicals of concern in the soil, soil vapor, and groundwater. It is anticipated that PG&E will complete investigation of the Tank Farm Area and develop a remedy consisting of a durable cover, risk management plan, and deed restriction that allows use of the property for commercial/industrial uses. PG&E projects that the remedial action plan will be completed by the end of 2019. The final remedy is expected to include a risk management plan that will likely contain procedures for seeking regional board approval for changes in land uses to more sensitive uses, similar to that described above for the Station A area. As with Station A, the project sponsor plans to submit a request to the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.
- North Switchyard and General Construction Yard remediation area (approximately 4.8 acres, within the *PG&E sub-area*) Chemicals of concern have been identified in the soil and groundwater in this area, and

⁷ California Regional Water Quality Control Board, San Francisco Bay Region, Resolution No. R2-2016-0027, Approval of the Remedial Action Plan for: Potrero Power Plant Northeast Area and a Portion of the Southeast Area of Pier 70, Potrero Power Plant Site, 1201 Illinois Street, City and County of San Francisco. July 7, 2016.

 ⁸ Geosyntec Consultants, Phase I Environmental Site Assessment, Former Potrero Power Plant, San Francisco, California. August 19, 2016

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naturally-occurring asbestos is also present; no information is available on chemicals in soil vapors. In 2012, the regional board issued a no further action letter for this portion of the PG&E property; at that time, the regional board observed that this area was expected to remain in operation into the foreseeable future. PG&E prepared a site management plan that specifies requirements for the protection of human health and the environment during construction or maintenance activities such as soil excavation that could penetrate the durable cover or otherwise result in exposure to the site soil. The regional board and PG&E recorded a deed restriction for the North Switchyard and General Construction Yard in January 2012. The deed restriction requires maintenance of the site cap and compliance with the site management plan. The deed restriction also limits future land uses of the site to commercial and industrial purposes and specifies notification requirements for any excavation work greater than 50 cubic yards of soil. The site management plan provides that the plan be updated if there are changes in land use, and any updates to the plan must be approved by the regional board. As with Station A, the project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.

• Offshore remediation area (adjacent to the project site) — PG&E prepared a remediation plan for the Offshore Sediment Area in February 2017. The planned remedial approach for the offshore sediments includes dredging up to several feet of sediment from near the bay shoreline to remove those sediments with the highest concentration of hazardous substances. An engineered erosion protection cap or revetment will be placed over the affected area. PG&E's remedial action will also include replacement of the revetment constructed as part of an interim remedial measure in 2010, described above for the Northeast Area. Additional remediation is planned in the transition zone, 100 to 150 feet offshore. PG&E anticipates implementing the offshore sediment remediation in the spring of 2019.

Historic Resources

A large portion of the project site is located within the Third Street Industrial District, which is eligible as an historic district on the California Register of Historical Resources, as identified as part of the Central Waterfront Historic Resources Survey Summary Report in 2008. This district, shown on Figure 1, encompasses the highest concentration of light industrial and processing properties remaining in the Central Waterfront District. The district includes good examples of the late 19th and early 20th century American industrial design.⁹

The project site contains four extant properties previously determined to be contributors to the Third Street Industrial District. The Meter House (ca. 1902) and the Compressor House (ca. 1924) were determined to be individually eligible for the California Register based on their associations with the PG&E gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. Station A (ca. 1901) and the Gate House (ca. 1901) were also determined to be contributors to the Third Street Industrial District,

⁹ Page & Turnbull, 2017. Potrero Power Station Historic Resource Evaluation—Part One. San Francisco, CA. Prepared for Associate Capital, September 1, 2017.

but these two buildings were found not to be individual resources due to impacted integrity. These buildings were primarily constructed of brick in the American Commercial style.

No buildings on the project site are listed in the National Register of Historic Places.

PROJECT CHARACTERISTICS AND COMPONENTS

The Potrero Power Station Mixed-Use Development project would rezone and establish development controls for a multi-phased, mixed-use development at the project site. The project would include amendments to the General Plan and Planning Code, and create a new Potrero Power Station SUD. The SUD would establish land use controls for the project site and incorporate design standards and guidelines in a new Potrero Power Station Design for Development document (D for D). The Zoning Maps would be amended to show changes from the current zoning to the proposed SUD zoning. The Zoning Map amendments would also modify the existing height limits on the portions of the project site not owned by the Port. The proposed project would include market-rate and affordable residential uses, commercial mixed uses (including office and R&D/life science uses), hotel use, PDR uses, retail uses, community facilities uses and other active uses, and parking. The proposed project would also include public access areas and open space, playing fields and other active open space uses, shoreline improvements, an internal grid of public streets, shared public ways, and utilities infrastructure. Overall, the proposed project would construct up to approximately 5.3 million gsf of development.

Table 1 summarizes the project's characteristics, including a description of the types and amounts of proposed land uses, details regarding proposed dwelling units, building height limits, vehicle and bicycle parking, and other descriptors. It should be noted that the proposed project incorporates a flexible land use program, in which certain blocks on the project site may be designated for either residential or commercial uses (referred to as "flex blocks"), depending on market conditions, and could affect the type and amount of land uses on those blocks. Accordingly, the proposed project could include between approximately 2.4 and 3.0 million gsf of residential uses (between about 2,400 and 3,000 dwelling units), and between approximately 1.2 and 1.9 million gsf of commercial uses. The proposed project would also include over 925,000 gsf parking, approximately 100,000 gsf of community facilities, and approximately 6.3 acres of open space.

The proposed project would demolish about 20 existing structures on the project site, including the two historic buildings in the Power Station sub-area — the Meter House and the Compressor House — which have been identified as eligible for the California Register. Two other historic properties in the Power Station sub-area — Station A and the Gate House — would also be demolished as part of the proposed project; these two properties have been identified as contributors to the historic Third Street Industrial District, but neither are considered individual resources because of their current lack of integrity. Under the proposed land use program, the project would rehabilitate Unit 3 power block, and convert the Unit 3 power block into a hotel. However, under the proposed flexible land use program, residential land use could be developed on Block 9 instead of a hotel, in which case, the Unit 3 power block would be demolished.

Project Characteristic	Metr	ic	
Project Site Size and Shape	Dimensions		
Area	29.0 acres		
Maximum Length and Width	Approximately 1,650 feet by 950 feet		
Proposed Land Use Program ^b	Area (gsf)		
Residential	2,682,427		
Commercial (Retail)	107,439		
Commercial (Office)	597,723		
Commercial (R&D/life science)	645,738		
Commercial (Hotel)	241,574		
Commercial (PDR)	45,040		
Community Facilities	100,938		
Parking	946,981		
Total Building Area	5,367,860 gsf		
Proposed Dwelling Units	Number	Percentage (approximate)	
Studio	388	14.5%	
1-Bedroom	1,159	43.2%	
2-Bedroom	867	32.3%	
3-Bedroom	268	10.0%	
Total Dwelling Units	2,682	100%	
Proposed Parking	Number		
Vehicle Parking Spaces ^c	2,622		
Car Share Spaces	50		
Bicycle Parking ^d			
Bicycle Parking Class 1	1,567		
Bicycle Parking Class 2	262		
Total Bicycle Parking	1,829		
Open Space	Area (gsf)		
Publically Accessible Open Space	Approximately 6.3 acres		
Private Open Space	36 square feet per unit if located on balcony, or 48 square feet per unit if commonly accessible to residents		
Building Characteristics	Area (gsf)		
Stories	5 to 30 stories		
Height	65 to 180 feet; one building at 300 feet		
Ground Floor	All blocks would include ground floor active/retail/production space		
Basements	All development blocks would allow but not require one below- grade level of vehicle parking spaces ^e		

 TABLE 1

 POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT CHARACTERISTICS^a

TABLE 1 (CONTINUED) POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT CHARACTERISTICS^a

NOTES:

gsf = gross square feet; R&D = research and development; PDR = production, distribution, and repair

^d The number of bicycle parking spaces reflects Planning Code requirements, as follows.

- Residential: One Class 1 bicycle parking space for each dwelling unit up to 100 plus one space for every four units in excess of 100; one Class 2 bicycle parking space for every 20 dwelling units.
- Office: One Class 1 bicycle parking space for every 5,000 square feet of occupied floor area; two Class 2 bicycle parking spaces up to 5,000 square feet of OFA plus one for each 50,000 square feet of OFA in excess of 5,000 square feet.
- Laboratory and PDR: One Class 1 bicycle parking space for every 12,000 square feet of OFA; two Class 2 bicycle parking spaces up to 50,000 square feet of OFA, and an additional two for laboratory spaces in excess of 50,000 square feet of OFA.
- Retail: One Class 1 bicycle parking space per 7,500 square feet of OFA; two Class 2 bicycle parking spaces plus one per 2,500 square feet up to 50,000 square feet.

• Hotel: One Class 1 space per 30 rooms; one Class 2 space per 30 rooms and one Class 1 space per 5,000 square feet of conference space.

^e Basement parking is accounted for in the above line item for parking.

SOURCE: California Barrel Company, EEA PPA Application Package, Potrero Power Station Mixed Use Development, October 2017

Proposed Land Use Plan

Figure 6 presents the proposed land use plan. As shown in Figure 6, Blocks Nos. 4, 12, and 14 would have a "Flex Residential or Commercial" land use designations, and Block No. 9/Unit 3 would have a "Flex Hotel or Residential" land use designation. Otherwise, blocks in the northwest and central interior portions of the project site would be designated "Residential," and blocks along the project site's north and south sides would be designated "Residential and District Parking Garage." Areas designated "Publicly Accessible Open Space" would be located along east-west and north-south axes within the interior of the project site and along the waterfront adjacent to the bay. Ground floor frontages along 23rd Street would host PDR use, and ground floors on blocks fronting the waterfront and open space areas would contain retail (e.g., outdoor cafes and dining). All other ground floors would contain active uses (e.g., neighborhood retail or residential units).

Under the proposed project, the existing Unit 3 power block is proposed to be rehabilitated and converted into a hotel, with public access at the ground floor and a rooftop bar. In addition, the 300-foot tall Stack would be seismically stabilized and preserved. A plaza in front of Unit 3 and at the base of the Stack would connect the structure to a proposed Power Station Park. However, as noted above, if residential land use is developed on Block 9 instead of a hotel, then the Unit 3 power block would be demolished.

The proposed project could include the construction of a dock to be used for fishing and to allow people to access the water from the project site. The facility would have a pile-supported fixed pier structure that extends out over and above the tidal zone. An approximately three-foot-wide, 80-foot-long gangway would extend from the fixed pier to a floating dock, which would be held in place by guide piles. The floating dock would be approximately 15 feet wide and 120 feet long, and composed of composite boxes with foam infill or reinforced concrete. The elevation of the pier structure is proposed to be slightly higher than current elevations of the shoreline to account for sea level rise in the future.

^a All numbers in this table are approximate.

^b The proposed project includes a number of Flex Blocks, for which either residential or certain commercial uses may ultimately be selected. The numbers shown in this table show the anticipated development of the flex blocks, assuming either residential or commercial development at each flex block. The EIR will discuss the potential for variation in the total amount of residential and commercial development on the Flex Blocks.

^c 0.6 space per residential unit; one space per 1,500 square feet of commercial office, R&D/life science, or PDR uses; 3 spaces per 1,000 square feet of grocery store use.



⁵ SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Height and Bulk

Figure 7 presents the proposed height district plan. The proposed project would include amendments to the Zoning Map on the portions of the project site not owned by the Port to modify the existing height limits of 40 and 65 feet to heights ranging from 65 up to 300 feet. As shown in Figure 7, proposed height limits would generally step up from east to west across the project site and then step down again towards Illinois Street. Block 9 and the eastern portion of Block 4 would have proposed height limits of 65 feet facing the bay. Blocks 1, 5 and 7 would contain up to 180-foot height limits, and Block 6 would have a 300-foot height limit. Several of the project site blocks (No. 1, 6, 7 and 8) would allow for podium structures with height limits (65 to 85 feet) lower than the upper level heights; and other blocks (4 and 5) would have split zoning heights.

Design for Development

The Design for Development (D for D) would be adopted as part of the proposed SUD. The D for D would articulate standards and guidelines for building design, open space character, and the public realm. Standards in the D for D would be mandatory, measurable, and quantitative design specifications. The design guidelines would be more qualitative and flexible. The proposed Planning Code amendments (included in the SUD) and the D for D would, together, guide and control all development within the SUD after project entitlements are obtained. Subsequent submittals of proposed building designs would be evaluated for consistency with both the SUD and the D for D.

The D for D would establish controls for bulk restriction, articulation and modulation, building materials and treatment, building frontage utilization, design parameters for open space, streets, and parking and loading standards.

Open Space Improvements

As shown in **Figure 8**, the proposed project would provide approximately 6.3 acres of publically accessible open space. These improvements are intended to complement the planned adjacent Pier 70 Mixed-Use District Project waterfront improvements; extend the Blue Greenway and Bay Trail through the project site; and create an urban waterfront space, activated by the proposed uses in the buildings adjacent to the waterfront-facing open spaces. Key components of the open space program area are described below:

- *Waterfront Park and Potrero Nuevo Point Park.* This proposed approximately 2.8-acre waterfront park would extend the Blue Greenway and Bay Trail from the Pier 70 Mixed-Use District Project through the project site, and provide spill-out spaces for retail, quiet spaces, waterfront viewing terraces, and a waterfront playground. The adjacent proposed Potrero Point Park on the Port sub-area would contain a 1.2-acre park that would extend as a bulb-shaped area into the bay.
- *Louisiana Paseo.* This proposed 0.7-acre plaza-type open space adjacent to Blocks 6 and 10 would have spill out space for outdoor dining, and a path to the proposed Power Station Park.
- *Power Station Park.* This proposed 1.2-acre central green space would extend east-west through the interior of the project site and connect the Louisiana Paseo to the waterfront. This park would contain



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project



SOURCE: Perkins+Will, 2017

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flexible lawn spaces suitable to accommodate two adjacent U-6 soccer fields.¹⁰ The portion of the proposed Power Station Park between the Louisiana Paseo and Maryland Street would be intended for community building activities such as an outdoor game room.

• *Rooftop Soccer Field.* A public open space is proposed on a portion of the roof of the parking structure on Block 5. This rooftop open space would include a 0.7-acre U-10 soccer field.¹¹

Vehicle Parking

As shown in Table 1, the proposed project would provide between 2,622 and 2,690 vehicle off-street parking spaces, depending on the final use of each flex block. No off-street parking would be provided for proposed retail uses on the project site. The proposed centralized parking facility to be located at the intersection of Humboldt Street and Georgia Street would contain approximately 756 parking spaces. All parking would be accessory to principal uses. Approximately 35 on-street passenger loading spaces would be provided along the internal streets and approximately 34 commercial delivery spaces would be provided, either through inbuilding loading docks or on-street loading zones along the internal streets. Additionally, the project would be designed with about 179 on-street parking spaces.

All development blocks would allow—but not require—parking one level below-grade or parking within above-grade podium levels wrapped with active uses. The proposed project would include 50 car-share parking spaces located in a limited number of on-street parking spaces, as well as in buildings with podium/underground parking and in the proposed centralized parking facility.

Bicycle Parking

At least 1,417 Class 1 bicycle parking spaces would be located either on the ground floor of each building or in the first sub-grade level of each building, and in all events in the locations compliant with the Planning Code. The proposed project would include 259 to 262 Class 2 bicycle parking spaces, all of which would be located in the right-of-way adjacent to each building or in the publicly accessible open space.^{12,13}

Transportation and Circulation Plan

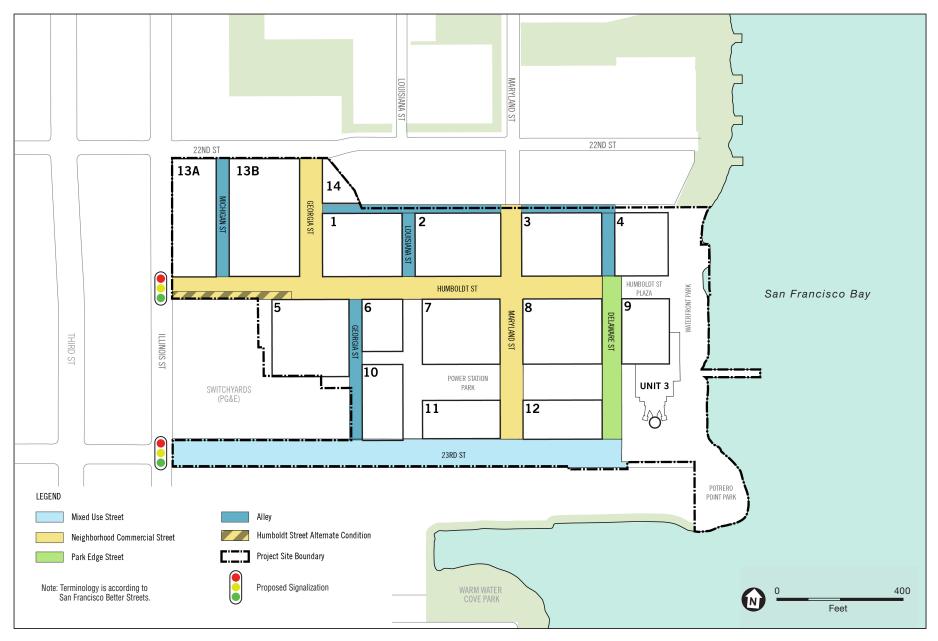
Figure 9 shows the proposed street plan. The north-south streets include Michigan, Georgia, Maryland, and Delaware Streets, which would connect the project site to 22nd Street; Georgia, Maryland, and Delaware Streets would connect to 23rd Street, although Georgia Street would be slightly offset at Humboldt Street before connecting to 23rd Street. East-west streets include Humboldt and 23rd Streets, which would connect

¹⁰ U-6 soccer fields refer to soccer fields for children under six years old, and generally measure approximately 20 yards in width by 30 yards in length.

¹¹ U-10 soccer fields refer to soccer fields for children under ten years old, and generally measure approximately 40 yards in width by 60 yards in length.

¹² Average number presented; the actual number of bicycle parking spaces will vary based on the selected use of each Flex Block.

¹³ Section 155.1(a) of the planning code defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees" and defines class 2 bicycle spaces as "spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use."



SOURCE: Perkins+Will, 2017

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to Illinois Street on the west and Delaware Street on the east. The proposed interior neighborhood streets are Georgia Street, Maryland Street, and Delaware Street, each in a north-south alignment. Delaware Street, north of Humboldt Street, would become a shared public way with the street and pedestrian walking surface at the same grade as it enters the Pier 70 Mixed-Use District Project. A service lane would be added at the northern boundary of the project site, straddling the property line with the Pier 70 Mixed-Use District Project.

As shown on Figure 9, the project includes a Humboldt Street alternate condition, which applies only to the westernmost segment of Humboldt Street located on PG&E property. The proposed project would expand the width of Humboldt Street along its entire extent across the project site, but this alternate condition would occur only if PG&E does not agree to the proposed street width on its property, in which case the roadway would be narrower along this segment.

The proposed street improvements would connect to the planned development in the Pier 70 Mixed-Use District Project to create a continuous street network in the project vicinity, and similarly, the planned extended Blue Greenway and Bay Trail would provide pedestrian access along the waterfront between the Pier 70 Mixed-Use District Project and the project site. Georgia, Maryland, Michigan, and Delaware Streets¹⁴ would connect the project site to the Pier 70 Mixed-Use District Project.

The proposed project would include vehicular, bicycle, and pedestrian improvements to 23rd and Humboldt Streets to accommodate the anticipated increase in on-site activity.

The proposed new streets would provide access for emergency vehicles, on-street parking, and off-street passenger and freight loading. Humboldt, Maryland, and Delaware Streets would be designed as primary onstreet loading corridors. The project site would be accessible for all modes of transportation via 23rd Street, Humboldt Street, Georgia Street, and Maryland Street, Michigan Street, Louisiana Street, and Delaware Street.

The proposed project would include the installation of traffic signals at the intersections of Illinois Street with both 23rd and Humboldt Streets.

Transit. A bus stop would be built on the project site to accommodate the proposed SFMTA "XX" bus route at the intersection of Maryland Street and 23rd Street. The proposed XX bus route would enter the project site on Maryland Street from the Pier 70 Mixed-Use District Project, and a bus layover would be located on 23rd Street between Maryland and Delaware Streets. The proposed bus layover would accommodate two, 40-footlong buses and would provide a bathroom facility nearby for drivers.

Pedestrian and Bicycle Network. The proposed project would include a pedestrian and bicycle network. It would allocate space for bike share dock(s) onsite and include a network of new pedestrian pathways and Class I and II bicycle facilities to contribute to the continuous Blue Greenway/Bay Trail that provides continuous waterfront access from the Embarcadero, including Crane Cove Park, Slipways Commons, and Warm Water Cove.

¹⁴ The connection on Delaware Street would be for pedestrians only.

Transportation Demand Management. The proposed project would include a Transportation Demand Management program (TDM). With a goal of achieving a sustainable land use development, the TDM would prioritize pedestrian and bicycle access and implement measures to encourage alternative modes of transportation. Alternative modes of transportation would be encouraged through building a dense, walkable, mixed-use, transit-oriented development, encouraging bicycling and walking and prioritizing safety, especially for bicyclists and pedestrians.

Key strategies in the TDM would be bike sharing stations and other means to encourage bicycle use, unbundled parking, car-sharing services, and other approaches to discourage use of single-occupant private vehicles. The proposed project would implement amenities and education strategies regarding transportation choices, including real-time occupancy data for shared parking facilities and production of brochures and newsletters.

The TDM would also include a shuttle service program, anticipated to provide service at 15-minute intervals during peak times, and provide access to the BART 16th Street station and Caltrain station at Fourth and King Streets.

Infrastructure and Utilities

In addition to transportation and circulation improvements, the proposed project would develop other infrastructure and utilities systems to support the proposed uses. This would include the following:

- *Potable Water*. The project would construct potable water distribution pipelines within the planned streets that would connect to existing water lines in 23rd and Illinois Streets. To reduce potable water demand, high-efficiency fixtures and appliances would be installed in new buildings.
- *Recycled Water.* The project site is located within a designated recycled water use area, and the project would provide the piping needed to distribute recycled water when it becomes available, as required under San Francisco's Recycled Water Use Ordinance.
- *Non-potable Water*. Similarly, the project would comply with San Francisco's Non-potable Water Ordinance and would include the diversion and reuse of graywater and rainwater for toilet and urinal flushing and irrigation.
- *High Pressure Water*. The proposed project would include the extension of the high pressure auxiliary water supply system (AWSS) distribution line to the project site by connecting to the existing 14-inch line in Third Street at its intersection with 23rd Street. The line would be installed in 23rd Street to the intersection with Maryland Street, and then extend through the site, northerly in Maryland Street, and connect to the AWSS system proposed to be constructed under the Pier 70 Mixed-Use District Project.
- *Wastewater*. Wastewater from the project site is currently collected and conveyed in the existing combined sewer system within Illinois Street and treated at the Southeast Water Pollution Control Plant. The project would extend wastewater collection lines throughout the project Site. The wastewater within the Power Station sub-area would be collected and conveyed to a pump station on the eastern portion of the site. From the pump station a force main would convey the wastewater to the existing combined sewer system.

- *Stormwater*. The proposed project would include a stormwater management system that would meet the City's stormwater management ordinance. The system would be designed with low-impact design concepts and stormwater management systems, designed to retain and reuse some of the stormwater captured on site. The proposed project also may treat and discharge stormwater via outfalls to the bay, adhering to San Francisco Public Utilities Commission and Regional Water Quality Control Board requirements.
- *Electricity*. The project site has electrical service from existing overhead power lines adjacent to the site. The proposed project would extend underground electrical distribution lines to serve each proposed building. Other existing electrical facilities within the site will either be maintained or relocated.
- *Natural Gas.* There is existing natural gas service to the project site in Humboldt Street. The proposed project would extend natural gas distribution lines throughout the project site, connecting to the existing facilities on Illinois Street and 23rd Street.

Sustainability Plan

The proposed project would establish a Sustainability Plan that outlines performance and monitoring criteria for its operation. To address the potential hazard of future sea level rise in combination with storm and high tide conditions, the proposed project would make physical improvements to the shoreline, such as berms, seawalls, or rip rap replacement. As part of the first construction phase, elevations at the shoreline would be increased by approximately 3 to 7 feet to address sea level rise risk and wave run-up, and the finished floor elevations for the ground floors of buildings on Blocks 3, 4, 8, 9, and 12 would be increased to take into account the potential 100-year flood with future sea level rise of up to 66 inches.

The proposed project would comply with the state's Title 24 energy efficiency requirements, the San Francisco Green Building Requirements for renewable energy, and the Better Roof Requirements for Renewable Energy Standards. At least 15 percent of the roof area of residential and commercial buildings would be equipped with roof-mounted or building integrated solar photovoltaic systems and/or roof-mounted solar thermal hot water systems. Different approaches to the energy system, including a district energy system distribution loop or capturing heat from the district's wastewater system, will be explored as part of the Sustainability Plan to be included in the proposed project.

PROJECT CONSTRUCTION

Construction Schedule

Construction of the proposed project is anticipated to occur in phases over the course of 16 years, from 2020 to 2036. The initial phase of construction (Phase 0), from 2020 to approximately 2022, would include demolition, site preparation and rough grading for the entire project site, including construction of interim surface parking improvements for use by construction vehicles as well as site users prior to the construction of permanent parking facilities.

After the initial construction phase (Phase 0), there would be seven construction phases corresponding to seven areas, each consisting of two to three blocks and associated areas for streets and open spaces. Construction duration in each area would range from five to six years, with construction activities occurring

up to six days a week. Nighttime construction activity would likely occur during Phase 1, before there is residential occupancy in the project site. Throughout the project site, construction activities in each area would commence following completion of remediation activities in that area, and all construction would be conducted consistent with requirements of the applicable regional board-approved risk management plan.

Figure 10 shows the proposed seven areas for the construction phasing, and **Table 2** presents the anticipated construction schedule for each phase. However, Phases 6 and 7 would be within the PG&E sub-area, and construction of these areas and the adjacent street improvements would only occur when and if PG&E authorizes construction of these phases.

CONSTRUCTION SCHEDULE BY PHASE					
Start	Finish	Duration			
2020	2022	3 years			
2021	2026	6 years			
2023	2027	5 years			
2025	2029	5 years			
2027	2032	6 years			
2029	2033	5 years			
2030	2034	5 years			
2031	2036	6 years			
	Start 2020 2021 2023 2025 2027 2029 2030	Start Finish 2020 2022 2021 2026 2023 2027 2025 2029 2027 2032 2029 2033 2030 2034			

 TABLE 2

 CONSTRUCTION SCHEDULE BY PHASE¹⁵

Demolition, Soil Excavation and Grading

As noted above, the project would require demolishing about 20 structures, encompassing about 100,000 square feet.

The proposed grading plan would maintain the existing drainage patterns of the project site, with elevations sloping gently west to east toward the waterfront. The proposed elevations of the public access areas and proposed buildings along the waterfront, and as noted above, would include protection from sea level rise.

Although PG&E's environmental remediation activities are independent of the project, the project may include excavation by the project sponsor of contaminated soil and other remedial measures to the extent the regional board requires such activities to allow residential use or to address previously unknown contaminants discovered during the course of project construction. Soil excavation would also occur during construction of the proposed project, including, for example, to allow construction of subterranean parking garages.

¹⁵ All dates in Table 2 are approximate estimates and could be affected by market conditions, PG&E's remediation process, the City's permitting process, among other factors.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Building Foundations

Construction of the proposed project would require deep foundations for moderately to heavily loaded structures built in areas outside (bayward) of the historic 1851 shoreline (shown on Figure 1), but shallow foundations made with spread footings with slab-on-grade or a structural mat foundation could be used inland of the historic 1851 shoreline. Structures in the vicinity of the historic 1851 shoreline may be founded on intermediate foundations using spread footings or a structural mat foundation, underlain by improved soil. Shallow foundations are currently anticipated for Phases 2, 4, 6, and 7. Deep foundations are anticipated during Phases 1 and 3. Phases 1, 3, and 4 may involve intermediate foundations.

Deep foundations would be comprised of steel pipe-piles driven to bedrock. Pile driving operations would likely be performed over a maximum duration of six weeks per building, with about two piles installed per hour, on average, and approximately 400 to 500 piles per structure. The maximum pile length for the project is anticipated to be 70 feet, and pile diameters are anticipated to range from 14 to 16 inches in diameter. The project would include controlled rock fragmentation on the project site as an alternative to blasting, where appropriate.

REQUIRED PROJECT APPROVALS

The proposed project is subject to review and approvals by several local, regional, state, and federal agencies. Certification of the Final EIR by the San Francisco Planning Commission, which would be appealable to the San Francisco Board of Supervisors, is required before any other discretionary approval or permits would be issued for the proposed project. The proposed project may require major project approvals and/or plan amendments from the following:

Federal Agencies

U.S. Army Corps of Engineers

• Possible Clean Water Act section 404/Rivers and Harbors Act section 10 Permit

U.S. Fish and Wildlife

• Approval and/or permits for potential impacts to federally listed species under the federal Endangered Species Act

National Marine Fisheries Service

- Possible Essential Fish Habitat Consultation
- Possible Federal Endangered Species Act Consultation

State and Regional Agencies

San Francisco Bay Conservation and Development Commission

• Approval of permits for improvements and activities within the commission's jurisdictions

Regional Water Quality Control Board - San Francisco Bay Region

• Approval of Section 401 water quality certification

Notice of Preparation of an EIR

November 1, 2017

- Approval of requests for residential or other sensitive uses in areas with a land use covenant restricting such uses without regional board approval
- Site-specific approval of soil disturbance activities under the applicable Risk Management Plan
- General Construction Stormwater Permit

Bay Area Air Quality Management District

• Approval of any necessary air quality permits (e.g., Authority to Construct and Permit to Operate) for individual air pollution sources, such as boilers and emergency diesel generators

California Public Utilities Commission

• Approval of any relocated PG&E operations, if applicable

California Department of Fish and Wildlife

• Approval and/or permits for potential impacts to state-listed and California Department of Fish and Wildlife managed species under the California Endangered Species Act.

Local Agencies

San Francisco Board of Supervisors

- Approval of general plan amendments
- Approval of planning code amendments and associated zoning map amendments
- Approval of a Development Agreement
- Approval of Final Subdivision Map
- Approval of street vacations, dedications and easements for public improvements, and acceptance (or delegation to Public Works Director to accept) of public improvements, as necessary

San Francisco Planning Commission

- Certification of the Final EIR
- Approval of Proposition M Office Allocation per Planning Code section 321, to the extent applicable
- Approval of Special Use District Design for Development
- Initiation and recommendation to board to approve amendments to the general plan
- Initiation and recommendation to the board to approve planning code amendments adopting a Special Use District and associated zoning map amendments
- Recommendation to board to approve a Development Agreement

San Francisco Port Commission

- Adoption of findings regarding Public Trust consistency, if applicable
- Consent to a Development Agreement and recommendation to the board to approve, if applicable
- Approval of project construction-related permits for property within Port jurisdiction
- Approval of Construction Site Stormwater Runoff Control Permit

San Francisco Department of Building Inspection

• Issue demolition, grading, and site construction permits

San Francisco Public Utilities Commission

• Consent to Development Agreement

San Francisco Department of Public Works

- Review of subdivision maps and presentation to the board for approval
- Consent to Development Agreement
- Issuance of public works street vacation order, if applicable

San Francisco Municipal Transportation Agency

- Approval of transit improvements, public improvements and infrastructure, including certain roadway improvements, bicycle infrastructure and loading zones, to the extent included in the project, if any.
- Consent to Development Agreement.

San Francisco Fire Department

• Consent to Development Agreement

San Francisco Department of Public Health

• Oversee compliance with San Francisco Health Code Article 22A (Maher Ordinance)

SUMMARY OF POTENTIAL ENVIRONMENTAL ISSUES

The San Francisco Planning Department is preparing an Environmental Impact Report (EIR) to evaluate the environmental effects of the proposed project on the environment. The EIR will be prepared in compliance with CEQA (California Public Resources Code, sections 21000 *et seq.*), the *CEQA Guidelines*, and Chapter 31 of the San Francisco Administrative Code, and will address project-specific construction and operational impacts. The EIR is an informational document for use by governmental agencies and the public to aid in the planning and decision-making process. The EIR will disclose any physical environmental effects of the project and identify possible ways of reducing or avoiding its potentially significant impacts.

The EIR will address all environmental issue topics required under CEQA. The EIR will evaluate the environmental impacts of the proposed project resulting from construction and operation activities, and will propose mitigation measures for impacts determined to be significant. The EIR will also identify potential cumulative impacts that consider impacts of the project in combination with impacts of other past, present and reasonably foreseeable projects. The EIR will address all environmental topics in the San Francisco Planning Department's CEQA environmental checklist. Key environmental topics that will be addressed in the EIR are listed below.

- Land Use and Planning
- Population and Housing
- Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind and Shadow
- Utilities and Service Systems

- Public Services
- Recreation
- Biological Resources
- Geology, Soils, and Paleontological Resources
- Hydrology, Water Quality, and Sea Level Rise
- Hazards and Hazardous Materials
- Mineral and Energy Resources
- Agriculture and Forestry Resources

In addition, the EIR will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed project that would reduce or avoid significant impacts of the project while still meeting most of the project objectives. Alternatives to be considered include a no project alternative, which considers reasonably foreseeable conditions at the project site if the proposed project is not implemented, as well as partial and full historic preservation alternatives, which consider alternative project scenarios that would partially and/or fully preserve the historic resources that would be demolished under the proposed project. Other alternatives will be evaluated as necessary, depending on the results of the impact analyses of the various environmental topics listed above.

FINDING

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the state CEQA Guidelines, sections 15064 (Determining Significant Effects) and 15065 (Mandatory Findings of Significance), and upon the magnitude and nature of proposed project construction and operations as described in the above project description.

PUBLIC SCOPING PROCESS

Pursuant to the State of California Public Resources Code section 21083.9 and California Environmental Quality Act Guidelines section 15206, a public scoping meeting will be held to receive oral comments concerning the scope of the EIR. The meeting will be held on Wednesday, November 15, 2017 at 6:30 p.m. at the project site located at 420 23rd Street, San Francisco, California. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted at this meeting and until 5:00 p.m. on December 1, 2017. Written comments should be sent to Melinda Hue, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103; by fax to 415-558-6409 (Attn: Melinda Hue); or by email to melinda.hue@sfgov.org.

If you work for a responsible state agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

10/30/17 Date

Joa Hts

Lisa Gibson **Environmental Review Officer**

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