

File No. 110813

Committee Item No. 3

Board Item No. 42

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 25, 2011

Board of Supervisors Meeting Date July 26, 2011

#### Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>General Plan Referral Letter, dtd 7/10/11</u>              |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Historic Resource Evaluation Response, dtd 7/15/11</u>     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Environmental Review Determination, dtd 7/10/11</u>        |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Capital Planning Committee Recommendation, dtd 7/10/11</u> |
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Completed by: Alisa Somera Date July 22, 2011  
Completed by: Alisa Somera Date July 26, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

1 [CEQA Findings for Firehouse Improvements]

2  
3 **Resolution of the Board of Supervisors of the City and County of San Francisco**  
4 **determining and making certain findings under the California Environmental Quality**  
5 **Act relating to the construction and improvement of certain firehouses and determining**  
6 **other matters related thereto.**

7  
8 WHEREAS, By Resolution No. 47-10 adopted by the Board of Supervisors (the  
9 "Board") of the City and County of San Francisco (the "City") on February 9, 2010 it was  
10 determined and declared that public interest and necessity demands the construction,  
11 acquisition, improvement, retrofitting, rehabilitation and completion of earthquake safety and  
12 emergency responsiveness facilities and infrastructure therein described; and,

13 WHEREAS, By Ordinance No. 40-10 adopted by the Board on February 23, 2010, the  
14 Board duly called a special election held on June 8, 2010, for the purpose of submitting to the  
15 electors of the City a proposition to incur bonded indebtedness of the City in the amount of  
16 \$412,300,000 for the improvement, retrofitting, rehabilitation and completion of earthquake  
17 safety and emergency responsiveness facilities and infrastructure, as therein described (the  
18 "Project"); and,

19 WHEREAS, A special election was held in the City on June 8, 2010 for the purpose of  
20 submitting to the qualified voters of the City Proposition B for incurring indebtedness of the  
21 City in the aggregate principal amount of \$412,300,000 to finance the Project and the  
22 requisite two-thirds of voters approved such proposition; and,

23 WHEREAS, This Board has determined pursuant to Resolution 515-10, adopted on  
24 November 2, 1010 and signed by the Mayor on November 5, 2010 that all of said bonds  
25 designated generally as City and County of San Francisco General Obligation Bonds

1 (Earthquake Safety and Emergency Response Bonds, 2010) (the "Bonds") (each series  
2 bearing such additional or other designation as may be necessary or appropriate to  
3 distinguish such series from every other series and from other bonds issued by the City) in the  
4 aggregate principal amount of \$412,300,000, be issued and sold in series from time to time,  
5 for the purposes authorized and on the conditions set forth in this Resolution; and,

6 WHEREAS, On November 2, 2010, this Board adopted Resolution 515-10 (the  
7 "Authorizing Resolution") and such resolution was signed by the Mayor on November 5, 2010  
8 to authorized the issuance and sale of up to \$85,000,000 of general obligation bonds under  
9 Proposition B; and,

10 WHEREAS, In September 2010, this Board adopted Ordinance 284-10 appropriating  
11 \$85,000,000 of general obligation earthquake safety bonds for necessary repairs and seismic  
12 improvements; and,

13 WHEREAS, Under the Authorizing Resolution "...except for planning and feasibility  
14 studies no bond proceeds shall be spent on projects of or relating to neighborhood fire  
15 stations... until such time as the Board has determined to proceed with such projects and the  
16 necessary CEQA findings and determinations have been made in accordance with law."; and,

17 WHEREAS, The Department of Public Works has recently completed the  
18 environmental work required to be performed under the California Environmental Quality Act  
19 (CEQA) relating to certain fire stations (17) (as further shown on Exhibit A hereto) and it is  
20 therefore desirable to proceeds with those fire station improvements at this time; now,  
21 therefore, be it

22 RESOLVED, By the Board as follows:

23 Section 1. That all of the Recitals herein are true and correct.

24 Section 2. The Board, having reviewed the proposed legislation, and that certain letter  
25 from the Planning Department, dated 7/18/11, a copy of which is on file with the Clerk of the

1 Board in File No. 110813 and incorporated by reference makes findings in Compliance with  
2 the California Environmental Quality Act, California Public Resources Code Sections 21000 et  
3 seq., the CEQA Guidelines, 15 Cal. Administrative Code Section 15000 et seq., ("CEQA  
4 Guidelines"), and San Francisco Administrative Code Chapter 31 (Chapter 31), all as set forth  
5 in Resolution 47-10, adopted February 9, 2010, which findings are incorporated by reference  
6 as if set forth in full herein.

7 Section 3. Planning Code. The Board hereby adopts and incorporates by reference  
8 the findings and declarations relative to the conformance of the projects herein described to (i)  
9 the priority policies of Section 101.1(b) of the San Francisco Planning Code, (ii) Section 4.105  
10 of the San Francisco Charter and Section 2A.53(f) of the San Francisco Administrative Code,  
11 and (iii) consistency with the City's General Plan, all as more fully set forth in Resolution  
12 No.47-10, adopted by this Board on February 9, 2010.

13 APPROVED AS TO FORM:

14 DENNIS J. HERRERA  
15 City Attorney

16 By: \_\_\_\_\_  
17

18 Mark D. Blake  
19 Deputy City Attorney  
20  
21  
22  
23  
24  
25

Exhibit A

The scope of repairs and improvements include the fire stations identified below.

1. 80 Digby Street (station # 26)
2. 135 Sanchez Street (station #6)
3. 530 Sansome Street (station #13)
4. 655 Presidio Street (station #10)
5. 1000 Ocean Avenue (station #15)
6. 1295 Shafter Avenue (station #17)
7. 1325 Leavenworth Street (station #41)
8. 1814 Stockton Street (station #28)
9. 1935 32<sup>nd</sup> Avenue (station #18)
10. 2150 California Avenue (station #38)
11. 2155 18<sup>th</sup> Avenue (station #40)
12. 2430 San Bruno Avenue (station #42)
13. 109 Oak Street (station #36)
14. 1340 Powell Street (station # 2)
15. 720 Moscow Street (station #43)
16. 1290 16<sup>th</sup> Avenue (station #22)
17. 1301 Turk Street (station #5)

## Exhibit A

### Resolution Making CEQA Findings for Firehouse Improvements Earthquake Safety and Emergency Response Bond Program Fire Stations Having CEQA Review Complete In July 2011

1. Station #02 1340 Powell Street
2. Station #05 1301 Turk Street
3. Station #06 135 Sanchez Street
4. Station #10 655 Presidio Avenue
5. Station #13 530 Sansome Street
6. Station #15 1000 Ocean Avenue
7. Station #17 1295 Shafter Avenue
8. Station #18 1935 32nd Avenue
9. Station #22 1290 16th Avenue
10. Station #26 80 Digby Street
11. Station #28 1814 Stockton Street
12. Station #36 109 Oak Street
13. Station #38 2150 California Street
14. Station #40 2155 18th Avenue
15. Station #41 1325 Leavenworth Street
16. Station #42 2430 San Bruno Avenue
17. Station #43 720 Moscow Street



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

**Date:** July 18, 2011  
**Case No.** Case No. 2011.0603R  
ESER Fire Station Improvements Project

**Block/Lot No.:** Various Blocks and Lots

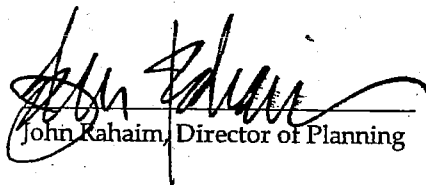
**Project Sponsor:** Gabriella Judd Cirelli, Project Manager  
Department of Public Works  
30 Van Ness Avenue, Suite 4100  
San Francisco, CA 94102

**Applicant:** Frank Filice  
Department of Public Works  
Bureau of Engineering  
30 Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94102

**Staff Contact:** Stephen Shotland – (415) 558-63108  
[stephen.shotland@sfgov.org](mailto:stephen.shotland@sfgov.org)

**Recommendation:** Finding the project, on balance, in conformity with the General Plan

**Recommended By:**

  
John Kahaim, Director of Planning

### PROJECT DESCRIPTION

The project, as revised on July 12, 2011, proposes to repair and improve fifteen fire stations in San Francisco, as part of the ESER Fire Station Improvements Project. The fire stations proposed to be improved are listed along with the street address. A number of fire stations included as part of this project appear to be eligible for listing as historic resources on the California Register. Improvements to those historic fire stations have been reviewed by Planning Department staff who meet the Secretary of the Interior professional qualification standards for historic preservation and have been determined to have no significant adverse impact to the historic resources. Six additional fire station improvement projects will be considered in a separate General Plan referral or referrals.

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BY: [Signature]

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Planning  
Information:  
415.558.6377

The repairs, improvements and seismic upgrades to the fire stations will be funded by the Earthquake Safety and Emergency Response (ESER) bond program reviewed in Case No. 2009.1152ER and approved by San Francisco voters in June, 2010. The bond program authorized expenditures of funds for certain authorized repairs and improvements to City fire stations. The improvements include upgrades to electrical, mechanical and life safety systems, and general modernization of fire station structures, and seismic improvements to two stations. The following fire stations will be upgraded as part of this case.

1. 80 Digby Street (Station #26)
2. 135 Sanchez Street (Station #6)
3. 530 Sansome Street (Station #13)
4. 655 Presidio Avenue (Station #10)
5. 720 Moscow Street (Station #43)
6. 1000 Ocean Avenue (Station #15)
7. 1290 16<sup>th</sup> Avenue (Station #22)
8. 1295 Shafter Avenue (Station #17)
9. 1325 Leavenworth Street (Station #41)
10. 1340 Powell Street (Station #2)
11. 1814 Stockton Street (Station #28)
12. 1935 32<sup>nd</sup> Avenue (Station #18)
13. 2150 California Street (Station #38)
14. 2155 18<sup>th</sup> Avenue (Station #40)
15. 2430 San Bruno Avenue (Station #42)

### **Scope of Work for Fire Station Improvements**

The project includes upgrades to the electrical, mechanical and life safety systems, determined to be necessary for the facilities to operate safely and efficiently. The project includes no changes to existing building footprints or construction of new fire stations. Improvements are limited to repair or in-kind replacement of individual elements, and upgrades to the existing systems.

The Department of Public Works organized the work into three general scopes of work: (1) Focused, (2) Comprehensive, and (3) Seismic scopes of work, based on level of proposed improvements. Tables listing the fire stations, organized by the scope of work category are provided below.

#### **Focused Scope (12 Fire Stations)**

Fire stations grouped in the "Focused Scope" category would receive repairs and upgrades to correct deficiencies of selected building components to provide station functionality for an 8-10 year period. This will involve repairing the following components: shower pans replacements; repair (or in-kind replacement) of windows and apparatus room doors; interior ADA improvements; ADA improvements to exterior accessibility such as sidewalk slopes and curb cuts; repair or replacement of HVAC systems; and upgrades to food preparation areas. Roofs would be replaced on most stations. Estimated costs range from approximately \$200,000-\$950,000 per building.



Focused Scope Improvements			
	Station #	Street Address	Block/Lot
1	Station 6	135 Sanchez Street	3542/025
2	Station 10	655 Presidio Avenue	1032/025
3	Station 13	530 Sansome Street	0206/017
4	Station 15	1000 Ocean Avenue	3180/001
5	Station 17	1295 Shafter Avenue	4792/018
6	Station 18	1935 32 <sup>nd</sup> Avenue	2102/006
7	Station 26	80 Digby Street	7540/013,014, 015
8	Station 28	1814 Stockton Street	0077/024
9	Station 38	2150 California Street	0638/016
10	Station 40	2155 18 <sup>th</sup> Avenue	2199/003
11	Station 41	1325 Leavenworth Street	0216/003
12	Station 42	2430 San Bruno Avenue	5924/004

**Comprehensive Scope (1 Fire Station)**

Fire stations under the "Comprehensive Scope" category require remedies to deficiencies related to emergency response, health, and safety, and major building systems in order to assure station functionality for a 15 year period. The work is similar to that proposed for the "Focused Scope" facilities, but will include a higher level of improvements to provide for greater longevity. The scope of work will include roof and shower pan replacements; repair (or in-kind replacement) of windows and apparatus doors; HVAC repair or replacement; ADA improvements including adding an elevator where feasible; improvements to exterior accessibility such as sidewalk slopes and curb cuts; mechanical, electrical, plumbing system upgrades; food preparation area upgrades; and repair of paved driveways and walkways. The cost estimate is \$2,400,000.

Comprehensive Scope Improvements			
	Station #	Street Address	Block/Lot
13	Station 2	1340 Powell Street	0160/015

**Seismic Upgrades and Earthquake Repair (2 Fire Stations)**

Fire stations under this scope require improvements to seismic performance. The objective of the seismic upgrade is to improve seismic performance to conform to current codes and minimize the structural and non-structural damage associated with a major earthquake so that life safety hazards to occupants would be reduced. These projects also include the comprehensive renovations described above in the "Focused" and "Comprehensive" scopes, including: replacement of roofs and shower pans; repair or in kind replacement of windows and apparatus room doors; repair or replacement of HVAC systems; ADA

improvements including adding an elevator (where feasible), improvements to exterior ADA accessibility such as sidewalk slopes and curb cuts; mechanical, electrical, plumbing system upgrades; and food preparation area upgrades. Cost estimates range from \$3,000,000 - \$5,400,000 per building.

Seismic Scope Improvements			
	Station #	Street Address	Block/Lot
14	Station 22	1290 16 <sup>th</sup> Avenue	1735 / 064
15	Station 43	720 Moscow Street	6338/024

**SITE DESCRIPTION AND PRESENT USE**

The project would renovate and upgrade fifteen existing fire stations located throughout the City. The fire stations were constructed over a period of years and include examples of Classical Revival, Late Moderne, Mid Century, and International Style institutional buildings.

**ENVIRONMENTAL REVIEW**

As part of Environmental Review of the Project, the Department prepared an Historic Resource evaluation on the 15 fire stations included in the Project. In the Historic Resource Evaluation Response (HRER), it determined that 7 of the 15 fire stations are historic resources, either individually eligible resources, or contributors to a potential historic district. The resources are listed in the table below.

Identified Historic Resource			Historic Resource Category	
Station #	Block/Lot	Street Address	Eligible for California Register as Individual Resource	Eligible for California Register as Contributor to Historic District
Station 6	3542/025	135 Sanchez Street	■	
Station 10	1032/025	655 Presidio Avenue		■
Station 15	3180/001	1000 Ocean Avenue		■
Station 17	4792/018	1295 Shafter Avenue		■
Station 18	2102/006	1935 32 <sup>nd</sup> Avenue	■	
Station 38	0638/016	2150 California Street		■

In the HRER the Department also determined the repairs and improvements to the fire stations, as proposed, would not cause a significant adverse impact to stations that are eligible for listing in the California Register, or to stations identified as contributors to a potential historic district. The HRER is available for review at the Department's offices, in Case Docket 2011.0603EE.

On July 18, 2011, the Environmental Review Officer of the Planning Department determined that the proposed project is Categorically Exempt from Environmental Review under Class 1 [State CEQA Guidelines Sections 15301(a).

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in bold font, General Plan text in regular font; staff comments are in *italic font*.

### URBAN DESIGN ELEMENT

#### POLICY 2.5

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

*Comment: The proposed project would renovate and improve fifteen fire stations. The Department has determined that 7 of the fire stations are historic resources. It has also determined that the proposed repair, renovation and seismic upgrades to the structures would not significantly impact the historic resources and that the improvements would not change the architectural design of the buildings.*

### COMMUNITY SAFETY ELEMENT

#### OBJECTIVE 2

**REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.**

#### POLICY 2.7

**Abate structural and non-structural hazards in City-owned structures.**

Both technical and financial resources are needed to repair and retrofit City-owned structures. The City shall utilize its capabilities to assess hazards and to create and implement bond and other funding opportunity and to carry out retrofit projects. A number of City buildings have already been structurally upgraded utilizing bond financing.

*Comment: The proposed project would renovate fifteen existing fire stations. The project will abate structural and non-structural hazards in the City-owned structures, and will update building systems. Two of the stations require seismic upgrades. However, the other fire stations require more modest improvements, such as repair or in-kind replacement of windows and doors, replacement of roofs, HVAC upgrades, and improvements to building interiors.*

**POLICY 2.8**

Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.

Older buildings are among those most vulnerable to destruction or heavy damage from a large earthquake. They may not have the more recent engineering features that make buildings more resistant to ground shaking, and many of them are located in areas near the Bay and the historic Bay inlets that were among the earliest parts of the City to be settled, and have the softest soil. The part of the City most vulnerable to fire, the dense downtown area, also contains many historic structures. A major earthquake could result in an irreplaceable loss of the historic fabric of San Francisco. The City needs to achieve the related goals of increasing life safety and preserving these buildings for future generations by increasing their ability to withstand earthquake forces.

When new programs are being considered to abate hazards posed by existing buildings and structures, the likely impacts of those programs on historic buildings must be thoroughly investigated. The resulting programs should encourage the retrofit of historic buildings in ways that preserve their architectural design character while increasing life safety.

*Comment: The proposed project would conserve the architectural character of the fire stations proposed to be renovated. Seven of the fifteen fire stations proposed to be improved as part of this project have been identified as historic resources. The Department has determined that the proposed upgrades and improvements, as proposed, will respect and be sensitive to each building's architectural design. ...*

**COMMUNITY FACILITIES ELEMENT**

**OBJECTIVE 5**

**DEVELOPMENT OF A SYSTEM OF FIREHOUSES WHICH WILL MEET THE OPERATING REQUIREMENTS OF THE FIRE DEPARTMENT IN PROVIDING FIRE PROTECTION SERVICES AND WHICH WILL BE IN HARMONY WITH RELATED PUBLIC SERVICE FACILITIES AND WITH ALL OTHER FEATURES AND FACILITIES OF LAND DEVELOPMENT AND TRANSPORTATION PROVIDED FOR A OTHER SECTIONS OF THE GENERAL PLAN.**

*Comment: The project will provide necessary improvements and upgrades to fifteen City fire stations, including seismic upgrades to two fire stations. These facilities are key elements in providing public services and protecting the City's residents, workers and visitors from fire and other potential health and emergencies. The SFFD provides another important function, serving as the City's primary EMS (Emergency Medical Services) provider, responding to emergency calls in the City. The proposed project will upgrade the fire station facilities so that they may better meet operational requirements.*

## PLANNING CODE SECTION 101.1 FINDINGS

### Eight Priority Policies Findings

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.  
*The proposed project will not affect existing neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses.*
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.  
*The proposed project will not affect housing or neighborhood character. The project would improve fifteen existing fire stations, while being sensitive to their architectural design features.*
3. That the City's supply of affordable housing be preserved and enhanced.  
*The proposed project would have no adverse effect on the City's supply of affordable housing.*
4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.  
*The proposed project would not increase demand in such a way as to result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.*
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.  
*The proposed project would not affect the existing economic base in this area.*
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.  
*The proposed project would enhance the City's preparedness to protect against injury and loss of life in an earthquake. It would seismically upgrade two fire stations, consistent with current building and seismic codes. The project would help ensure that fire personnel and equipment would be available to assist San Francisco residents, workers and visitors in the aftermath of a seismic event or other disaster affecting the City and County.*
7. That landmarks and historic buildings be preserved.  
*This proposed project would rehabilitate fifteen existing fire stations. Seven of the fifteen fire stations have been identified as historic resources. The Department has determined that repairs and improvements, as proposed, would not cause a significant adverse impact to the historic resources. In the future, if improvements are proposed for other fire stations, the Fire Department or the Department of Public Works will submit those projects for a separate General Plan Referral and other required approval.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*The proposed project would not affect parks and open space and their access to sunlight and vistas.*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
------------------------	---

cc: Stephen Shotland, PD



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

## Historic Resource Evaluation Response

*Environmental Planner:* Brett Bollinger  
(415) 575-9024  
[brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)

*Preservation Planner:* Shelley Caltagirone  
(415) 558-6625  
[shelley.caltagirone@sfgov.org](mailto:shelley.caltagirone@sfgov.org)

*Project Address:* ESER Fire Station Improvements Project (Various Addresses)  
*Block/Lot:* Various Blocks and Lots  
*Case No.:* 2011.0603E

*Date of Review:* July 15, 2011

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### PART I: HISTORIC RESOURCE EVALUATION

#### BUILDING(S) AND PROPERTY DESCRIPTION

The Earthquake Safety and Emergency Response (ESER) Project involves repairs and improvements to 21 fire stations throughout the City and County of San Francisco. Under the current Environmental Evaluation application, 15 of these fire stations have been evaluated for historical significance. The properties are:

1. 80 Digby Street (Station #26)
2. 135 Sanchez Street (Station #6)
3. 530 Sansome Street (Station #13)
4. 655 Presidio Avenue (Station #10)
5. 720 Moscow Street (Station #43)
6. 1000 Ocean Avenue (Station #15)
7. 1290 16<sup>th</sup> Avenue (Station #22)
8. 1295 Shafter Avenue (Station #17)
9. 1325 Leavenworth Street (Station #41)
10. 1340 Powell Street (Station #2)
11. 1814 Stockton Street (Station #28)
12. 1935 32<sup>nd</sup> Avenue (Station #18)
13. 2150 California Street (Station #38)
14. 2155 18<sup>th</sup> Avenue (Station #40)
15. 2430 San Bruno Avenue (Station #42)

Please see the attached DPR forms for a full description of each property. The remaining 6 fire stations will be reviewed under separate Environmental Evaluation applications.

## PRE-EXISTING HISTORIC RATING / SURVEY

### Category A Properties:

The following properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. These buildings are considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

- 135 Sanchez Street (Station #6) – constructed 1950, listed in Market Octavia Survey (Status Code 3CS)

### Category B Properties:

The following properties are not included in any historic resource surveys or listed in any local, state or national registries. These buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1961) or their listing in informational surveys.

- 655 Presidio Avenue (Station #10)– constructed 1958
- 720 Moscow Street (Station #43) – constructed 1970, listed in 1976 Architectural Survey
- 1000 Ocean Avenue (Station #15) – constructed 1957
- 1295 Shafter Avenue (Station #17) – constructed 1956
- 1325 Leavenworth Street (Station #41)– constructed 1956
- 1935 32<sup>nd</sup> Avenue (Station #18) – constructed 1951\*
- 2150 California Street (Station #38) – constructed 1960
- 2155 18<sup>th</sup> Avenue (Station #40) – constructed 1931 (altered 1993)
- 2430 San Bruno Avenue (Station #42) – constructed 1977, listed in 1976 Architectural Survey

### Category C Properties:

The following properties have either been affirmatively determined not to be historical resources, are properties less than 50 years of age, or are properties for which the City has no information indicating that the property qualifies as an historical resource.

- 80 Digby Street (Station #26) – constructed 1968
- 530 Sansome Street (Station #13) – constructed 1975
- 1290 16<sup>th</sup> Avenue (Station #22) – constructed 1962
- 1340 Powell Street (Station #2) – constructed 1994
- 1814 Stockton Street (Station #28) – constructed 1967

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## NEIGHBORHOOD CONTEXT AND DESCRIPTION

Please refer to the attached individual DPR forms prepared by Page & Turnbull for context statements and descriptions related to each fire station property.



## CEQA HISTORICAL RESOURCE(S) EVALUATION

### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)*

### *Individual Significance*

Based on information in the Planning Department's files and provided by the project sponsor, 2 of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as individual resources:

135 Sanchez Street (Station #6) was constructed in 1948 by the firm Spencer & Ambrose for the City and County of San Francisco. The firehouse appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Modern institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of a Late Modern type, period, and method of construction. This information was provided in the attached DPR 523B Form prepared by Kelley & VerPlanck in May 2010. Although the Kelley & VerPlanck evaluation does not align with the DPR 523A Form prepared by Page & Turnbull in March 2011 which found that the property was not individually eligible for the Register, the Department concurs with the more conservative analysis provided by Kelley & VerPlanck for the Market & Octavia historic resource survey, which was adopted by the City in 2010.

1935 32<sup>nd</sup> Avenue (Station #18) was constructed in 1951 by the architect J.S. Gould and engineer John A. Blume for the City and County of San Francisco. Similar to 135 Sanchez Street in its history and design, the firehouse also appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Modern institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of a Late Modern type, period, and method of construction. Although Page & Turnbull in March 2011 found that the property was not individually eligible for the Register, the Department finds that there is sufficient evidence to support the conclusion that the property may be eligible for listing based upon the Department's previous assessment of the comparable fire house at 135 Sanchez Street.

### *Contributing Significance*

Based on information in the Planning Department's files and provided by the project sponsor, 7 of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as contributors to a potential historic district:

There are 14 remaining firehouses with historic integrity constructed as part of the 1952 Firehouse Bond Act. According to the attached report prepared by Page & Turnbull in March 2010 for 676 Howard Street

(Station #1), these 14 firehouses constitute a potential discontinuous thematic historic district that is significant under Criterion 1 (Events) and Criterion 3 (Design/Construction). The San Francisco 1952 Firehouse Bond Act Thematic Historic District is notable for the strong collection of International Style firehouses and as the largest firehouse building campaign undertaken by the City of San Francisco. The period of significance relates to the construction campaign dates from 1952 to 1961. The district includes 5 fire stations under review in this application:

- 655 Presidio Avenue (Station #10)
- 1000 Ocean Avenue (Station #15)
- 1295 Shafter Street (Station #17)
- 1325 Leavenworth Street (Station #41)
- 2150 California Street (Station #38)

### Step B: Integrity

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

135 Sanchez Street (Station #6) was retrofitted in 2000, but the work did not interfere with the exterior elevations of the building. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

1935 32<sup>nd</sup> Avenue (Station #18) has had its hose tower removed; however, this alteration does not significantly affect its overall integrity. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The San Francisco 1952 Firehouse Bond Act Thematic Historic District retains historic integrity. All of the properties listed above retain a good degree of integrity, having undergone few major alterations since originally constructed. 655 Presidio Avenue, 1295 Shafter Street, and 1325 Leavenworth Street have all had their hose towers removed; however, overall these properties all retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 720 Moscow Street, 1290 16<sup>th</sup> Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18<sup>th</sup> Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of their integrity was not conducted.

### Step C: Character-defining Features

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of 135 Sanchez Street (Station #6) include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- brick stair tower with "SFFD" signage and prominent flagpole
- slim 2-story high piloti
- full-height metal-sash windows
- streamlined red light fixtures
- simple concrete cornice

The character-defining features of 1935 32<sup>nd</sup> Avenue (Station #18) include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- red Roman brick and stucco cladding
- aluminum awning sash ribbon windows
- glass block ornament
- outdoor patio
- simple concrete cornice

The character-defining features of the San Francisco 1952 Firehouse Bond Act Thematic Historic District [655 Presidio Avenue (Station #10), 1000 Ocean Avenue (Station #15), 1295 Shafter Street (Station #17), 1325 Leavenworth Street (Station #41), and 2150 California Street (Station #38)] include the following:

- reinforced concrete structure
- rectangular massing
- horizontal bands of aluminum-sash windows
- facades clad in stucco and Roman brick or ceramic/enameled metal panels
- simple projecting cornices
- simple, rectangular hose towers

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 790 Moscow Street, 1290 16<sup>th</sup> Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18<sup>th</sup> Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, this analysis was not conducted.

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## CEQA HISTORIC RESOURCE DETERMINATION

**Historical Resource Present**

**Individually-eligible Resource:** 135 Sanchez Street (Station #6) and 1935 32<sup>nd</sup> Avenue (Station #18)

**Contributor to an eligible Historic District:** 655 Presidio Avenue (Station #10), 1000 Ocean Avenue (Station #15), 1295 Shafter Street (Station #17), 1325 Leavenworth Street (Station #41), and 2150 California Street (Station #38)

Non-contributor to an eligible Historic District

No Historical Resource Present: 80 Digby Street, 530 Sansome Street, 720 Moscow Street, 1290 16<sup>th</sup> Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18<sup>th</sup> Avenue, and 2430 San Bruno Avenue

### PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*  
Tina Tam, Senior Preservation Planner

Date: 7/15/2011

### PART II: PROJECT EVALUATION

PROPOSED PROJECT       Demolition       Alteration

PER DRAWINGS DATED:      N/A

#### PROJECT DESCRIPTION

The Earthquake Safety and Emergency Response (ESER) Fire Station Improvement Project can be divided into three basic scopes of work:

*Focused* – Fire stations under this scope are in need of repairs to correct severe deficiencies of selected building components in order to assure station functionality between 8-10 years. This work includes, roof repairs or replacement; apparatus door repairs; window repairs and/or in-kind replacements; bathroom and kitchen upgrades; balcony repairs; wall repairs; interior ADA improvements; improvement to exterior accessibility such as sidewalk slopes and curb cuts; mechanical electrical, plumbing system upgrades; HVAC repairs; skylight repairs; and, drives and walkways repairs. The following 12 fire stations are proposed to undergo Focused rehabilitation (identified historic resources are in bold):

- 80 Digby Street (Station #26)
- **135 Sanchez Street (Station #6)**
- 530 Sansome Street (Station #13)
- **655 Presidio Avenue (Station #10)**
- 1000 Ocean Avenue (Station #15)
- 1295 Shafter Avenue (Station #17)
- **1325 Leavenworth Street (Station #41)**
- 1814 Stockton Street (Station #28)
- **1935 32<sup>nd</sup> Avenue (Station #18)**
- **2150 California Street (Station #38)**
- 2155 18<sup>th</sup> Avenue (Station #40)
- **2430 San Bruno Avenue (Station #42)**

**Comprehensive** – Fire stations under this scope require remedies to all deficiencies related to emergency response, health, and safety and major building systems in order to assure station functionality for 15 years. The work is similar in scope to the Focused scope of work described above with a higher level of intervention to ensure more longevity for the repairs. The scope also includes adding an elevator where feasible. The following fire station is proposed to undergo Comprehensive rehabilitation (no identified historic resources):

- 1340 Powell Street (Station #2)

**Seismic** – Fire Stations under this scope require improvements to seismic performance in order to conform to current codes. This will involve all comprehensive renovations described above. The following 2 fire stations are proposed to undergo Seismic rehabilitation (no identified historic resources):

- 720 Moscow Street (Station #43)
- 1290 16<sup>th</sup> Avenue (Station #22)

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## PROJECT EVALUATION

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

### Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

### California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed scopes of work will not have a significant impact on the two identified individual historic resources or on the 5 identified contributors to the potential historic district. The work outlined under the Comprehensive and Seismic scopes of work does not include work to historic resources. Therefore, this aspect of the project would have no impact to historic resources.

The work outlined under the Focused scopes of work would affect 7 identified historic resources. However, this work is in keeping with the Secretary of the Interior Standards for the Rehabilitation of historic resources and would, therefore, have no significant adverse impact to the historic resources. An analysis of the project scopes per the applicable Standards is listed below:

*Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed projects will maintain the fire station uses of the properties and will retain their distinctive materials, features, spaces, and spatial relationships through appropriate repairs and in-kind replacement.

*Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the fire stations will be retained and preserved through the careful preservation and retention of all distinctive features, spaces, and spatial relationships that characterize the property. No character-defining features or materials are proposed for alteration or removal.

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

The projects will not add new exterior features to the fire stations or alter the facades in a way that would create a false sense of historical development.

*Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None of the buildings have changes that have acquired historical significance in their own right. The buildings were constructed in the Mid-20<sup>th</sup>-Century period and any later alterations occurred within recent history without sufficient passage of time to warrant objective historical evaluation.

*Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved. As modern buildings, the fire stations have spare ornamentation and articulation which will remain in place. The windows and doors will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. The flat roofs will be repaired or replaced as needed but will retain their original flat form. This will preserve the character-defining rectangular volume of these buildings.

*Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The windows will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. Similarly, the roofs will be repaired or replaced as needed but will retain their original flat form. The roofing materials are not character-defining features of these resources.

*Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed for this project.

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

No new additions or exterior alterations are proposed for this project.

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

No new additions or exterior alterations are proposed for this project.

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**PART II: SENIOR PRESERVATION PLANNER REVIEW**

Signature: *Tina Tam*

Tina Tam, Senior Preservation Planner

Date: 7/15/2011

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



# Capital Planning Committee

BOS 11 ✓  
Committee Clerk  
Page

Amy L. Brown, Acting City Administrator, Chair

## MEMORANDUM

July 18, 2011

**To:** Supervisor David Chiu, Board President

**From:** Amy L. Brown, Acting City Administrator and Capital Planning Committee Chair  
*Amy L. Brown*

**Copy:** Members of the Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Capital Planning Committee

**Regarding:** Recommendations of the Capital Planning Committee on the Neighborhood Fire Station Improvements included in the June 2010 Earthquake Safety and Emergency Response Bond Program (ESER)

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2011 JUL 21 PM 3:37  
BY: *LB*

In accordance with Section 3.21 of the Administrative Code, on July 18, 2011, the Capital Planning Committee (CPC) finalized its recommendations on the following items. The CPC's recommendations are set forth below as well as a record of the members present.

- Board File Number 110813: Resolution making California Environmental Quality Act (CEQA) findings for neighborhood fire station improvements as part of the June 2010 ESER program.**

**Recommendation:** The CPC recommends approval of this item by a vote of 8-0.

**Comments:** The Committee's action reflects approval of the process for prioritizing the fire station improvement projects included in the bond program and not an approval of the CEQA findings.

Committee members or representatives in favor include Amy Brown, City Administrator; Michael Carlin, San Francisco Public Utilities Commission; Elaine Forbes, Port of San Francisco; Melissa Howard, Mayor's Budget Office; Nadia Sesay, Office of the Controller; Fuad Sweiss, Department of Public Works; Rick Thall, Recreation and Parks Department; and Judson True, Board President's Office.





# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0603E  
 Project Title: ESER Fire Station Improvements Project (Various Addresses)  
 Zoning: P (Public)  
 Block/Lot: Various.  
 Project Sponsor: Frank Filice, Department of Public Works (DPW)  
 (415) 558-4011  
 Staff Contact: Brett Bollinger -- (415) 575-9024  
 Brett.Bollinger@sfgov.org

BY: *lbe*  
 2011 JUL 21 12:15  
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### PROJECT DESCRIPTION:

In June 2010, the Earthquake Safety and Emergency Response (ESER) bond program was passed by San Francisco voters. The program authorized repairs and improvements to twenty-one (21) San Francisco fire stations. Of those twenty-one fire stations evaluated, fifteen (15) are the subject of this CEQA Categorical Exemption determination. Improvements to the remaining six (6) fire stations would be considered in a separate environmental review submittal. The proposed general work scope consists of upgrades and modernization to the subject fifteen fire station buildings. All improvements to these buildings are confined to and would not expand the existing footprints of the fire station buildings.

### EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a)]

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

*Bill Wycko, for*

\_\_\_\_\_  
 BILL WYCKO  
 Environmental Review Officer

*July 18, 2011*  
 \_\_\_\_\_  
 Date

cc: Frank Filice, Project Sponsor

**REMARKS**

The Earthquake Safety and Emergency Response (ESER) Project involves repairs and improvements to 21 fire stations throughout the City and County of San Francisco. Under this Environmental Evaluation application, 15 of these fire stations have been evaluated for historical significance. The properties are:

- |   |  |
|---|--|
| 1. 80 Digby Street (Station #26)              | 9. 1325 Leavenworth Street (Station #41)       |
| 2. 135 Sanchez Street (Station #6)            | 10. 1340 Powell Street (Station #2)            |
| 3. 530 Sansome Street (Station #13)           | 11. 1814 Stockton Street (Station #28)         |
| 4. 655 Presidio Avenue (Station #10)          | 12. 1935 32 <sup>nd</sup> Avenue (Station #18) |
| 5. 720 Moscow Street (Station #43)            | 13. 2150 California Street (Station #38)       |
| 6. 1000 Ocean Avenue (Station #15)            | 14. 2155 18 <sup>th</sup> Avenue (Station #40) |
| 7. 1290 16 <sup>th</sup> Avenue (Station #22) | 15. 2430 San Bruno Avenue (Station #42)        |
| 8. 1295 Shafter Avenue (Station #17)          |  |

Category A Properties:

The following properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. These buildings are considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

- 135 Sanchez Street (Station #6) – constructed 1950, listed in Market Octavia Survey (Status Code 3CS)

Category B Properties:

The following properties are not included in any historic resource surveys or listed in any local, state or national registries. These buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1961) or their listing in informational surveys.

- 655 Presidio Avenue (Station #10) – constructed 1958
- 720 Moscow Street (Station #43) – constructed 1970, listed in 1976 Architectural Survey
- 1000 Ocean Avenue (Station #15) – constructed 1957
- 1295 Shafter Avenue (Station #17) – constructed 1956
- 1325 Leavenworth Street (Station #41) – constructed 1956
- 1935 32<sup>nd</sup> Avenue (Station #18) – constructed 1951
- 2150 California Street (Station #38) – constructed 1960
- 2155 18<sup>th</sup> Avenue (Station #40) – constructed 1931 (altered 1993)
- 2430 San Bruno Avenue (Station #42) – constructed 1977, listed in 1976 Architectural Survey

Category C Properties:

The following properties have either been affirmatively determined not to be historical resources, are properties less than 50 years of age, or are properties for which the City has no information indicating that the property qualifies as an historical resource.

- 80 Digby Street (Station #26) – constructed 1968
- 530 Sansome Street (Station #13) – constructed 1975
- 1290 16<sup>th</sup> Avenue (Station #22) – constructed 1962
- 1340 Powell Street (Station #2) – constructed 1994
- 1814 Stockton Street (Station #28) – constructed 1967

## CEQA HISTORICAL RESOURCE(S) EVALUATION

As described in the Historic Resource Evaluation Response (HRER)<sup>1</sup> Memorandum (attached), State of California Department of Parks and Recreation (DPR) forms were prepared for each individual fire station within a Historic Resource Evaluation (HRE) submitted by Page & Turnbull<sup>2</sup> and relied upon by the Department's Preservation Staff to make its determinations regarding the proposed project.

### *Significance*

#### *Individual Significance*

Based on information in the Planning Department's files and provided by the project sponsor, two (2) of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as individual resources:

**135 Sanchez Street (Station #6)** was constructed in 1948 by the firm Spencer & Ambrose for the City and County of San Francisco. The firehouse appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Moderne institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of the Late Moderne type, period, and method of construction. This information was provided in the attached DPR 523B Form prepared by Kelley & VerPlanck in May 2010. Although the Kelley & VerPlanck evaluation does not align with the DPR 523A Form prepared by Page & Turnbull in March 2011 which found that the property was not individually eligible for the Register, the Department concurs with the more conservative analysis provided by Kelley & VerPlanck for the Market & Octavia historic resource survey, which was adopted by the City in 2010.

**1935 32<sup>nd</sup> Avenue (Station #18)** was constructed in 1951 by the architect J.S. Gould and engineer John A. Blume for the City and County of San Francisco. Similar to 135 Sanchez Street in its history and design, the firehouse also appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Moderne institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of the Late Moderne type, period, and method of construction. Although Page & Turnbull in March 2011 found that the property was not individually eligible for the Register, the Department finds that there is sufficient evidence to support the conclusion that the property may be eligible for listing based upon the Department's previous assessment of the comparable fire house at 135 Sanchez Street.

#### *Contributing Significance*

Based on information in the Planning Department's files and provided by the project sponsor, seven (7) of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as contributors to a potential historic district:

There are 14 remaining firehouses with historic integrity constructed as part of the 1952 Firehouse Bond Act. According to the attached report prepared by Page & Turnbull in March 2010 for 676 Howard Street

<sup>1</sup> Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Environmental Planning, July 15, 2011.

<sup>2</sup> Page & Turnbull, *San Francisco Fire Station Historic Resource Study (DPR 523 A and B Forms)*, April 8, 2011. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review as part of the project file 2011.0603E.

(Station #1), these 14 firehouses constitute a potential discontinuous thematic historic district that is significant under Criterion 1 (Events) and Criterion 3 (Design/Construction). The potential **San Francisco 1952 Firehouse Bond Act Thematic Historic District** is notable for the strong collection of International Style firehouses and as the largest firehouse building campaign undertaken by the City of San Francisco. The period of significance relates to the construction campaign dates from 1952 to 1961. The district includes 5 fire stations under review in this application:

- 655 Presidio Avenue (Station #10)
- 1000 Ocean Avenue (Station #15)
- 1295 Shafter Street (Station #17)
- 1325 Leavenworth Street (Station #41)
- 2150 California Street (Station #38)

### *Integrity*

**135 Sanchez Street (Station #6)** was retrofitted in 2000, but the work did not affect the exterior elevations of the building. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

**1935 32<sup>nd</sup> Avenue (Station #18)** has had its hose tower removed; however, this alteration does not substantially affect its overall integrity. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The **San Francisco 1952 Firehouse Bond Act Thematic Historic District** retains historic integrity. All of the properties listed above retain a good degree of integrity, having undergone few major alterations since originally constructed. 655 Presidio Avenue, 1295 Shafter Street, and 1325 Leavenworth Street have all had their hose towers removed; however, all of these properties retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 720 Moscow Street, 1290 16<sup>th</sup> Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18<sup>th</sup> Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of their integrity was not conducted.

### *Character-defining Features*

The character-defining features of **135 Sanchez Street (Station #6)** include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- brick stair tower with "SFFD" signage and prominent flagpole
- slim 2-story high piloti
- full-height metal-sash windows
- streamlined red light fixtures
- simple concrete cornice

The character-defining features of **1935 32<sup>nd</sup> Avenue (Station #18)** include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- red Roman brick and stucco cladding
- aluminum awning sash ribbon windows
- glass block ornament

- outdoor patio
- simple concrete cornice

The character-defining features of the potential San Francisco 1952 Firehouse Bond Act Thematic Historic District include the following:

- reinforced concrete structure
- rectangular massing
- horizontal bands of aluminum-sash windows
- facades clad in stucco and Roman brick or ceramic/enamelled metal panels
- simple projecting cornices
- simple, rectangular hose towers

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 790 Moscow Street, 1290 16<sup>th</sup> Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18<sup>th</sup> Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, this analysis was not conducted.

**Work Scope Description:**

The Earthquake Safety and Emergency Response (ESER) Fire Station Improvement Project can be divided into three basic scopes of work:

**Focused** – Fire stations under this scope are in need of repairs to correct severe deficiencies of selected building components in order to assure station functionality for the next eight (8) to ten (10) years. This work includes, roof repairs or replacement; apparatus door repairs; window repairs and/or in-kind replacements; bathroom and kitchen upgrades; balcony repairs; wall repairs; interior ADA improvements; improvement to exterior accessibility such as sidewalk slopes and curb cuts; mechanical, electrical, plumbing system, or focused upgrades; HVAC repairs; skylight repairs; and, drives and walkways repairs. The following 12 fire stations are proposed to undergo Focused rehabilitation (identified historic resources are in bold):

- 80 Digby Street (Station #26)
- **135 Sanchez Street (Station #6)**
- 530 Sansome Street (Station #13)
- **655 Presidio Avenue (Station #10)**
- **1000 Ocean Avenue (Station #15)**
- **1295 Shafter Avenue (Station #17)**
- **1325 Leavenworth Street (Station #41)**
- 1814 Stockton Street (Station #28)
- **1935 32<sup>nd</sup> Avenue (Station #18)**
- **2150 California Street (Station #38)**
- 2155 18<sup>th</sup> Avenue (Station #40)
- 2430 San Bruno Avenue (Station #42)

**Comprehensive** – Fire stations under this scope require remedies to all deficiencies related to emergency response, health, and safety and major building systems in order to assure station functionality for 15 years. The work is similar in scope to the Focused scope of work described above, but with a higher level of intervention to ensure more longevity for the repairs. The Comprehensive scope also includes adding

an elevator where feasible. The following fire station is proposed to undergo Comprehensive rehabilitation (no identified historic resources):

- 1340 Powell Street (Station #2)

*Seismic* – Fire Stations under this scope require improvements to seismic performance in order to conform to current codes. This would involve all comprehensive renovations described above. The following two (2) fire stations are proposed to undergo Seismic rehabilitation (no identified historic resources):

- 720 Moscow Street (Station #43)
- 1290 16<sup>th</sup> Avenue (Station #22)

The proposed scopes of work would not have a significant impact on the two identified individual historic resources or on the five (5) identified contributors to the potential historic district. The work outlined under the Comprehensive and Seismic work scopes does not include buildings that are considered to be historic resources [1340 Powell Street (Station #2), 1290 16<sup>th</sup> Avenue (Station #22), 720 Moscow Street (Station #43)]. Therefore, this scope of work would not result in an adverse impact to a historic resource.

The work outlined under the Focused scopes of work would affect seven (7) identified historic resources. However, this work would be consistent with the Secretary of the Interior Standards for the Rehabilitation of Historic Resources and would, therefore, have no significant adverse impact to historic resources. An analysis of the project scopes per the applicable Standards is listed below:

*Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed projects will maintain the fire station uses of the properties and will retain their distinctive materials, features, spaces, and spatial relationships through appropriate repairs and in-kind replacement.

*Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the fire stations will be retained and preserved through the careful preservation and retention of all distinctive features, spaces, and spatial relationships that characterize the property. No character-defining features or materials are proposed for alteration or removal.

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

The projects will not add new exterior features to the fire stations or alter the facades in a way that would create a false sense of historical development.

*Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

None of the buildings have changes that have acquired historical significance in their own right. The buildings were constructed in the Mid-20<sup>th</sup>-Century period and any later alterations occurred within recent history without sufficient passage of time to warrant objective historical evaluation.

*Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved. As modern buildings, the fire stations have spare ornamentation and articulation which will remain in place. The windows and doors will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. The flat roofs will be repaired or replaced as needed but will retain their original flat form. This will preserve the character-defining rectangular volume of these buildings.

*Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The existing windows will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. Similarly, the roofs will be repaired or replaced as needed but will retain their original flat form. The roofing materials are not character-defining features of these resources.

*Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed for this project.

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

No new additions or exterior alterations are proposed for this project.

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

No new additions or exterior alterations are proposed for this project.

### Conclusions

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations to an existing structure. The proposed project work scope identified above would meet these criteria.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current

proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.