

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: July 18, 2023

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, July 18, 2023

The following file was forwarded as a **COMMITTEE REPORT** to the Board meeting, Tuesday, July 18, 2023. This item was acted upon at the Committee Meeting on Monday, July 17, 2023, at 1:30 p.m., by the votes indicated below.

Item No. 73 File No. 230690

Ordinance amending the Planning Code to designate Parkside Branch Library, situated within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

RECOMMENDED AS A COMMITTEE REPORT

Vote:

Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney

1 [Planning Code - Landmark Designation - Parkside Branch Library]

2

3 **Ordinance amending the Planning Code to designate Parkside Branch Library, situated**
4 **within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel**
5 **Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in**
6 **Article 10 of the Planning Code; affirming the Planning Department's determination**
7 **under the California Environmental Quality Act; and making public necessity,**
8 **convenience, and welfare findings under Planning Code, Section 302, and findings of**
9 **consistency with the General Plan, and the eight priority policies of Planning Code,**
10 **Section 101.1.**

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

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

19 Section 1. CEQA and Land Use Findings.

20 (a) The Planning Department has determined that the actions contemplated in this
21 ordinance comply with the California Environmental Quality Act (California Public Resources
22 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
23 Supervisors in File No. 230690 and is incorporated herein by reference. The Board of
24 Supervisors affirms this determination.

25 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
proposed landmark designation of Parkside Branch Library, a branch library of the San

1 Francisco library system, situated within McCoppin Square Park, 1200 Taraval Street, a
2 portion of Assessor's Parcel Block No. 2351, Lot No. 001, will serve the public necessity,
3 convenience, and welfare for the reasons set forth in Historic Preservation Commission
4 Resolution No. 1330, recommending approval of the proposed designation, which is
5 incorporated herein by reference.

6 (c) On May 17, 2023, the Historic Preservation Commission, in Resolution No. 1330,
7 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
8 with the City's General Plan and with the eight priority policies of Planning Code Section
9 101.1. The Board adopts these findings as its own.

10

11 Section 2. General Findings.

12 (a) On December 13, 2022, the Board of Supervisors adopted Resolution No. 540-22,
13 initiating landmark designation of Parkside Branch Library as a San Francisco Landmark
14 pursuant to Section 1004.1 of the Planning Code. On December 22, 2022, the Mayor
15 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
16 Board File No. 221110.

17 (b) Pursuant to Charter Section 4.135, the Historic Preservation Commission has
18 authority "to recommend approval, disapproval, or modification of landmark designations and
19 historic district designations under the Planning Code to the Board of Supervisors."

20 (c) Planning Department Preservation staff prepared a Landmark Designation Fact
21 Sheet for Parkside Branch Library. All preparers meet the Secretary of the Interior's
22 Professional Qualification Standards for historic preservation program staff, as set forth in
23 Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for
24 accuracy and conformance with the purposes and standards of Article 10 of the Planning
25 Code.

1 (d) The Historic Preservation Commission, at its regular meeting of May 17, 2023,
2 reviewed Planning Department staff's analysis of the historical significance of Parkside
3 Branch Library set forth in the Landmark Designation Fact Sheet dated May 10, 2023.

4 (e) On May 17, 2023, after holding a public hearing on the proposed designation, and
5 having considered the specialized analyses prepared by Planning Department staff and the
6 Landmark Designation Fact Sheet, the Historic Preservation Commission recommended
7 designation of Parkside Branch Library as a landmark under Article 10 of the Planning Code
8 by Resolution No. 1330. Said resolution is on file with the Clerk of the Board in Board File No.
9 230690.

10 (f) The Board of Supervisors hereby finds that Parkside Branch Library has a special
11 character and special historical, architectural, and aesthetic interest and value, and that its
12 designation as a Landmark will further the purposes of and conform to the standards set forth
13 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
14 the findings of the Landmark Designation Fact Sheet.

15
16 Section 3. Designation.

17 Pursuant to Section 1004.3 of the Planning Code, Parkside Branch Library, situated in
18 McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351,
19 Lot No. 001, is hereby designated as a San Francisco Landmark under Article 10 of the
20 Planning Code. Appendix A to Article 10 of the Planning Code is hereby amended to include
21 this property.

22
23 Section 4. Required Data.

24 (a) The description, location, and boundary of the Landmark site consists of the portion
25 of the City parcel located at 1200 Taraval Street, in Assessor's Parcel Block No. 2351, Lot No.

1 001, that is owned and operated by San Francisco Public Library, in San Francisco's Outer
2 Sunset neighborhood. The Landmark site lies at the southeastern corner of McCoppin Square
3 Park and is generally bounded by the external structure of the Parkside Library Building and
4 does not include the adjacent Recreation and Park Department property.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
7 Planning Department Record Docket No. 2021-0011368DES. In brief, Parkside Branch
8 Library is eligible for local designation under the following National Register of Historic Places
9 criteria: (1) under Criterion A (Events), the Parkside Branch Library is representative of social
10 and cultural shifts in post-war American library programming and a reflection of principles of the
11 modern public library promoted by the American Library Association after World War II; and
12 (2) under Criterion C (Design/Construction) said library embodies the principles of mid-
13 twentieth century American public library design, displays a signature and innovative style
14 developed by Appleton & Wolfard for this mid-century branch library building campaign, and is
15 representative of the work of Appleton & Wolfard, an architectural firm of merit, and of the
16 firm's collaboration with renowned landscape architect Laurence Halprin on design of the
17 original landscape.

18 (c) The particular features that shall be preserved, or replaced in-kind as determined
19 necessary, are those shown in photographs and/or described in the Landmark Designation
20 Fact Sheet, which can be found in Planning Department Record Docket No. 2021-
21 011368DES, and which are incorporated in this designation by reference as though fully set
22 forth. Specifically, the following features are character-defining and shall be preserved or
23 replaced in kind:

24 (1) All those exterior elevations, form, massing, structure, rooflines, architectural
25 ornament, and materials of Parkside Branch Library, identified as:

1 (A) One-story height, partially built into hillside, and set back from street
2 on grassy hill;

3 (B) Size, shape, and configuration of roof and eaves, specifically, the
4 combination of a strong scissor/butterfly roof with boxed and exposed rafters and wide
5 projecting eaves and of a soft, low-pitched gable roof with boxed rafters and moderate
6 projecting eaves;

7 (C) Size, shape, and configuration of red brick, stacked bond, masonry
8 walls, unpainted;

9 (D) Locations, sizes, shapes, and configurations of the original window
10 fenestration pattern, including the way many of the openings extend up to the eaves or are
11 irregularly shaped to match openings or gables;

12 (E) Window systems of standard extruded metal components with a clear
13 or dark finish (existing window systems are not original, but are replacements installed during
14 the 2008-2010 building renovation that are compatible with the building's historic
15 characteristics);

16 (F) Configuration of windows (existing windows are not original, but their
17 configuration echoes the original window configurations), specifically:

18 i. Horizontal mullions in tall openings at saw-tooth wall at front
19 facade;

20 ii. Alternating bays of fixed and stacked hopper sash in the band of
21 openings that extends under the eave at east end of front façade;

22 iii. Minimizing number and size of horizontal mullions in large
23 openings at rear (north) elevation facing into Park;

24 (G) Location, size, shape, configuration, and wood detailing of the large
25 display windows and display cases adjacent to main entrance and within interior vestibule;

1 (H) Location of main entrance and original wood framing details at
2 transom and around main and secondary entry openings at main entrance vestibule;

3 (I) Location, configuration, and materials of the brick stairs leading from
4 Taraval Street up to landing at main entrance;

5 (J) Red brick, stacked bond, masonry retaining wall that extends along
6 the perimeter of the front façade and wraps around the east elevation forming the base of the
7 building wall;

8 (K) Low, red brick planters adjacent to main entrance and stairs;

9 (L) Exterior sign comprised of non-illuminated metal pin letters on red
10 brick pier adjacent to main entrance;

11 (M) Outdoor terrace at north elevation, including red brick, stacked bond,
12 masonry retaining wall, red brick and concrete planters, and patterned paving of concrete
13 bordered with red brick; and

14 (2) The following character-defining interior features of Parkside Branch Library,
15 all of which were historically accessible to the public:

16 (A) Open floor plan at entrance with visual connections to fireplace and
17 exposed brick walls of the original reading/browsing room and to the large window openings
18 and outdoor terrace at rear elevation;

19 (B) Exposed red brick, stacked bond, masonry walls, unpainted;

20 (C) Fireplace and copper hood with red brick hearth that extends along
21 surrounding wall to form a built-in bench;

22 (D) Cork floor in western portion of building;

23 (E) Ceiling light fixtures in former reading/browsing room (now children's
24 area) installed within series of boxed insets in the otherwise flat ceiling.

25

1 Section 5. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 APPROVED AS TO FORM:
7 DAVID CHIU, City Attorney

8 By: /s/ Peter R. Miljanich
9 PETER R. MILJANICH
 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - Parkside Branch Library]

Ordinance amending the Planning Code to designate Parkside Branch Library, situated within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: the Parkside Branch Library, situated within McCoppin Square Park, at 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001. The ordinance finds that the Parkside Branch Library is eligible for local designation because it: (1) is representative of social and cultural shifts in post-war American library programming and a reflection of principles of the modern public library promoted by the American Library Association after World War II; and (2) embodies the principles of mid-twentieth century American public library design, displays a signature and innovative style, and is representative of the work of an architectural firm of merit and of that firm's collaboration with a renowned landscape architect.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind, as determined necessary.

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May 31, 2023

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Engardio
Board of Supervisors
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Via email only

Re: **Transmittal of Planning Department Case Number 2021-011368DES**
Parkside Branch Library (1200 Taraval Street) Landmark Designation
BOS File No. 221110

Dear Ms. Calvillo and Supervisor Engardio,

On May 17, 2023, the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a draft ordinance to landmark Parkside Branch Library (1200 Taraval Street), a portion of Assessor's Parcel Block No. 0172, Lot No. 010. On December 22, 2022, the Board of Supervisors adopted Resolution No. 540-22 initiating landmark designation of Parkside Branch Library.

At the hearing, the HPC voted to approve with modifications a resolution to recommend landmark designation pursuant to Article 10 of the Planning Code. The HPC proposed a modification to the draft ordinance to amend one of the character-defining features, specifically, Section 4(c)(2)(E), to:

(E) Ceiling light fixtures in former reading/browsing room (now children's area) installed within series of boxed insets in the otherwise flat ceiling.

The proposed landmark designation is exempt from the California Environmental Quality Act ("CEQA") as a Class 8 categorical exemption.

Please find attached documents related to the HPC's action. Also attached is an electronic copy of the proposed ordinance and Legislative Digest, drafted by Deputy City Attorney Peter Miljanich. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

Cc: Peter Miljanich, City Attorney's Office
Jonathan Goldberg, Legislative Aide
Erica Major, Office of the Clerk of the Board
Rich Sucre, Planning Department, Deputy Director of Current Planning
Pilar LaValley, Planning Department
Maureen Singleton, Library
Kerstin Kalchmayr, Recreation and Park Department
board.of.supervisors@sfgov.org
bos.legislation@sfgov.org

Attachments:

Draft Article 10 Landmark Designation Ordinance – Parkside Branch Library
Historic Preservation Commission Resolution No. 1330
Planning Department Recommendation Executive Summary, dated May 17, 2023
Article 10 Landmark Designation Fact Sheet – Parkside Branch Library
CEQA Determination

1 [Planning Code - Landmark Designation - Parkside Branch Library]

2

3 **Ordinance amending the Planning Code to designate Parkside Branch Library, situated**
 4 **within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel**
 5 **Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in**
 6 **Article 10 of the Planning Code; affirming the Planning Department's determination**
 7 **under the California Environmental Quality Act; and making public necessity,**
 8 **convenience, and welfare findings under Planning Code, Section 302, and findings of**
 9 **consistency with the General Plan and the eight priority policies of Planning Code,**
 10 **Section 101.1.**

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

15

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

17

18 Section 1. CEQA and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this
 20 ordinance comply with the California Environmental Quality Act (California Public Resources
 21 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
 22 Supervisors in File No. _____ and is incorporated herein by reference. The Board of
 23 Supervisors affirms this determination.

24 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
 25 proposed landmark designation of Parkside Branch Library, a branch library of the San

1 Francisco library system, situated within McCoppin Square Park, 1200 Taraval Street, a
2 portion of Assessor's Parcel Block No. 2351, Lot No. 001, will serve the public necessity,
3 convenience, and welfare for the reasons set forth in Historic Preservation Commission
4 Resolution No. _____, recommending approval of the proposed designation, which is
5 incorporated herein by reference.

6 (c) On May 17, 2023, the Historic Preservation Commission, in Resolution No.
7 _____, adopted findings that the actions contemplated in this ordinance are
8 consistent, on balance, with the City's General Plan and with the eight priority policies of
9 Planning Code Section 101.1. The Board adopts these findings as its own.

10

11 Section 2. General Findings.

12 (a) On December 13, 2022, the Board of Supervisors adopted Resolution No. 540-22,
13 initiating landmark designation of Parkside Branch Library as a San Francisco Landmark
14 pursuant to Section 1004.1 of the Planning Code. On December 22, 2022, the Mayor
15 approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in
16 Board File No. 221110.

17 (b) Pursuant to Charter Section 4.135, the Historic Preservation Commission has
18 authority "to recommend approval, disapproval, or modification of landmark designations and
19 historic district designations under the Planning Code to the Board of Supervisors."

20 (c) Planning Department Preservation staff prepared a Landmark Designation Fact
21 Sheet for Parkside Branch Library. All preparers meet the Secretary of the Interior's
22 Professional Qualification Standards for historic preservation program staff, as set forth in
23 Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for
24 accuracy and conformance with the purposes and standards of Article 10 of the Planning
25 Code.

1 (d) The Historic Preservation Commission, at its regular meeting of May 17, 2023,
2 reviewed Planning Department staff's analysis of the historical significance of Parkside
3 Branch Library set forth in the Landmark Designation Fact Sheet dated May 10, 2023.

4 (e) On May 17, 2023, after holding a public hearing on the proposed designation, and
5 having considered the specialized analyses prepared by Planning Department staff and the
6 Landmark Designation Fact Sheet, the Historic Preservation Commission recommended
7 designation of Parkside Branch Library as a landmark under Article 10 of the Planning Code
8 by Resolution No. _____. Said resolution is on file with the Clerk of the Board in Board
9 File No. _____.

10 (f) The Board of Supervisors hereby finds that Parkside Branch Library has a special
11 character and special historical, architectural, and aesthetic interest and value, and that its
12 designation as a Landmark will further the purposes of and conform to the standards set forth
13 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
14 the findings of the Landmark Designation Fact Sheet.

15
16 Section 3. Designation.

17 Pursuant to Section 1004.3 of the Planning Code, Parkside Branch Library, situated in
18 McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351,
19 Lot No. 001, is hereby designated as a San Francisco Landmark under Article 10 of the
20 Planning Code. Appendix A to Article 10 of the Planning Code is hereby amended to include
21 this property.

22
23 Section 4. Required Data.

24 (a) The description, location, and boundary of the Landmark site consists of the portion
25 of the City parcel located at 1200 Taraval Street, in Assessor's Parcel Block No. 2351, Lot No.

1 001, that is owned and operated by San Francisco Public Library, in San Francisco's Outer
2 Sunset neighborhood. The Landmark site lies at the southeastern corner of McCoppin Square
3 Park and is generally bounded by the external structure of the Parkside Library Building and
4 does not include the adjacent Recreation and Park Department property.

5 (b) The characteristics of the Landmark that justify its designation are described and
6 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
7 Planning Department Record Docket No. 2021-0011368DES. In brief, Parkside Branch
8 Library is eligible for local designation under the following National Register of Historic Places
9 criteria: (1) under Criterion A (Events), the Parkside Branch Library is representative of social
10 and cultural shifts in post-war American library programming and a reflection of principles of the
11 modern public library promoted by the American Library Association after World War II; and
12 (2) under Criterion C (Design/Construction) said library embodies the principles of mid-
13 twentieth century American public library design, displays a signature and innovative style
14 developed by Appleton & Wolfard for this mid-century branch library building campaign, and is
15 representative of the work of Appleton & Wolfard, an architectural firm of merit, and of the
16 firm's collaboration with renowned landscape architect Laurence Halprin on design of the
17 original landscape.

18 (c) The particular features that shall be preserved, or replaced in-kind as determined
19 necessary, are those shown in photographs and/or described in the Landmark Designation
20 Fact Sheet, which can be found in Planning Department Record Docket No. 2021-
21 011368DES, and which are incorporated in this designation by reference as though fully set
22 forth. Specifically, the following features are character-defining and shall be preserved or
23 replaced in kind:

24 (1) All those exterior elevations, form, massing, structure, rooflines, architectural
25 ornament, and materials of Parkside Branch Library, identified as:

1 (A) One-story height, partially built into hillside, and set back from street
2 on grassy hill;

3 (B) Size, shape, and configuration of roof and eaves, specifically, the
4 combination of a strong scissor/butterfly roof with boxed and exposed rafters and wide
5 projecting eaves and of a soft, low-pitched gable roof with boxed rafters and moderate
6 projecting eaves;

7 (C) Size, shape, and configuration of red brick, stacked bond, masonry
8 walls, unpainted;

9 (D) Locations, sizes, shapes, and configurations of the original window
10 fenestration pattern, including the way many of the openings extend up to the eaves or are
11 irregularly shaped to match openings or gables;

12 (E) Window systems of standard extruded metal components with a clear
13 or dark finish (existing window systems are not original, but are replacements installed during
14 the 2008-2010 building renovation that are compatible with the building's historic
15 characteristics);

16 (F) Configuration of windows (existing windows are not original, but their
17 configuration echoes the original window configurations), specifically:

18 i. Horizontal mullions in tall openings at saw-tooth wall at front
19 facade;

20 ii. Alternating bays of fixed and stacked hopper sash in the band of
21 openings that extends under the eave at east end of front façade;

22 iii. Minimizing number and size of horizontal mullions in large
23 openings at rear (north) elevation facing into Park;

24 (G) Location, size, shape, configuration, and wood detailing of the large
25 display windows and display cases adjacent to main entrance and within interior vestibule;

1 (H) Location of main entrance and original wood framing details at
2 transom and around main and secondary entry openings at main entrance vestibule;

3 (I) Location, configuration, and materials of the brick stairs leading from
4 Taraval Street up to landing at main entrance;

5 (J) Red brick, stacked bond, masonry retaining wall that extends along
6 the perimeter of the front façade and wraps around the east elevation forming the base of the
7 building wall;

8 (K) Low, red brick planters adjacent to main entrance and stairs;

9 (L) Exterior sign comprised of non-illuminated metal pin letters on red
10 brick pier adjacent to main entrance;

11 (M) Outdoor terrace at north elevation, including red brick, stacked bond,
12 masonry retaining wall, red brick and concrete planters, and patterned paving of concrete
13 bordered with red brick; and

14 (2) The following character-defining interior features of Parkside Branch Library,
15 all of which were historically accessible to the public:

16 (A) Open floor plan at entrance with visual connections to fireplace and
17 exposed brick walls of the original reading/browsing room and to the large window openings
18 and outdoor terrace at rear elevation;

19 (B) Exposed red brick, stacked bond, masonry walls, unpainted;

20 (C) Fireplace and copper hood with red brick hearth that extends along
21 surrounding wall to form a built-in bench;

22 (D) Cork floor in western portion of building;

23 (E) Ceiling light fixtures in former reading/browsing room (now children's
24 area), comprised of circular translucent glass and metal fixtures installed within series of
25 boxed insets in the otherwise flat ceiling.

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Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1330

HEARING DATE: MAY 17, 2023

Record No.: 2021-011368DES
Project Address: 1200 Taraval Street (Parkside Branch Library)
Zoning: P PUBLIC
OS Height and Bulk District
Cultural District: Sunset Chinese
Block/Lot: 2351/001 (portion of)
Project Sponsor: SF Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: City and County of San Francisco (San Francisco Public Library)
501 Stanyan Street
San Francisco, CA 94117
Staff Contact: Pilar LaValley (628-652-7372)
pilar.lavalley@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF PARKSIDE BRANCH LIBRARY (1200 TARAVAL STREET), A PORTION OF ASSESSOR'S PARCEL BLOCK NO. 2351, LOT NO. 001, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10

1. WHEREAS, on October 25, 2022, former Supervisor Mar introduced a Resolution under Board of Supervisors (hereinafter "Board") File No. 221110 to initiate the Landmark designation process for Parkside Branch Library (1200 Taraval Street), a portion of Assessor's Parcel Block No. 2351, Lot No. 001; and
2. WHEREAS, on December 12, 2022, the Board of Supervisors at its Land Use and Transportation Committee meeting voted unanimously to Recommend to the full Board approval of the Resolution to initiate Landmark Designation (Board File No. 221110); and
3. WHEREAS, on December 13, 2022, the Board voted unanimously to adopt the Resolution to initiate Landmark Designation and to extend the prescribed time within which the Historic Preservation Commission may render its decision by 90 days, for a total of 180 days, and on December 22, 2022, Resolution No. 540-22 became effective (Board File No. 221110); and

4. WHEREAS, Department Staff, who meet the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Fact Sheet for Parkside Branch Library (1200 Taraval Street), which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and
5. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 17, 2023, reviewed Department staff's analysis of Parkside Branch Library architectural and historical significance pursuant to Article 10 as part of the Landmark Designation Executive Summary dated May 10, 2023, and recommended Landmark designation through this Resolution; and
6. WHEREAS, the Historic Preservation Commission finds that the nomination of Parkside Branch Library as a Landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
7. WHEREAS, the Historic Preservation Commission finds that Parkside Branch Library is eligible for local designation for its association with the social and cultural shifts in post-war American library programming and design, and reflects principles of the modern public library promoted by the American Library Association after World War II; and
8. WHEREAS, the Historic Preservation Commission finds that the designation of Parkside Branch Library is also proper given its architectural significance as it embodies the principles of mid-twentieth century American public library design, displays the signature and innovative style developed by Appleton & Wolfard for the eight branches constructed during a focused building campaign of modern branch libraries between 1951 and 1966, and is representative of the work of Appleton & Wolfard, an architectural firm of merit, and of the firm's collaboration with renowned landscape architect Laurence Halprin on design of the original landscape; and
9. WHEREAS, the Historic Preservation Commission finds that Parkside Branch Library meets one of the Historic Preservation Commission's four priority areas for designation: property types in underrepresented geographies in the city. Within the Sunset, west of 19th Avenue, south of Lincoln Way, and north of the city line, there are four individual landmarks: Earthquake Refugee Shack (1227 24th Avenue, Landmark No. 171); Shriner's Hospital (1601 19th Avenue, Landmark No. 221); Infant Shelter (1201 Ortega Street, Landmark No. 242); and, Trocadero Clubhouse (within Sigmund Stern Recreation Grove at 19th Avenue and Sloat Boulevard, Landmark No. 301); and
10. WHEREAS, the Historic Preservation Commission finds that Parkside Branch Library meet the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
11. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet and draft Ordinance, as amended to remove description of non-historic light fixtures from list of character-defining features, relate to the building's architectural and historical significance, retain historic integrity, and should be considered for preservation under the proposed landmark designation; and
12. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be

preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and

13. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical), as an action taken by a regulatory agency for the protection of the environment; and

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of Parkside Branch Library (1200 Taraval Street), a portion of Assessor's Parcel Block No. 2351, Lot No. 001 consistent with the purposes and standards of Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on May 17, 2023.



Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2023.05.24 10:59:10 -0700

Jonas P. Ionin
Commission Secretary

AYES: Wright, Foley, So, Nageswaran, Matsuda

NOES: None

ABSENT: Johns

ADOPTED: May 17, 2023



LANDMARK DESIGNATION RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: MAY 17, 2023

Record No.: 2021-011368DES
Project Address: 1200 Taraval Street (Parkside Branch Library)
Zoning: P PUBLIC
 OS Height and Bulk District
Cultural District: Sunset Chinese
Block/Lot: 2351/001 (portion of)
Project Sponsor: SF Planning Department
 49 South Van Ness Avenue, Suite 1400
 San Francisco, CA 94103
Property Owner: City and County of San Francisco (Recreation and Parks Department & Public Library)
 501 Stanyan Street
 San Francisco, CA 94117
Staff Contact: Pilar LaValley (628-652-7372)
pilar.lavalley@sfgov.org
Environmental Review: Categorical Exemption

Recommendation: Recommend Landmark Designation to Board of Supervisors

Property Description

Parkside Branch Library, at 1200 Taraval Street, is located within McCoppin Square Park, which occupies the block bounded by Santiago Street, 22nd Avenue, Taraval Street, and 24th Avenue (Assessor’s Parcel Block No. 2351; Lot 001), in San Francisco’s Outer Sunset neighborhood. The library occupies the southeastern corner of McCoppin Square Park and is oriented towards the neighborhood commercial services along Taraval Street. The east side of 22nd Avenue is characterized by single and multi-family homes primarily constructed between the 1920s through the 1940s.

Parkside Branch Library, designed by the architectural firm Appleton & Wolfard and constructed in 1951, served as a proto-type building, embodying modern library theory and design principles, for the seven other branch libraries constructed during a focused building campaign by the City and County of San Francisco between 1951 and 1966. Parkside Branch Library, like the other seven branch libraries of this mid-century building campaign, all designed by Appleton & Wolfard, embodies the principles of mid-twentieth century American public library design, including basic characteristics such as simplicity of form, openness, and functional layout, with a low-slung, residential scale.

The Parkside Branch Library is low-slung, vaguely rectangular in plan, and partially built into the hillside. The front (south) elevation of the building is set back from the street on a grassy hill. The main entrance is accessed from a flight of red brick stairs with simple metal handrail or by a concrete ramp sloping up from the corner of 22nd Avenue and Taraval Street. A terrace, enclosed by a red brick retaining wall, extends from the north elevation.

The west end of the building is highlighted by saw-tooth walls (at front façade) and an angled butterfly roof while the east end of the building has a low-pitched gable roof. Deep, boxed, overhanging eaves extend from the brick masonry walls to shade the abundant windows. Walls are stacked bond red brick except at the east end of the structure, which is an addition and is clad with painted horizontal siding. Window openings are large and often extend up to the eaves or match irregular shape of gable. All windows were replaced as part of the 2008-2010 renovation of the building and are bronze or dark-colored anodized metal with either fixed or hopper-operation.

Project Description

The item before the Historic Preservation Commission is consideration of a Resolution to Recommend Article 10 landmark designation of Parkside Branch Library, including interior features and spaces, to the Board of Supervisors under Article 10 of the Planning Code, Section 1004.2. The pending Landmark designation was initiated by the Board of Supervisors.

On October 25, 2022, former Supervisor Mar introduced a proposed Resolution under Board of Supervisors (hereinafter “Board”) File No. 221110 to initiate the Landmark designation of Parkside Branch Library. At hearing of the Land Use Committee of the Board on December 12, 2022, the committee voted unanimously to Recommend to the full Board approval of the Resolution to initiate Landmark Designation. On December 12, 2022, the Board voted unanimously to approve the Resolution, and on December 22, 2022, with the Mayor’s signature, Resolution No. 540-22 initiating landmark designation of Parkside Branch Library became effective.

The Historic Preservation Commission at its regularly scheduled meeting on September 16, 2009, reviewed staff analysis of the historical significance of the Appleton & Wolfard Libraries, including Parkside Branch Library, per the National Register criteria, and at its regularly scheduled hearing on October 7, 2009, the Commission approved initiation of landmark designation for five of these branch libraries by Resolution No. 638. The Commission did not include Parkside Branch Library in this initiation action, instead directing Planning Department staff to calendar initiation of landmark designation for review by the Historic Preservation Commission at a future public hearing after completion of the Branch Library Improvement Program. Parkside Branch Library reopened in November 2010 after an extensive renovation, but a hearing to initiate landmark designation was never scheduled.

Compliance With Planning Code

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

Article 10 of the Planning Code.

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject property meets the requirements for eligibility as an individual landmark pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheet, and briefly in this Executive Summary.

Significance: Parkside Branch Library, 1200 Taraval Street, was constructed in 1951 as the prototype for the focused building campaign of modern branch libraries, known as the Appleton & Wolfard Libraries, consisting of eight buildings constructed between 1951 and 1966. Parkside Branch Library is historically significant for association with the social and cultural shifts in post-war American library programming and design and reflects philosophies of the modern public library promoted by the American Library Association after World War II. Parkside Branch Library is also architecturally significant as it embodies the principles of mid-twentieth century American public library design, displays a signature and innovative style developed by Appleton & Wolfard for the branch libraries constructed during this focused building campaign, and is representative of the work of Appleton & Wolfard, an architectural firm of merit, and of the firm's collaboration with renowned landscape architect Laurence Halprin on design of the original landscape.

Underrepresented Landmark Types: The proposed landmark designation meets one of the Historic Preservation Commission's four priority areas for designation: property types in underrepresented geographies in the city. Within the Sunset and Outer Sunset, west of 19th Avenue, south of Lincoln Way, and north of the city line, there are only four individual landmarks: Earthquake Refugee Shack (1227 24th Avenue, Landmark No. 171); Shriner's Hospital (1601 19th Avenue, Landmark No. 221); Infant Shelter (1201 Ortega Street, Landmark No. 242); and, Trocadero Clubhouse (within Sigmund Stern Recreation Grove at 19th Avenue and Sloat Boulevard, Landmark No. 301).

Integrity: Parkside Branch Library underwent an extensive renovation between 2008 and 2010 that included replacement of all windows, construction of an addition at the east end of the building, new access ramp and landscaping, and interior remodeling. This renovation, while extensive, was sympathetic and careful to respect Appleton & Wolfard's influential design and vision, such that Parkside Branch Library (1200 Taraval Street), including interior features, maintains integrity to convey its architectural and historical significance. See attached Landmark Designation Fact Sheet for further analysis.

Draft Character-Defining Features: Proposed exterior and interior character-defining features of Parkside Branch Library (1200 Taraval Street) are:

(1) All those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of Parkside Branch Library, identified as:

(A) One-story height, partially built into hillside, and set back from street on grassy hill;

- (B) Size, shape, and configuration of roof and eaves, specifically, the combination of a strong scissor/butterfly roof with boxed and exposed rafters and wide projecting eaves and of a soft low-pitched gable roof with boxed rafters and moderate projecting eaves;
 - (C) Size, shape, and configuration of red brick, stacked bond, masonry walls, unpainted;
 - (D) Locations, sizes, shapes, and configurations of the original window fenestration pattern, including the way many of the openings extend up to the eaves or are irregularly shaped to match openings or gables;
 - (E) Window systems of standard extruded metal components with a clear or dark finish (existing window systems are not original, but are replacements installed during the 2008-2010 building renovation that are compatible with the building's historic character);
 - (F) Configuration of windows (existing windows are not original, but their configuration echoes the original window configurations), specifically:
 - i. Horizontal mullions in tall openings at saw-tooth wall at front facade;
 - ii. Alternating bays of fixed and stacked hopper sash in the band of openings that extends under the eave at east end of front façade;
 - iii. Minimizing number and size of horizontal mullions in large openings at rear (north) elevation facing into Park;
 - (G) Location, size, shape, configuration, and wood detailing of the large display windows and display cases adjacent to main entrance and within interior vestibule;
 - (H) Location of main entrance and original wood framing details at transom and around main and secondary entry openings at main entrance vestibule;
 - (I) Location, configuration, and materials of the brick stairs leading from Taraval Street up to landing at main entrance;
 - (J) Red brick, stacked bond, masonry retaining wall that extends along the perimeter of the front façade and wraps around the east elevation forming the base of the building wall;
 - (K) Low, red brick planters adjacent to main entrance and stairs;
 - (L) Exterior sign comprised of non-illuminated metal pin letters on red brick pier adjacent to main entrance;
 - (M) Outdoor terrace at north elevation, including red brick, stacked bond, masonry retaining wall, red brick and concrete planters, and patterned paving of concrete bordered with red brick; and
- (2) The following character-defining interior features of Parkside Branch Library, all of which were historically accessible to the public:
- (A) Open floor plan at entrance with visual connections to fireplace and exposed brick walls of the original reading/browsing room and to the large window openings and outdoor terrace at rear elevation;
 - (B) Exposed red brick, stacked bond, masonry walls, unpainted;
 - (C) Fireplace and copper hood with red brick hearth that extends along surrounding wall to form a built-in bench;
 - (D) Cork floor in western portion of building; and
 - (E) Ceiling light fixtures in former reading/browsing room (now children's area), comprised of metal and translucent glass, within series of boxed insets in the otherwise flat ceiling.

Boundaries of the Landmark: The proposed Landmark encompasses that portion of Assessor's Parcel Block No. 2351, Lot No. 001, at the southeastern corner of McCoppin Square Park, that is owned and operated by San Francisco Public Library and does not include the adjacent Recreation and Park Department's property.

Racial and Social Equity Analysis

On July 15, 2020, the San Francisco Historic Preservation Commission adopted [Resolution No. 1127](#) centering Preservation Planning on racial and social equity. Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Preservation Planning documents provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the Office of Racial Equity, which required all Departments to conduct this analysis.

The proposed landmark designation of Parkside Branch Library makes no substantive policy changes to the Planning Code or the Planning Department's procedures. The proposed landmark designation produces few, if any, opportunities to advance racial and social equity.

Staff does not foresee any direct or unintended negative consequences from the proposed landmark designation.

Public / Neighborhood Input

Parkside Branch Library has been recognized by preservation group Parkside Heritage, an independent affinity group with San Francisco Heritage run by the Parkside neighborhood, as an important local institution and a priority for landmark designation projects in the Parkside District.

Several written comments in support of designation were submitted to Board of Supervisors and are attached.

Issues & Other Considerations

- **Interior Character-Defining Features:** Inclusion of interior spaces and features as character-defining is warranted as these spaces, which historically functioned as publicly accessible library reading rooms, are representative of the architectural design and institutional use for which the building is significant.
- **Property owner input:**
 - In September 2021, the Department notified the property owner of the intent to move forward with finalizing the landmark designation process for the Parkside Branch Library. The Department has held several meetings on the proposed designation with representatives of San Francisco Public Library.
 - In September 2022, the Department coordinated with the Library, Parkside Heritage, SF Heritage, and Supervisor Mar to initiate landmark designation of Parkside Branch Library. San Francisco Department of Recreation and Parks, which owns and operates McCoppin Square Park surrounding the subject building, was also included in this effort.
 - On April 27, 2023, the Department sent mailed notice to the property owner(s) regarding the landmark designation recommendation hearing scheduled for May 17, 2023. The Library has indicated support of designation.

- **Sunset Chinese Cultural District:** The project site is located within the Sunset Chinese Cultural District, established in 2022, to preserve the authenticity and cultural richness of the Sunset's working-class families and seniors, as well as enhance its cultural assets and unique character. The Sunset Chinese Cultural District encompasses the area between 19th Avenue, Great Highway, Lincoln Way, and Sloat Boulevard. The Cultural District does not possess land use controls that are specific to the subject property.

Environmental Review Status

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight-Categorical).

Basis for Recommendation

The Department **recommends** that the Historic Preservation Commission initiate the landmark designation of Parkside Branch Library as it meets the provisions of Article 10 of the Planning Code regarding Landmark Designation. Parkside Branch Library is individually eligible for its association with nationwide library modernization principles and program reform after World War II and is also architecturally significant as it embodies the principles of mid-twentieth century American public library design, displays a signature and innovative style developed by Appleton & Wolfard for the branch libraries constructed during this building campaign, and is representative of the work of Appleton & Wolfard, and architectural firm of merit, and of the firm's collaboration with renowned landscape architect Laurence Halprin on design of the original landscape.

Attachments

- Draft Resolution – Recommending Landmark Designation
- Exhibit A – Draft Landmark Designation Ordinance – Parkside Branch Library
- Exhibit B – Landmark Designation Fact Sheet for Parkside Branch Library
- Exhibit C - *Department of Parks & Recreation L Form – Post-War Development of the Modern Branch Public Library in San Francisco 1945-1964*
- Exhibit D – Maps and Context Images
- Exhibit E – Board of Supervisors Resolution No. 540-22
- Exhibit F – Public comment from Board of Supervisors initiation hearing (BOS File No. 221110)



ARTICLE 10 LANDMARK DESIGNATION FACT SHEET



Parkside Branch Library, front (south) façade, 2022
Source: Google Streetview

Historic Name:	Parkside Branch Library
Address:	1200 Taraval Street
Block/ Lot(s):	2351/001 (a portion of)
Parcel Area:	N/A
Zoning:	P (Public) OS (Open Space)
Year Built:	1951
Architect:	Appleton & Wolfard (Abraham Appleton and Harold Wolfard)
Prior Historic Studies/Other Designations:	<p><i>San Francisco's Parkside District: 1905-1957</i>, historical context statement prepared by Richard Brandi and Woody LaBounty for the Mayor's Office of Economic and Workforce Development (March 2008).</p> <p><i>Post-War Development of the Modern Branch Public Library in San Francisco 1945-1964</i>, DPR L form for Appleton & Wolfard Modern Branch Libraries, prepared by Johanna Street (March 26, 2010).</p> <p><i>San Francisco Modern Architecture and Landscape Design 1935-1970</i>, prepared by Mary Brown, San Francisco Planning Department (2011).</p>

<p>Prior HPC Actions:</p>	<p>On October 7, 2009, the Historic Preservation Commission adopted Resolution No. 638, which directed Planning Department to calendar initiation of landmark designation of Parkside Branch Library for review after completion of the Branch Library Improvement Program. No such hearing was ever scheduled.</p> <p>Marina Branch Library, built in 1953, the second library constructed during the Appleton & Wolfard Modern Branch Libraries building campaign, was designated Landmark No. 262 on November 18, 2010.</p>
<p>Significance Criteria:</p>	<p><u>Events</u>: Associated with events that have made a significant contribution to the broad patterns of our history. (National Register Criterion A)</p> <p><u>Architecture/Design</u>: Embodies the distinctive characteristics of a type, period, or method of construction, and/or represents the work of a master. (National Register Criterion C)</p>
<p>Period of Significance:</p>	<p>1951 – The period of significance for Parkside Branch Library is 1951 reflecting the date that the current building was constructed for San Francisco Public Library by Appleton & Wolfard with landscape design by Lawrence Halprin.</p>
<p>Statement of Significance:</p>	<p>Parkside Branch Library, built in 1951, was designed by the architectural firm of Appleton & Wolfard in collaboration with City Librarian, Laurence Clarke. The building broke the mold of previous branch library design and functionality and was the first of eight Mid-Century Modern-style branches constructed between 1951 and 1966. These eight libraries, all designed by Appleton & Wolfard, were constructed during a period of unprecedented commitment at the local, state, and national levels toward development of public library systems and modernization of library services and programming. At the time of its construction, Parkside Branch Library was a nationally recognized prototype for branch libraries, adapted to local ideals while successfully incorporating modern library trends that were being developed and distributed by the American Library Association after World War II. Parkside Branch Library is historically significant for association with the social and cultural shifts in post-war American library programming and design and reflects philosophies of the modern public library promoted by the American Library Association, including accessibility, functionality, and adaptability.</p> <p>Parkside Branch Library is also architecturally significant, embodying many of the principles of Mid-Century American public library design and Appleton & Wolfard’s signature and innovative style for branch libraries constructed during this building campaign. The design, which includes a novel combination of commercial and residential elements, emphasized natural light, cozy gathering spaces, and patios, much like a Modern suburban house, while also incorporating large storefront-type windows and display cases typical of retail establishments. Parkside Branch Library successfully conveys the many principles of postwar civic architecture and is representative of the work of Appleton & Wolfard, an architectural firm of merit, responsible for design of the most branch libraries in San Francisco.</p>

	<p>Appleton & Wolfard’s collaboration with renowned landscape architect Lawrence Halprin on design of the original landscape is also significant, although only some original elements of the landscape design are extant.</p>
<p>Assessment of Integrity:</p>	<p>Parkside Branch Library maintains integrity. The seven aspects of integrity as defined by the National Park Service (NPS) and the National Register of Historic Places (NRHP) are location, design, materials, workmanship, setting, feeling, and association.¹</p> <p>Parkside Branch Library, designed by Appleton & Wolfard and constructed in 1951, was renovated and expanded in 2008-2010. The renovation was sympathetic and respected Appleton & Wolfard’s influential design, and the building retains the majority of its character-defining features so that it possesses a high level of architectural integrity. Although removal of original features and building fabric affects integrity of workmanship, replacements are compatible such that the building and select landscape features retains integrity of design, location, association, workmanship, setting, and feeling.</p> <p>Overall, the Department has determined that Parkside Branch Library, inclusive of the interior features and landscape features, retains integrity to convey its historical and cultural significance.</p>
<p>Character-Defining Features:</p>	<p>(1) All those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of Parkside Branch Library, identified as:</p> <ul style="list-style-type: none"> (A) One-story height, partially built into hillside, and set back from street on grassy hill; (B) Size, shape, and configuration of roof and eaves, specifically, the combination of a strong scissor/butterfly roof with boxed and exposed rafters and wide projecting eaves and of a soft low-pitched gable roof with boxed rafters and moderate projecting eaves; (C) Size, shape, and configuration of red brick, stacked bond, masonry walls, unpainted; (D) Locations, sizes, shapes, and configurations of the original window fenestration pattern, including the way many of the openings extend up to the eaves or are irregularly shaped to match openings or gables; (E) Window systems of standard extruded metal components with a clear or dark finish (existing window systems are not original, but are replacements installed during the 2008-2010 building renovation that are compatible with the building’s historic character); (F) Configuration of windows (existing windows are not original, but their configuration echoes the original window configurations), specifically: <ul style="list-style-type: none"> i. Horizontal mullions in tall openings at saw-tooth wall at front facade;

¹ “How to Apply the National Register Criteria for Evaluation,” National Register Bulletin, U.S. Department of the Interior, National Park Service, 1995, p. 44.

	<ul style="list-style-type: none">ii. Alternating bays of fixed and stacked hopper sash in the band of openings that extends under the eave at east end of front façade;iii. Minimizing number and size of horizontal mullions in large openings at rear (north) elevation facing into Park; <p>(G) Location, size, shape, configuration, and wood detailing of the large display windows and display cases adjacent to main entrance and within interior vestibule;</p> <p>(H) Location of main entrance and original wood framing details at transom and around main and secondary entry openings at main entrance vestibule;</p> <p>(I) Location, configuration, and materials of the brick stairs leading from Taraval Street up to landing at main entrance;</p> <p>(J) Red brick, stacked bond, masonry retaining wall that extends along the perimeter of the front façade and wraps around the east elevation forming the base of the building wall;</p> <p>(K) Low, red brick planters adjacent to main entrance and stairs;</p> <p>(L) Exterior sign comprised of non-illuminated metal pin letters on red brick pier adjacent to main entrance;</p> <p>(M) Outdoor terrace at north elevation, including red brick, stacked bond, masonry retaining wall, red brick and concrete planters, and patterned paving of concrete bordered with red brick; and</p> <p>(2) The following character-defining interior features of Parkside Branch Library, all of which were historically accessible to the public:</p> <ul style="list-style-type: none">(A) Open floor plan at entrance with visual connections to fireplace and exposed brick walls of the original reading/browsing room and to the large window openings and outdoor terrace at rear elevation;(B) Exposed red brick, stacked bond, masonry walls, unpainted;(C) Fireplace and copper hood with red brick hearth that extends along surrounding wall to form a built-in bench;(D) Cork floor in western portion of building; and(E) Ceiling light fixtures in former reading/browsing room (now children's area) installed within series of boxed insets in the otherwise flat ceiling.
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Summary Statement of Significance

Parkside Branch Library, built in 1951, was designed by the architectural firm of Appleton & Wolfard in collaboration with City Librarian, Laurence Clarke. The building broke the mold of previous branch library design and functionality and was the first of eight Mid-Century Modern-style branches constructed between 1951 and 1966. These eight libraries, all designed by Appleton & Wolfard, were constructed during a period of unprecedented commitment at the local, state, and national levels toward development of public library systems and modernization of library services and programming. At the time of its construction, Parkside Branch Library was a nationally recognized prototype for branch libraries, adapted to local ideals while successfully incorporating modern library trends that were being developed and distributed by the American Library Association after World

War II. Parkside Branch Library is historically significant for association with the social and cultural shifts in post-war American library programming and design and reflects philosophies of the modern public library promoted by the American Library Association, including accessibility, functionality, and adaptability.

Parkside Branch Library is also architecturally significant, embodying many of the principles of Mid-Century American public library design and Appleton & Wolfard's signature and innovative style for branch libraries constructed during this building campaign. The design, which includes a novel combination of commercial and residential elements, emphasized natural light, cozy gathering spaces, and patios, much like a Modern suburban house, while also incorporating large storefront-type windows and display cases typical of retail establishments. Parkside Branch Library successfully conveys the many principles of postwar civic architecture and is representative of the work of Appleton & Wolfard, an architectural firm of merit, responsible for design of the most branch libraries in San Francisco. Appleton & Wolfard's collaboration with renowned landscape architect Lawrence Halprin on design of the original landscape is also significant, although only some original elements of the landscape design are extant.

Property Description and History

Parkside Branch Library, at 1200 Taraval Street, is located within McCoppin Square Park, which occupies the block bounded by Santiago Street, 22nd Avenue, Taraval Street, and 24th Avenue (Assessor's Parcel Block No. 2351; Lot 001), in San Francisco's Outer Sunset neighborhood. The library occupies the southeastern corner of McCoppin Square Park and is oriented towards the neighborhood commercial services along Taraval Street. The east side of 22nd Avenue is characterized by single and multi-family homes primarily constructed between the 1920s through the 1940s.

The front (south) elevation of the building is set back from the street on a grassy hill. The main entrance is accessed by a flight of red brick stairs with simple metal handrail or by a dog-leg concrete ramp sloping up from the corner of 22nd Avenue and Taraval Street. The ramp extends along the building frontage through a series of terraced red brick planters. Tucked into the corner formed by top of stairs and the ramp, is a red brick, rectangular planter, which may represent the only original Halprin-era planter box extant at the front of the building. West of the stairs is a red brick retaining wall that spans the front of the building and beyond, extending until it returns and runs a short way into the hillside. This retaining wall terminates into the hillside at a concrete plinth supporting a flagpole.

At the north side of the building, is an outdoor terrace enclosed by a red brick retaining wall built into the hillside. Notes on 2008-2010 renovation plans submitted for Planning Department review indicate that most features of the terrace were retained and repaired. The terrace floor has a checker-board pattern of large squares of concrete bordered by red brick. A low concrete wall, that doubles as a bench, is capped by red bricks and defines a planting bed along the outside perimeter of the terrace. At the southwest corner of terrace, adjacent to the large windows and door into the main interior space of the building, is a planting bed. The projecting eave of the east end of the building extends out over the terrace, creating a covered walkway. A contemporary metal gate provides pedestrian access at the east end of the terrace.

The Parkside Branch Library is low-slung and vaguely rectangular in plan. The west end of the building is highlighted by an angled butterfly roof while the east end of the building has a low-pitched gable roof. Deep boxed

overhanging eaves extend from the brick masonry walls to shade the abundant windows. Walls are stacked bond red brick masonry except at east end of the structure, which is clad with painted horizontal wood siding. All windows were replaced as part of the 2008-2010 renovation of the building and are bronze or dark-colored metal. At the west end of the building and at front façade of east end of the building, windows systems, which are installed within original openings, are simple extruded metal with dark finish, either fixed or hopper-operation. Operable sash have simple, flat profiles. Window systems at new openings on rear façade of east end of building, and in building addition, match other windows.

The main entrance is located at the junction of the two roof forms at front (south) façade. Contemporary metal and glass doors with large, glazed transom are flanked to west by a projecting metal and glass display window and to east by a brick clad pier with pin-mounted metal letters that spell out, "SAN FRANCISCO PUBLIC LIBRARY PARKSIDE BRANCH." West of the main entry, the exterior wall is saw-tooth in plan, allowing floor-to-ceiling windows to face east. East of the main entry, the exterior wall consists of red brick under a band of windows that extend up to the underside of the projecting boxed eaves. The band of windows have a rhythm of fixed single-lite sash alternating with stacked hopper sash in narrower openings. A narrow window, which extends from grade to roof eave, provides a physical and visual transition between the original building and the addition. At the addition, the only fenestration consists of several narrow horizontal windows just below the roof eave. All exterior sides of the addition are clad with drop-lap horizontal wood siding above a red brick base.

The rear (north) elevation has two parts - at the west end of the building is the part of the elevation that is partially set into the hillside and at east end of the building is the part of the elevation that faces into the enclosed terrace. At western part of the elevation, the upward sloping roofline extends with an eave overhang that is an open framework of painted wood. The open overhanging eave allows natural light into the wall of glazing that is arranged in four large window bays. Each window bay originally was divided into three large glass panels with vertical metal mullions. The new windows installed in 2008-2010 are situated within the original window bays but have additional horizontal divisions to provide operable sash. A large window with contemporary metal and glass door opens onto the west side of the terrace. The rest of the north elevation, facing the terrace, consists of a large band of windows, which were added during the 2008-2010 renovation.

The west wall of the building is a solid expanse of stacked bond, red brick following the slope of the eave of the butterfly roof and the site. The north side of the wall slopes upward and is capped by painted wood fascia. The south side of the wall is not sloped and is capped with concrete. An exaggerated brick chimney with concrete cap projects from this wall.

The east elevation is clad with painted drop-lap horizontal siding resting on red brick base. Irregularly shaped metal windows and ventilation screens are tucked into the gable end.

The main entrance opens into a vestibule with exposed red brick walls, cork flooring, and dual-sided display cases. These display cases are located at opposite corners of the vestibule with tall, enclosed bases capped by an upward curving wood lip that wraps around the exposed sides of each display case. On exterior, this wood lip is capped with metal framing, integrating it with the metal window system. At the interior, the display cases are framed with wood with butt-glazed corner joints and sliding-glass panels to access the display areas. Adjacent to the interior display case is a wood framed opening between vestibule and main interior space. The wood framing in the vestibule, around the opening into the main space, on the display cases, and on baseboard, appears to be original.

The interior of the building is organized along a central spine, running east-west, with the up-sloping ceilings of the west end of the building highlighting the main spaces, currently denoted as the “children’s area” and “adult area.” East of the entry are the circulation space, “teen area,” and staff workspaces, which have cork flooring, flat, plaster ceilings, and contemporary hanging light fixtures. Restrooms and mechanical rooms are at the east end of this wing.

The western portion of the building is two large rooms, characterized by cork floors and upward sloping ceilings. The “children’s area,” formerly the Browsing or Reading Room, is highlighted by the saw-tooth shaped walls and fireplace with oversized copper hood. The “children’s area” room has exposed brick walls, cork flooring, and ceiling of panelized tiles with inset boxes for contemporary light fixtures. Contemporary wood shelving and cabinetry have been attached to the formerly exposed brick walls and there are free-standing bookshelves arranged in rows within the room. The “adult area” room has plaster walls, cork flooring, and upsloping ceiling of panelized tiles with contemporary hanging light fixtures. Contemporary wood shelving is attached to perimeter walls and tall, free-standing bookshelves are arranged in rows around several large worktables and individual seating.

Building History

Parkside Branch Library is located in the southeast corner of McCoppin Square Park, a neighborhood park in the Outer Sunset neighborhood. The park, named for one of San Francisco’s first post-gold rush mayors, Frank McCoppin, is one of the oldest open spaces on the west side of San Francisco. This open space, depicted as a large, undeveloped, “Public Park,” in the Sanborn Fire Insurance Map (Sanborn map), published in 1915, remained mostly unchanged in the updated Sanborn, published in 1950, except for two small buildings – restroom and convenience station – located at the southwest portion of the Park. In a 1938 aerial photograph of San Francisco, the trees of the park stand out, wrapping around a large open field with baseball diamond, at the northern portion of the space, and several tennis courts, at southwest corner of park. The future location of Parkside Branch Library, depicted as an upsloping grassy hill in a 1923 photograph, appears as an open grassy area in the 1938 aerial photograph. In the most recent Sanborn map, published in the mid-1990s, the “Public Park” contains two sets of “bleachers” arranged around the area formerly depicted as a baseball field, two small buildings at the southwest corner of the parcel, and the building footprint for a “Public Library,” in location of the current Parkside Branch Library.

In current aerial views of McCoppin Square Park, two ovoid-shaped playgrounds occupy the space between the west wall of Parkside Branch Library and tennis/basketball courts at southwest corner of the park. North of the tennis courts is an enlarged restroom building, added in the early 2000s. A baseball diamond and sports field still occupies most of the northern part of the parcel, although a paved pathway winds between large trees along the western side of the park.

Although its success led to the library modernization building campaign of eight branch libraries, built between 1951 and 1966 by architecture firm Appleton & Wolfard, construction of the Parkside Branch was undertaken independent of any broader funding or development program. After a ballot measure put before the voters in 1948 by the San Francisco Public Library failed, the Library initiated individual construction projects, including Parkside Branch Library, obtaining funding through the City budget process. In the Appleton & Wolfard Modern Branch Libraries historic context statement, prepared by architectural historian Johanna Street, persistence of neighborhood activists was required to maintain funding for the new branch during the Budget process.

On the day the budget was to be approved by the Supervisors, Parkside people descended on City Hall in droves to protest the cutting out of the new branch. When the deadline for passing the budget approached, the people stopped the clock in City Hall at midnight and staged a filibuster till the money was put back in.²

Prior to construction of the subject building, the neighborhood was served by a facility that had opened in the mid-1930s in a rented storefront space in a one-story wood-frame commercial building at 1541 Taraval Street.³ The site for the new Parkside branch, on land owned and operated by the Recreation and Park Department, was both a cost-cutting approach and response to then-Mayor Elmer E. Robinson's government streamlining measures that encouraged collaboration amongst city departments. Several of the subsequent Appleton & Wolfard branches were also built within Recreation and Park Department parks and playgrounds.

Per the San Francisco Public Library website, Parkside Branch Library, the 19th branch established in the system, originally opened on June 21, 1951.⁴ The architects were Appleton & Wolfard, the landscape architect was Lawrence Halprin, and construction was by Wm. Hortstmeier Company. Furniture included Aalto stools and Thonet desk chairs (other sources attribute furniture to Charles and Ray Eames and Hermann Miller). The cost of the building was \$162, 171.⁵

In an article on Parkside Branch Library, posted on the OutsideLands webpage in 2005, historian Richard Brandi describes the reaction to the new building in 1951:

...a one-story open plan with lots of glass and brick, the Parkside was hailed as the "finest branch library in the country. . .light, spacious and comfortably quiet." (*San Francisco Chronicle*, October 28, 1951) *The Architect and Engineer* (March 1952) noted that it had "the appearance of a swank country club or a modern luxurious residence," and that "its gay turquoise, yellow and natural brick color scheme" gave it the look of "a refined night club."⁶

Brandi's article continues:

The design was inspired by new needs as explained by [C]ity [L]ibrarian Laurence Clarke: "These days a library must merchandise its services in much the same way that a successful bookshop operates... [W]e think we have the right approach at Parkside, efficiency, service to all, and a building people want to use." (*Christian Science Monitor*, January 7, 1951)⁷

² Bob Strebeigh, "Our Neglected Libraries: Do the People Care?", *San Francisco Chronicle* (August 17, 1952). Quoted in Johanna Street, "Post-War Development of the Modern Branch Public Library in San Francisco 1945-1964," DPR L form for Appleton & Wolfard Modern Branch Libraries, March 26, 2010, 3.

³ Richard Brandi, "Parkside Branch Library" (January 1, 2005), accessed at: <https://www.outsidelands.org/parkside-library.php>.

⁴ SFPL website

⁵ Ibid.

⁶ Richard Brandi, "Parkside Branch Library" (January 1, 2005), accessed at: <https://www.outsidelands.org/parkside-library.php>.

⁷ Ibid.

Accolades to Parkside’s design emphasized its modernity and comfort in *San Francisco Chronicle* articles published in 1951, titled “New Branch Libraries Built for Comfort” and “At Last, A Library With a Clubhouse Look.” These articles note that with low slung design and landscaping, the new building will “attempt to melt discreetly into McCoppin [Square] Park” while the “browsing room with fireplace . . . reading nooks . . . and radiant cork floor” intended to create a cozy, inviting atmosphere for library patrons.⁸ Further enhancements of the new building, as described by historian Woody LaBounty, were:

Instead of formal staircases, lofty ceilings, and fluted columns, the Parkside branch was more like a cozy suburban house with comfortable seating, natural light from angled windows, exposed toned clay brick walls, and even a fireplace. Like a midcentury ranch home, it had a patio (perhaps not as comfortable as hoped for in the foggy climate) and was surrounded by planters and landscaping (designed by master architect Lawrence Halprin) that wouldn’t have been out of place for a commuter’s domicile down the peninsula.⁹

LaBounty’s article on Parkside Branch continues:

Opening in June 1951, the Parkside branch was an immediate hit with patrons. In its first year, book circulation grew 250 percent over the previous branch, which had been housed in a Taraval Street storefront. By 1954, Parkside owned the largest circulation of the then 21 city branches. The city’s Planning Department quickly pointed to the Parkside Branch as the “pilot project and proving ground for the entire program of public library building and expansion in San Francisco.”¹⁰

After it opened, the Branch saw record circulation, so that the “. . .modern library design used the enticing warmth of brick masonry, framing large expanses of sleek glass, in a residentially scaled building to draw patrons into the comfortable interior and it worked beyond expectations.”¹¹ One newspaper article declared “Almost everyday of the week the smart new building at 22nd and Taraval is as busy as a supermarket on Friday morning.”¹²

The building’s success not only resulted in increased attendance and circulation, but also gave City Librarian Laurence Clarke and the Library Commission “momentum to continue building branches”¹³ and led to further library commissions for Appleton & Wolfard. Encouraged by the local and national recognition for Parkside’s design and success, the city developed a phased master plan with an initial phase of new construction focused on underserved neighborhoods. Nearly all the new branches envisioned in phase one of the master plan had been completed by the end of the 1960s.

⁸ *San Francisco Chronicle*, “New Branch Libraries Built for Comfort” (January 22, 1950).

⁹ Woody LaBounty, “Parkside Branch Library: A Modernist Jewel” (July 7, 2020), prepared for SF Heritage, posted on the webpage for Heritage in the Neighborhoods, at: <https://www.sfheritage.org/heritage-in-the-neighborhoods/parkside-branch-library-a-modernist-jewel/>.

¹⁰ San Francisco Planning Department, “Report on a Plan for the Location of Public Libraries in San Francisco” (April 1953), 34. Quoted in Woody LaBounty, “Parkside Branch Library: A Modernist Jewel” (July 7, 2020), prepared for SF Heritage, posted on the webpage for Heritage in the Neighborhoods, at: <https://www.sfheritage.org/heritage-in-the-neighborhoods/parkside-branch-library-a-modernist-jewel/>.

¹¹ Johanna Street, 14.

¹² *San Francisco Chronicle*, “At Last, a Library with a Clubhouse Look” (October 28, 1951). Quoted in Johanna Street, 14.

¹³ Johanna Street, 4.

Coinciding with construction of Parkside Branch were the beginnings of demographic shifts in the surrounding Outer Sunset and Parkside neighborhoods, as further described by historian Woody LaBounty in “Chinese-American Life in the Parkside”:

Through World War II, the Parkside District and most of the southwest part of San Francisco was closed to buyers and residents who weren’t white. This segregation was enforced by racial deed covenants and by collusion between neighborhood associations, brokers, and lenders. Long after housing discrimination was made illegal, the Parkside remained white. ...

... Today [2020], more than half of the residents of the Parkside identify as Chinese or Chinese-American. In the Sunset and Parkside, 53% speak a language other than English, with Chinese far ahead of Russian and Vietnamese. But in 1940, not one Chinese-American lived there, according to an analysis of the United States Census by the Chinese Historical Society of America (CHSA), as part of its Chinese in the Sunset project in 2017. ...

... Less than 5% of the Sunset District’s population identified as Chinese-American in 1950, but the population grew steadily in the district through the 1960s and the passage of the federal Fair Housing Act in 1968 began opening doors in more homogeneous enclaves such as the Parkside. While in 1970, the Parkside was still 85% white (7% Latino and 4% Chinese) according to the U.S. Census, a great migration was beginning. ... By 1975, Chinese-Americans made up 22% of public school students in the Sunset and Parkside.¹⁴

Like many civic buildings, Parkside Branch Library is an important community asset, serving the varied needs of residents in the surrounding neighborhoods and beyond. The building hosts events, like “Movies and Talkies” that combined displays of memorabilia, screening of classic boxing films, and talks by a boxing champion in 1977, and “Multicultural Festival” featuring a talk for kids in 1998.¹⁵ The facility also provides meeting space and summer volunteer programs for youth and teens. The building also serves many students from nearby Lincoln High School. In an article about the building’s reopening in 2010, a school administrator noted that prior to its closure, 20-40 students would go to the library after school, and that they expected it would be inundated with students once it reopened.¹⁶

Alteration History

No substantive alterations to the building are recorded in Building Permit records prior to the early 2000s, although changes were certainly made as part of typical building repair and maintenance. Windows and exterior doors were repaired and replaced, and landscape plantings, especially within planter boxes at front of building, were replaced. Sometime prior to 2008, a large ventilation hood was installed on the east elevation of the building.

¹⁴ Woody LaBounty, “Chinese-American Life in the Parkside” (July 23, 2020), prepared for SF Heritage, posted on the webpage for Heritage in the Neighborhoods, at: <https://www.sfheritage.org/news/chinese-american-life-in-the-parkside/>.

¹⁵ *San Francisco Chronicle*, “Boxing Week” (June 4, 1977).

¹⁶ Jessica Kwong, “S.F.’s Parkside library back after makeover” (November 6, 2010), *SFGate*, accessed at: <https://www.sfgate.com/green/article/S-F-s-Parkside-library-back-after-makeover-3167054.php#photo-2300395>.

Renovation and expansion of Parkside Branch was undertaken in 2008-2010, under the Branch Library Improvement Program (BLIP), at a total project cost of \$4.7 million. The Branch Library Improvement Program (BLIP), the largest capital improvement campaign in the history of the San Francisco Public Library, was funded through a \$105.9 million bond measure passed by voters in November 2000. BLIP called for 16 branches to be renovated, four leased facilities to be replaced with City-owned buildings, three branches to be replaced with new buildings, and one brand-new branch in Mission Bay. When the building reopened on November 6, 2010, Parkside Branch was the 15th completed library project of the BLIP.¹⁷

The renovation and expansion project, which included gutting the interior and adding an approximately 1,000 square foot addition, was designed by Thomas Hacker Architects in association with Karin Payson architecture + design. The project included accessibility, seismic, and life safety upgrades; improvements to mechanical and electrical systems; façade and interior renovations, including restoration of original copper fireplace; renovation of landscaping and restoration of rear courtyard; and an addition.¹⁸ Interior work also included new accessible restrooms, improved public and staff spaces, a designated Teen Area near the courtyard, more computers, better lighting, and new & refinished furniture, shelving, and materials displays.¹⁹ While respecting notable features of the original design, the renovated building achieved LEED Silver certification along with incorporating 21st century technology into improved and expanded work spaces.

A one-story, 1,000 square foot addition, housing restrooms, mechanical space, and additional staff workspace, was constructed at the east end of the existing structure. It is clad in painted drop-lap horizontal wood siding above a red brick masonry base. The addition extended the existing building walls and low-slung gable roof, filling in the setback that had existed between the original building and sidewalk. At the front façade, a narrow window, that extends from roof eave to grade, provides a physical and visual transition between the original building wall and new addition. Irregularly shaped metal windows and ventilation screens are tucked into the gable end. The addition is differentiated but compatible with character and massing of original building.

During the renovation, original red brick masonry facades were cleaned and re-pointed and existing plaster was cleaned, patched, and painted. New roofing was installed over repaired and painted overhanging eaves. Seismic upgrades included addition of steel bracing at northeast corner of building and addition of supplemental wood rafters. At the north elevation, facing the courtyard, a large opening for windows and door into the courtyard was added and the east end of the exterior wall was re-clad with wood siding to match the addition.

All original or replaced clear anodized aluminum window systems were removed and replaced during the renovation. The new window systems are simple extruded metal sash with dark painted or powder-coated finishes and fixed or hopper-type operation. Apart from where new openings in the building's north wall facing onto the terrace were introduced, new windows systems were installed within existing openings. Although new divisions were introduced at some windows to allow for operable sash, the new window systems in original openings respect the configuration, materials, and character of original window systems in manner that is compatible with the original design.

¹⁷ SFPL factsheet

¹⁸ Karin Payson architecture + design, architecture firm website: <https://kpad.com/portfolio/parkside-branch-san-francisco-public-library/>

¹⁹ San Francisco Public Works website: <https://sfpublicworks.org/project/parkside-branch-library>

In the original Browsing/Reading room, now “Children’s area,” the original red brick fireplace and copper hood, and ceiling with pattern of boxed insets housing light fixtures, were restored. Surrounding the fireplace at the west wall of this space, the original exposed brick wall and built-in bench were also restored. For additional storage, a large wood cabinet, extending from top of bench to the ceiling, was built along south end of this exposed brick wall. New shelving was added along the walls although the exposed brick remains visible above and around these additions. New light fixtures in the “Children’s area” are similar in shape and method of installation to the original fixtures.

On the interior, new and updated mechanical and electrical systems, ceilings, light fixtures, and biodegradable cork flooring were installed. Historic and non-historic ceiling lighting was removed and replaced with built-in and pendent light fixtures. All shelving throughout the building, including the units installed at exposed brick walls, is new. The circulation desk, although in roughly the same place as the original, is new, replacing a large L-shaped, wood, circulation desk depicted in historic photographs.

The renovation project retained and restored several of the primary hardscape features of the original landscape design. These include the red brick main stairs and adjacent planter box, red brick retaining wall west of the stairs, and the rear terrace, inclusive of the red brick retaining wall, concrete and brick paving, and planter boxes. East of the main stairs, at the front of the building, most of the original hardscape was removed and replaced with a new concrete ramp and terraced red brick planters. It is unknown whether any plants associated with the original landscape design are extant. While the new hardscape features in front of building are compatible with the retained landscaping and the Appleton & Wolfard building, the extent of the alteration in this portion of the site negatively affects the original landscape plan such that it no longer retains design integrity.

Events: Associated with events that have made a significant contribution to the broad patterns of our history (National Register Criterion A).

Parkside Branch Library was constructed in 1951 as San Francisco’s “pilot project and proving ground for the entire program of public library building and expansion”²⁰ that took place in the post-World War II period between 1945 and 1966. Designed by the architectural firm of Appleton & Wolfard in collaboration with City Librarian, Laurence Clarke, the building broke the mold of previous branch library design and functionality and was the successful prototype that spurred on San Francisco’s nationally recognized modern branch library construction campaign. Parkside Branch Library is historically significant for association with the social and cultural shifts in post-war American library programming and design and reflects philosophies of the modern public library promoted by the American Library Association, including accessibility, functionality, and adaptability.²¹

The first of eight modern branches constructed between 1951 and 1966, Parkside Branch Library was a nationally recognized prototype for branch libraries, an example that successfully combined local ideals with modern trends in library systems and services then being espoused by the American Library Association (AMA). The AMA, the main

²⁰ Sn Francisco Planning Department, “Report on a Plan for the Location of Public Libraries in San Francisco” (April 1953), 34. Quoted in “Appleton & Wolfard Modern Branch Libraries” DPR L Form, prepared by Johanna Street (March 26, 2010), 4.

²¹ Carlton B. Joeckel and Amy Winslow, *A National Plan for Public Library Service* (Chicago: American Library Service, 1948), 126-128. Quoted in “Appleton & Wolfard Modern Branch Libraries” DPR L Form, prepared by Johanna Street (March 26, 2010), 2.

professional organization for librarians in the United States since 1879, published a document entitled *Post War Standards for Public Libraries* in 1943, followed by *A National Plan for Public Library Service* in 1948. During a period of unprecedented commitment at the local, state, and national levels toward development of public library systems and modernization of library services and programming, these documents were used to promote, and became the basis of, the modern public library in the United States.

The National Plan featured the following principles for library buildings:

1. The library building should be easily accessible to its potential clientele.
2. The library building should be functional.
3. Standard types of library buildings should be developed.
4. Many public library buildings should be adaptable for expanded service in county or regional library systems.
5. The public library building of the future should be planned and equipped as a modern educational center.²²

As noted by architectural historian Johanna Street, the principles outlined by the AMA were intended to be disseminated at state and local levels where they could incorporate regional priorities. Working together, librarians, planners, architects, and other civic leaders could use these principles to guide innovative, modern branch library buildings.²³

Public branch libraries were a relatively new building type, and though rigidly defined by Carnegie at the beginning of the twentieth century, were a focus of innovation by the 1950s. In fact, the underlying intention of the library buildings built after World War II was to be distinct from their Carnegie predecessors. There was an overwhelming rejection of the old and out-dated and a forward-looking optimism throughout Post-War America, beyond just library buildings. Ralph Ulveling, Director of the Detroit Public Library and President of the American Library Association from 1945-46, wrote extensively about Post-War library construction and became a sought-after consultant.²⁴ In a 1952 article for *Architectural Record*, he and his colleague Charles Mohrhardt, Associate Director of the Detroit Public Library, summed up one of the main design goals of the modern library. "The library is no longer a mere symbol of culture or a civic monument with pillars and impressive masses of steps; instead it is becoming a friendly place which reveals the resources within and invites one to share its hospitality."²⁵

San Francisco's modern branch library building campaign reflects the principles for the modern branch library outlined by the AMA along with those developed in San Francisco. San Francisco's principles for modern branch libraries, were: small service areas reflective of population densities; size of facility should reflect population density; located with other community and commercial facilities; provision of parking; and have a simple functional design and appearance in harmony with surroundings. Parkside Branch Library, as the local prototype, was a proving ground, successfully combining national and local principles of post-war library design and programming.

²² Carlton B. Joeckel and Amy Winslow, *A National Plan for Public Library Service* (Chicago: American Library Association, 1948), 126-128. Quoted in Johanna Street, 2.

²³ Johanna Street, 2

²⁴ http://en.wikipedia.org/wiki/Ralph_Ulveling. Quoted in Johanna Street, 3.

²⁵ Charles M. Mohrhardt and Ralph A. Ulveling, "Public Libraries," *Architectural Record* (December 1952), 149. Quoted in Johanna Street, 2.

Additional information about Parkside Branch Library and the history of the Appleton & Wolfard Modern Branch Libraries can be found in *Post-War Development of Modern Branch Public Library in San Francisco 1945-1964* (DPR-L Form), prepared by Johanna Street (March 26, 2010).

Architecture/Design: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values (National Register Criterion C).

Parkside Branch Library is architecturally significant, embodying many of the principles of Mid-Century American public library design, in a signature and innovative style developed by Appleton & Wolfard, in collaboration with City Librarian, Laurence Clarke, and landscape architect Lawrence Halprin. Parkside Branch Library successfully conveys the many principles of postwar civic architecture and is representative of the work of Appleton & Wolfard, an architectural firm of merit, responsible for design of the most branch libraries in San Francisco. Appleton & Wolfard's collaboration with renowned landscape architect Lawrence Halprin on design of the original landscape is also significant, although only some original elements of the landscape design are extant.

Appleton & Wolfard's nationally recognized design for Parkside Branch Library "embodied the then current library theory that called for attractive, inviting and casual library buildings that were in harmony with their surroundings."²⁶ In their design approach for Parkside and the seven other branches constructed during this building campaign, Appleton & Wolfard employed a then-novel combination of commercial and residential elements. The design emphasized natural light, cozy gathering spaces, and patios, much like a Modern suburban house, while also incorporating large storefront-type windows and display cases typical of retail establishments. Residential characteristics and scale appear to indicate influences from informal Scandinavian architectural designs of the period and from Joseph Eichler homes being designed by firms like Anshen & Allen. These influences are seen in their approach to space planning, use of natural light, and appreciation of craftsmanship, color, and texture of natural materials, adapted to Northern California and civic architecture. Appleton & Wolfard's nationally recognized design for Parkside Branch Library successfully integrates the popular, regional, suburban residential qualities of typical Mid-Century Modern design in Northern California with the principles of adaptability, functionality, and accessibility prescribed for post-war branch libraries.

Parkside Branch Library also embodies the characteristics and features that identify it as a product of the architectural firm of Appleton & Wolfard, designers of the most libraries in San Francisco, and an architectural firm of merit.

Appleton & Wolfard

Appleton & Wolfard began as the firm Hyman & Appleton during the early 20th century. Both Abraham Appleton and Samuel Hyman were educated at the Ecole des Beaux Arts in Paris and in the Beaux-Arts tradition at the

²⁶ Mary Brown, *San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement*, prepared for the San Francisco Planning Department (January 12, 2011), 63. Quoted in Woody LaBounty, "Parkside Branch Library: A Modernist Jewel" (July 7, 2020), prepared for SF Heritage, posted on the webpage for Heritage in the Neighborhoods, at: <https://www.sfheritage.org/heritage-in-the-neighborhoods/parkside-branch-library-a-modernist-jewel/>.

University of California, Berkeley. Together they designed several buildings, including residences, in a variety of styles for prominent San Francisco Jewish families. Through the influence of firm architect, Harold Wolfard, the firm expanded during World War II into designing within the Modernist aesthetic. Shortly after Hyman's death, Wolfard became partner in 1948 and transitioned the firm solidly into Modernist design practice.

The following is excerpted from Johanna Street's, *Post-War Development of Modern Branch Public Library in San Francisco 1945-1964*:

Abraham A. Appleton was born in the summer of 1887 in San Francisco. He attended the University of California at Berkeley and studied architecture under John Galen Howard until 1908. A staunch Classicist, Howard most likely influenced Appleton to go on to the Ecole des Beaux Arts in Paris. On his return to San Francisco, Appleton worked for William C. Hays, a "faculty and professional colleague" of Howard. In 1913, Abraham Appleton proposed to Hilda Oser. They married and had one child, Robert Oser Appleton. Robert would later become an architect and join his father's firm.

Appleton was active in, and respected by, the local architectural community, and in 1940, became president of the Northern California Chapter of the American Institute of Architects. In 1948, his partner Samuel Hyman died; by this time, Harold Wolfard was playing a key role at the firm. Harold Nelson Wolfard was born October 6, 1907 in Laramie, Wyoming but lived most of his life in Berkeley. He attended Berkeley High School followed by the University of California at Berkeley, graduating with a degree in Architecture in 1931. He worked as a draftsman during his education and interned at several offices after graduation before joining Hyman & Appleton in 1936. Wolfard left Hyman & Appleton to work on the 1939 Golden Gate International Exposition with the California Commission but never really severed relations.

Once work for the Exposition was completed, Wolfard returned to Hyman & Appleton. He received his license in 1940 and within a few years became a partner at the firm. The firm of Appleton & Wolfard worked on numerous project types including, residential, religious and institutional throughout the San Francisco Bay Area. Appleton's aptitude with Jewish religious building continued with his new partner with the construction of Temple Emanu-El (1948) in San Jose and Temple Beth Sholom (c. 1950) in San Leandro. The eight San Francisco Public Branch Libraries, however, represent the firm's most renowned achievement. Wolfard played the major role in the design of the San Francisco Branch Public Libraries from 1951 to 1966.

Appleton & Wolfard continued to work together through the 1960s and elements of their successful San Francisco branch public libraries appeared in other projects such as the Sonoma United Methodist Church (c.1955) and the San Francisco County Fair Building (1960) in Golden Gate Park. ... The building, also known as the Hall of Flowers, received national attention with an article in the New York Times in 1961. ... The firm was dissolved in the 1970s. Harold Wolfard died in 1977. Abraham A. Appleton died in 1981. In his obituary, Appleton was described as "one of the titans in the local architectural world."

The eight branch libraries designed and constructed by Appleton & Walford are: Parkside (1951), Marina (1953), Ortega (1954 - demolished), Merced (1958), North Beach (1959 - demolished), Eureka Valley (1962), Western Addition (1965), Excelsior (1966).

Other highlighted works by Appleton & Hyman, and Appleton & Wolfard include:

- Visitacion Valley Elementary School (301 Leland Avenue, 1939)
- San Francisco County Fair Building (former Hall of Flowers) (Golden Gate Park, 1960)
- Weinstein's Department Store (1035 Market Street, 1933) – listed on the National Register and California Register as a contributor to the Market Street Theater & Loft District
- Academy of Art College (625 Sutter Street, 1921) – a Category II (Significant) Building within the Kearny-Market-Mason-Sutter Conservation District

Parkside Branch Library's design reflects the broader cultural shift away from classically-inspired civic architecture to one based on leisure, recreation, and egalitarian social-service principles. In a 1951 article, City Librarian Laurence Clarke explained how the design reflected the mood of the period and changes in approach to many types of post-war civic architecture:

These days ... a public library must merchandise its services in much the same way a successful bookshop sells its wares. It must entice people, both young and old, to want to use it. Unfortunately, most existing public libraries look like a Water Department pumping station. Smart entrepreneurs make their cocktail lounges so attractive that you can't help but stay on for another drink. *Why not libraries?*²⁷

Part of making the library a comfortable and attractive place to be is the building's setting, oriented towards the commercial services along Taraval Street, while also surrounded by landscaping. Large windows encouraged views into and from the building and patrons were encouraged to linger by the interior fireplace or in the enclosed exterior terrace. Indoor/outdoor connectivity, with emphasis on seamlessly blending architecture and landscape was typical of Mid-Century Modernism, and often was result of collaboration of architects along with landscape architects. At Parkside Branch Library, Appleton & Wolfard worked with landscape architect Lawrence Halprin, who designed the landscape for the project.²⁸ The landscape design for Parkside Branch Library would have been one of Halprin's earliest projects, having just started his own firm in 1949 after working in the office of Thomas Church for several years.²⁹ Typical of Halprin's work, the original landscape plan seems to have focused on functional, geometric forms in red brick enclosing planting beds along with concrete and red brick paving. While important features of the original landscape plan are extant, such as entry stairs, enclosed rear terrace, and several retaining walls and planter boxes, the layout of the plan at front of the building has lost integrity.

Lawrence Halprin (1916-2009)

Lawrence Halprin was born on July 1st, 1916, in Brooklyn, New York. His mother, Rose, wishing to share their family's Jewish heritage, took Lawrence to Palestine in 1933 where they helped establish a kibbutz (a Jewish settlement) near Halifa. Returning to the United States in 1936, he earned a Bachelor of Science degree from Cornell University in 1939 where he studied horticulture under Lee Grand. Continuing his educational pursuits, he earned a Master of Science degree in horticulture from the University of Wisconsin where he met and married Anna Schuman, a fellow student who would become his marital and creative partner. During a weekend trip with Anna to visit Frank Lloyd Wright's Taliesin, he was inspired to combine his skills in landscape design with a newly discovered passion for architecture and eventually entered the Harvard University Graduate School of Design.³⁰

²⁷ *San Francisco Chronicle*, "At Last, a Library with a Clubhouse Look" (October 28, 1951). Quoted in Johanna Street, 13.

²⁸ *San Francisco Chronicle*, "At Last, a Library with a Clubhouse Look" (October 28, 1951). Quoted in Johanna Street, 13.

²⁹ John King, "Lawrence Halprin—Landscape Architect—Dies" (October 27, 2009). Quoted in Johanna Street, 13.

³⁰ Micheal Macor, "Architect Redefined Urban Landscapes," *San Francisco Chronicle*, October 27, 2009, A12.

Halprin left school to enlist in the U.S. Navy in 1943 where he served honorably in the Pacific Theatre. At the war's conclusion, he joined the office of landscape architect Thomas Church and then in 1949, opened his own firm, Lawrence Halprin & Associates. In practice until 2005, while simultaneously serving on the Advisory Council of Historic Preservation, his firm earned many accolades including a gold medal from the American Society of Landscape Architects and Presidential Design Award. Throughout his career, Halprin completed dozens of renowned projects ranging from main street renovations and parks to the Franklin Deleno Roosevelt Memorial in Washington, D.C. Significant projects in San Francisco include the revamping of Ghirardelli Square, Levi's Plaza, and the Sea Ranch Development in Sonoma County – all of which helped establish the Bay-Area as a destination city for world-class architecture. Halprin passed away in 2009 at the age of 93 in his home in Marin.³¹

In design guidelines prepared by Page & Turnbull, Inc. for Ghirardelli Square, Halprin is described as:

The New York Times' obituary honoring Halprin describes him as “the tribal elder of American landscape architecture, who used the word choreography to describe his melding of modernism, nature and movement in hundreds of projects...”³² and credits him for a “sharper style of landscape architecture, often as dependent on concrete as on vegetation.”³³ Indeed, his work is better known for creating interactive environments and for his use of concrete forms than for his integration of plants within his landscapes.

His design sensibilities focus not on ornamentation or specific plants but on how people use, interact, and move through the space. Though his work consistently engages organic and natural elements, they are most often expressed within the context of modernist, geometric forms constructed of austere materials such as concrete and red brick.³⁴

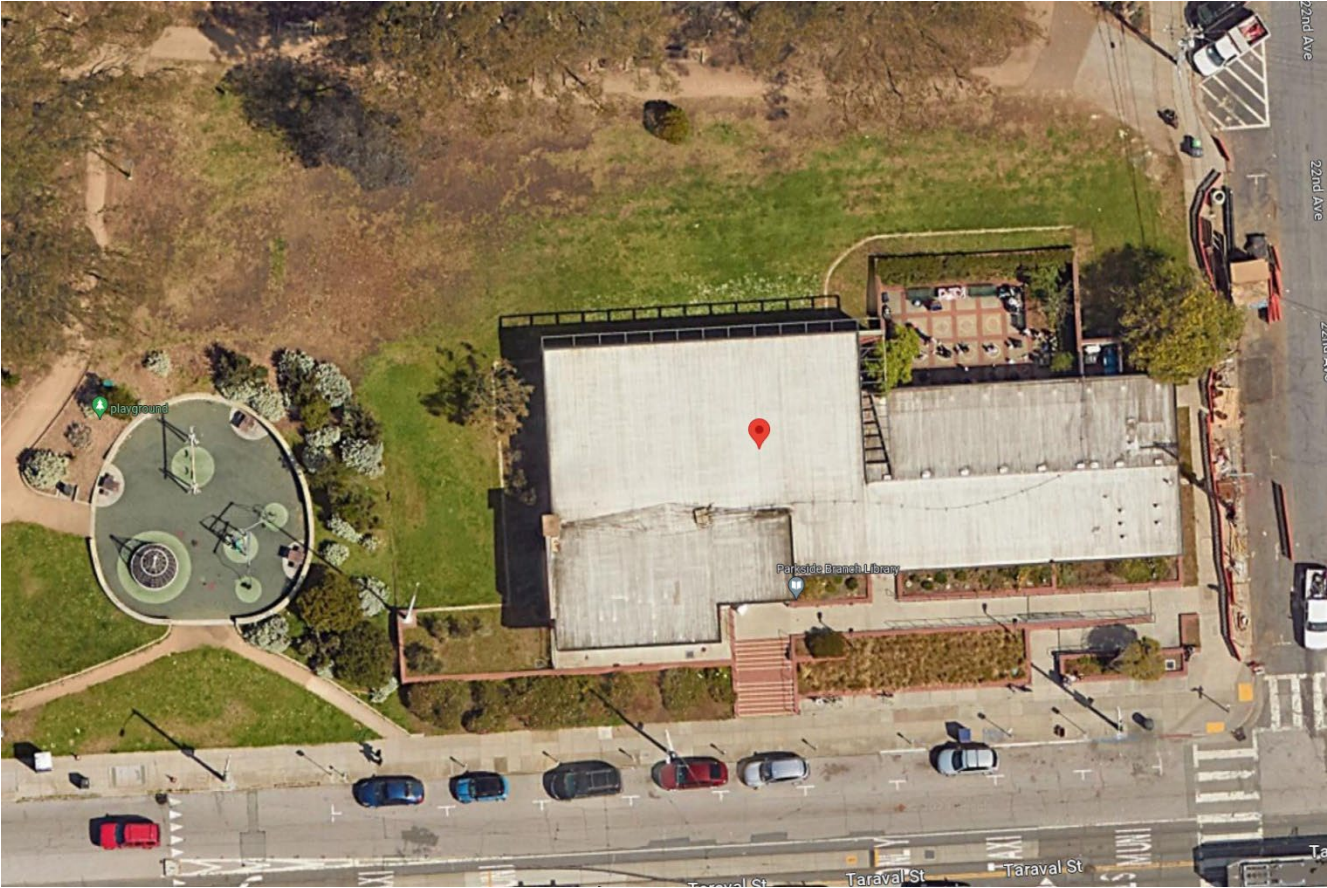
³¹ “LawrenceHalprin | Los Angeles Conservancy,” accessed June16,2021, <https://www.laconservancy.org/architects/lawrence-halprin>.

³² Douglas Martin, “Lawrence Halprin, Landscape Architect, Dies at 93,” *New York Times*, 26 October, 2009. Quoted in Page & Turnbull, Inc., *Design Guidelines for Ghirardelli Square* (November, 10, 2016), 53.

³³ Ibid.

³⁴ Page & Turnbull, Inc., *Design Guidelines for Ghirardelli Square* (November, 10, 2016), 53.

Photos



Parkside Branch Library, aerial view, 2022.
Source: Google Streetview



Parkside Branch Library, aerial view, circa 2020.
Source: San Francisco Planning Department



Parkside Branch Library, front façade, view northwest, 2023.
Source: Google Streetview



Parkside Branch Library, front façade, view northeast, 2023.
Source: Google Streetview



Parkside Branch Library, front façade, view north, 2023.
Source: Google Streetview



Parkside Branch Library, front entrance, view north, 2022.
Source: Google Streetview



Parkside Branch Library, ramp at front, view west, 2023.
Source: San Francisco Planning Department



Parkside Branch Library, north elevation, view southwest, 2023.
Source: San Francisco Planning Department



Parkside Branch Library, north elevation, view southeast, 2023.
Source: San Francisco Planning Department



Parkside Branch Library, terrace at north side of building, view northeast, 2023.
Source: San Francisco Planning Department



Parkside Branch Library, 2023.
Source: San Francisco Planning Department

Top: Main entry and display case, view southwest.

Right: View into library from entry vestibule with interior display case in foreground. View northwest.



Parkside Branch Library, 2023.
Source: San Francisco Planning Department

Top: Children's area, view south. Exposed brick of saw-tooth walls with built-in red brick bench below new storage cabinets.

Right: Children's area, view west. Restored fireplace and copper hood.



Parkside Branch Library, interior, view east, 2023.
Source: San Francisco Planning Department



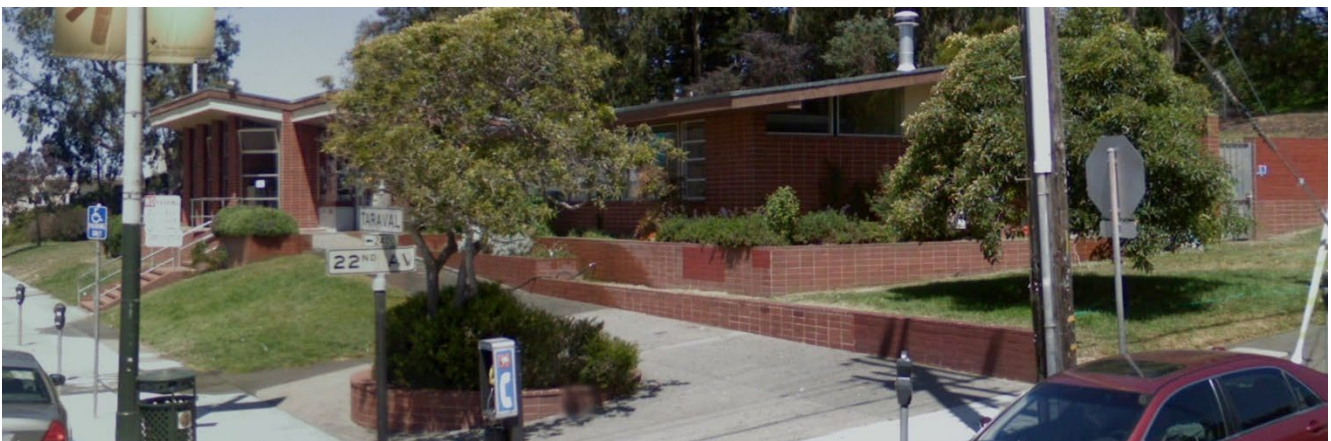
Parkside Branch Library, front façade, view north, 2008.

Source: Google Streetview



Parkside Branch Library, front and west elevations, view northeast, 2008.

Source: Google Streetview



Parkside Branch Library, front and east elevations, view northwest, 2008.

Source: Google Streetview



Parkside Branch Library, front entrance, view northwest, 1990s.
Source: Richmond Review Newspaper Collection, Western Neighborhoods Project, OpenSFHistory / wnp07.00042.



Parkside Branch Library, view northwest, June 19, 1951.

Source: Don Bosco Studios, San Francisco Historical Photograph Collection (AAD-8572). [\[Parkside Branch Library\] \[graphic\]. - AAD-8572 - San Francisco Public Library - Historical Photographs \(sfpl.org\)](#)



Parkside Branch Library, front façade, view north, June 19, 1951.

Source: Don Bosco Studios, San Francisco Historical Photograph Collection (AAD-8571). [\[Parkside Branch Library, 22nd Avenue and Taraval Street\] \[graphic\]. - AAD-8571 - San Francisco Public Library - Historical Photographs \(sfpl.org\)](#)



Parkside Branch Library, former Reading Room, now Children's area, view southwest, circa 1951.
Source: Philip Fein, Photographer, San Francisco Historical Photograph Collection (AAD-8582). [\[Interior of Parkside Branch Library\] \[graphic\]. - AAD-8582 - San Francisco Public Library - Historical Photographs \(sfpl.org\)](#)



Parkside Branch Library, former Reading Room, now Children's area, view south, circa 1951.
Source: Philip Fein, Photographer, San Francisco Historical Photograph Collection (AAD-8570). [\[Interior of Parkside Branch Library\] \[graphic\]. - AAD-8570 - San Francisco Public Library - Historical Photographs \(sfpl.org\)](#)



Parkside Branch Library, interior, view northwest, circa 1951.

Source: San Francisco Historical Photograph Collection (AAD-8587). [\[Interior of Parkside Branch Library\] \[graphic\]. - AAD-8587 - San Francisco Public Library - Historical Photographs \(sfpl.org\)](#)



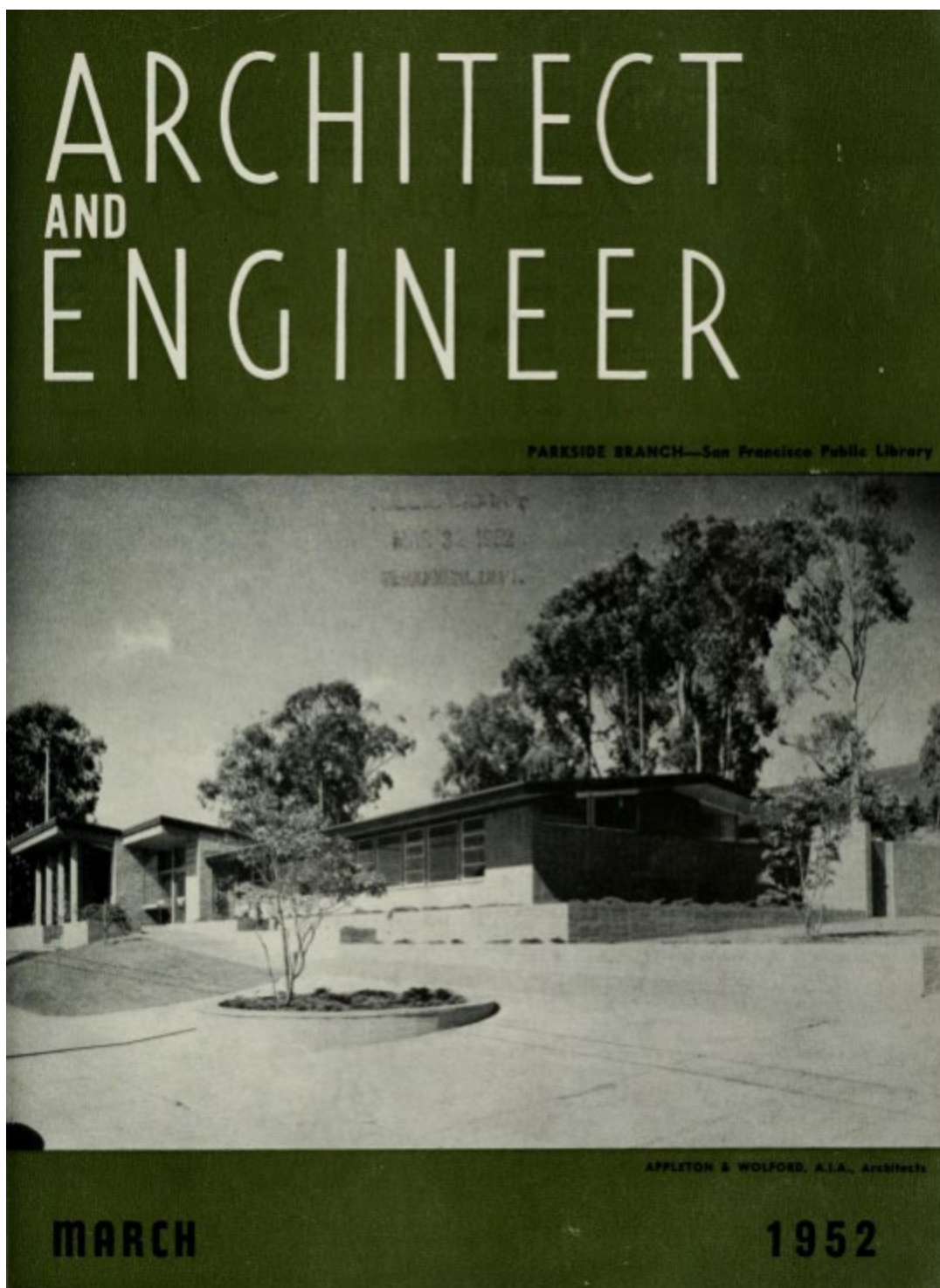
Parkside Branch Library, circulation desk, view east, 1959.

Source: San Francisco Historical Photograph Collection (AAD-8584). [\[Interior of Parkside Branch Library\] \[graphic\]. - AAD-8584 - San Francisco Public Library - Historical Photographs \(sfpl.org\)](#)

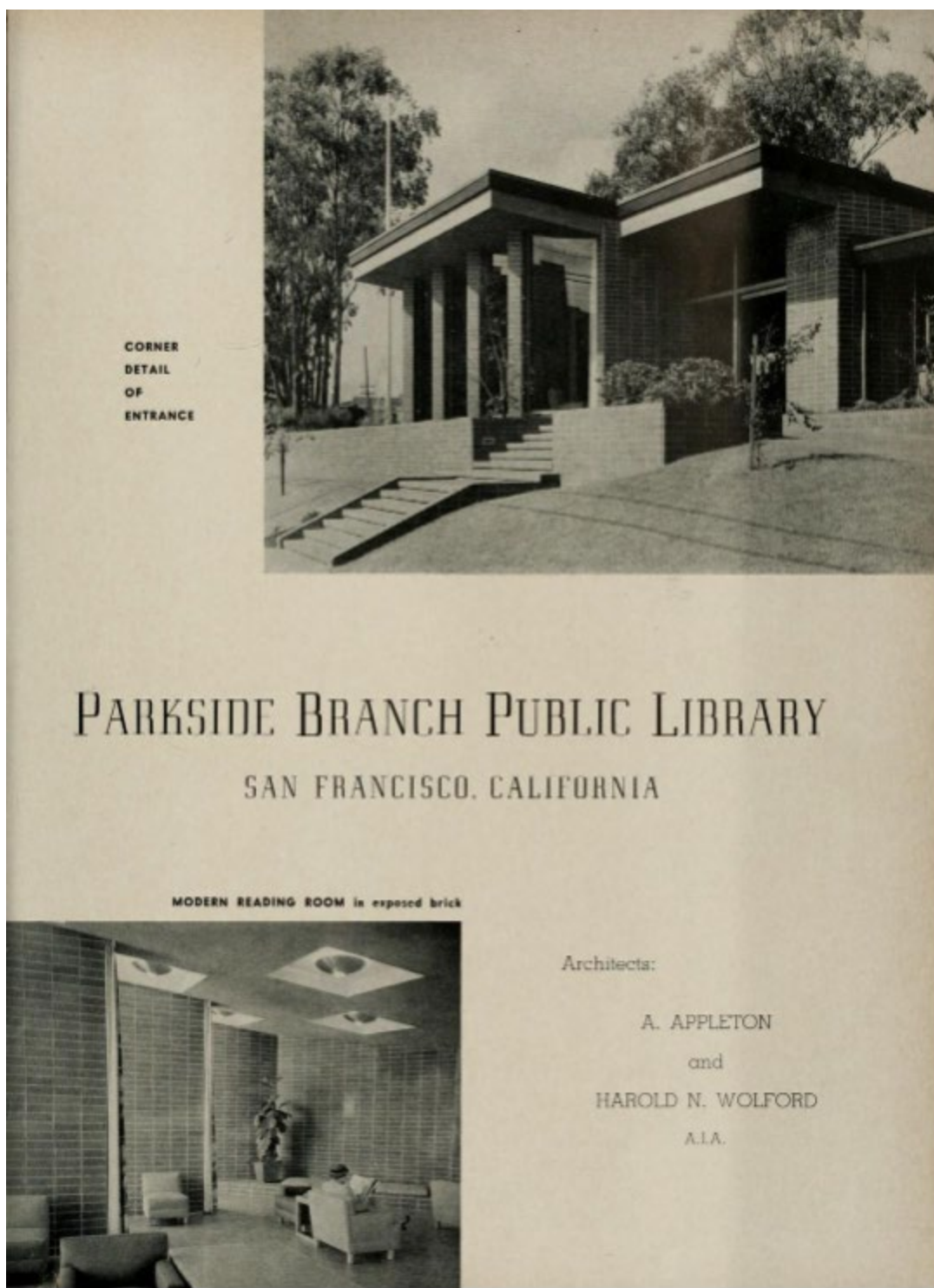


Parkside Branch Library, terrace, view west, 1970.

Source: E.M. Gill, Photographer, San Francisco Historical Photograph Collection (AAD-8567). [\[Entrance to Parkside Branch Library\] \[graphic\]. - AAD-8567 - San Francisco Public Library - Historical Photographs \(sfpl.org\)](#)



Parkside Branch Library, cover of *Architect & Engineer* (March 1952).



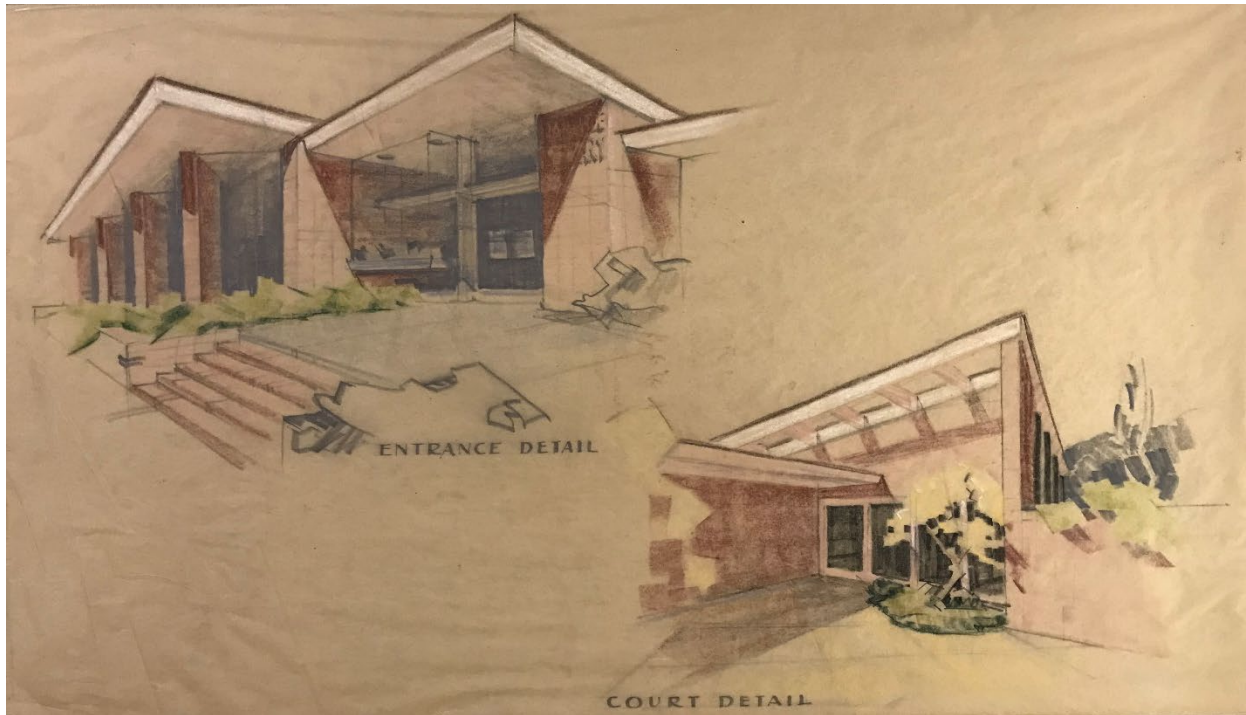
Parkside Branch Library, interior spread from *Architect & Engineer* (March 1952).



Parkside Branch Library, under construction, 1950.
Source: Western Neighborhoods Project, **OpenSFHistory / wnp28.0034**



McCoppin Square Park, future site of Parkside Branch Library, August 24, 1923.
Source: Western Neighborhoods Project, **OpenSFHistory / wnp36.03103**



Chalk and pastel architectural renderings of Parkside Branch Library, Appleton & Wolfard, undated.
Source: San Francisco Public Library, History Center



Chalk and pastel architectural renderings of original reading room at Parkside Branch Library, Appleton & Wolfard, undated.

Source: San Francisco Public Library, History Center



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address 1200 Taraval Street		Block/Lot(s) 2351001
Case No. 2021-011368PRJ		Permit No.
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Historic Landmark Designation (DES): Landmark designation of Parkside Branch Library, at 1200 Taraval Street, pursuant to Section 1004.2 of the Planning Code.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input checked="" type="checkbox"/>	Other _____ Class 8 - Actions by Regulatory Agencies for Protection of the Environment
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the https://sfplanninggis.org/pim/</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the https://sfplanninggis.org/pim/</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional): Landmark designation of Parkside Branch Library, at 1200 Taraval Street, pursuant to Section 1004.2 of the Planning Code.	
Preservation Planner Signature: Pilar Lavalley	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Board of Supervisor approval of landmark designation	Signature: Pilar Lavalley 04/25/2023
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the SF Admin Code. Per Chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the Approval Action occurs at a noticed public hearing, or within 30 days after posting on the Planning Department's website a written decision or written notice of the Approval Action, if the approval is not made at a noticed public hearing.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



PARKSIDE BRANCH LIBRARY (1200 TARAVAL STREET)

LANDMARK DESIGNATION

JULY 17, 2023
BOS – LAND USE & TRANSPORTATION COMMITTEE

M. Pilar LaValley, LEED AP
Senior Preservation Planner
pilar.lavalley@sfgov.org



San Francisco
Planning



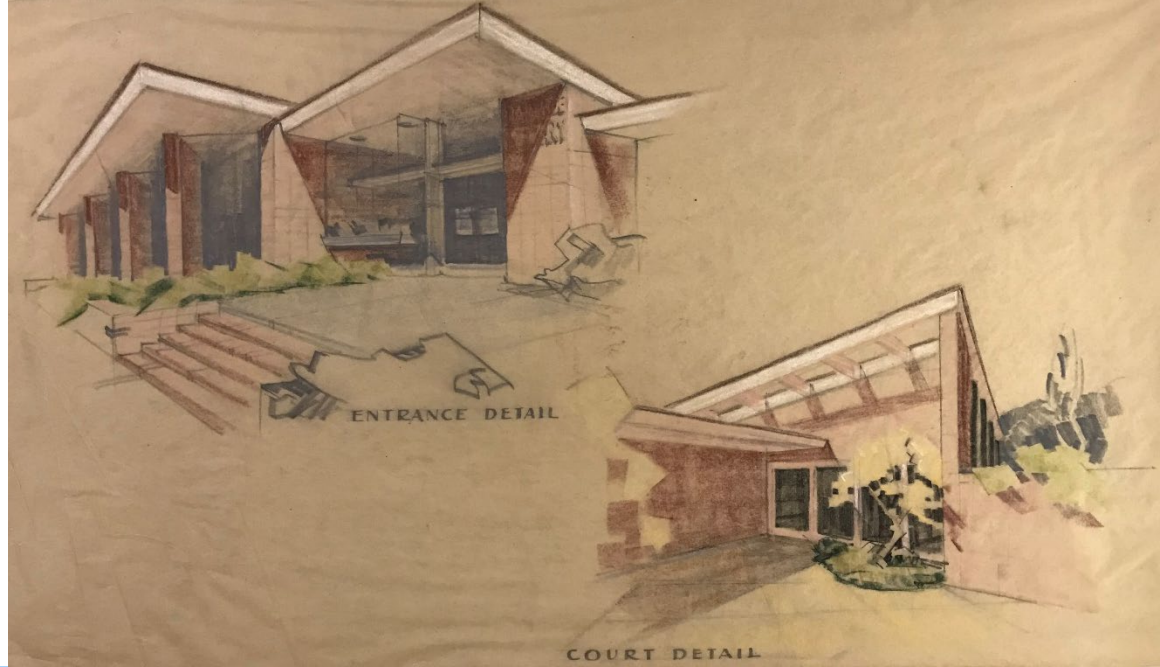
Parkside Branch Library, fireplace in former Reading Room, 2023
Source: SF Planning Department



Parkside Branch Library, former Reading Room, circa 1951
Source: SFPL Historical Photograph Collection



Parkside Branch Library, details, no date
Source: SFPL History Center



Parkside Branch Library, north and west elevations, 2023
Source: SF Planning Department





Parkside Branch Library, 1951
Source: SFPL Historical Photograph Collection

THANK YOU



**San Francisco
Planning**

M. Pilar LaValley, LEED AP
Senior Preservation Planner
pilar.lavalley@sfgov.org

www.sfplanning.org

From: [The Imp](#)
To: [Major, Erica \(BOS\)](#)
Subject: Parkside Letter of support
Date: Friday, July 14, 2023 9:35:05 AM
Attachments: [Parkside_0.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Attached please find the Landmark support letter.

Doug Gerash

TO: Erica.Major@sfgov.org

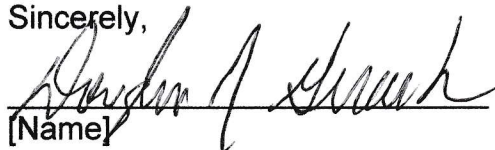
Subject: **SUPPORTING Agenda Item #2, File 230690 Parkside Library Landmark Designation**

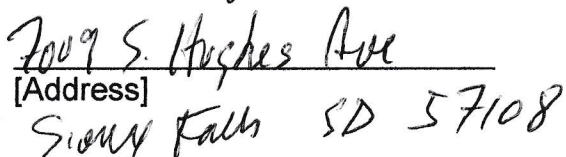
To the **Land Use and Transportation Committee of the San Francisco Board of Supervisors:**

The *Architect and Engineer* magazine has called the Parkside Branch Library "the finest branch library in the country." Yet, to date the library has not been recognized with any official historical designation or protection. This lack of historical recognition and protection is emblematic of a long-time pattern of overlooking important structures in Parkside, a traditionally working-class neighborhood. We support the Planning Commission's and the Historic Preservation Commission's recommendation that the Parkside Branch Library be designated a San Francisco city landmark. We ask your support in this endeavor.

We formed our group, Parkside Heritage, to ensure that we as a city maintain the character and quality of life in the western neighborhoods and in Parkside in particular. We began with seeking and achieving landmark status for the Trocadero Clubhouse. Now, landmark status for the Parkside Library is the next important step in this process. Thank you for your consideration to vote IN FAVOR OF referring landmark designation for the Parkside Library to the full Board of Supervisors.

Sincerely,


[Name]


[Address]

former resident of Parkside 1977-1978

From: [Evan Rosen](#)
To: [Major, Erica \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: SUPPORTING Land Use and Transportation Committee Agenda Item #2 and Full Board Agenda Item #73 [Planning Code - Landmark Designation - Parkside Branch Library] File #230690
Date: Sunday, July 16, 2023 2:41:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Land Use and Transportation Committee Members:

The *Architect and Engineer* magazine has called the Parkside Branch Library "the finest branch library in the country." Yet, to date the library has not been recognized with any official historical designation or protection. This lack of historical recognition and protection is emblematic of a long-time pattern of overlooking important structures in Parkside, a traditionally working class neighborhood. I support the Planning Commission's and the Historic Preservation Commission's recommendation that the Parkside Branch Library be designated a San Francisco city landmark. I ask your support in this endeavor.

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Thank you for your consideration to vote **IN FAVOR OF** referring landmark designation for the Parkside Library to the full Board of Supervisors.

Sincerely,

Evan Rosen

Parkside resident

From: [Inge Horton](#)
To: [Major, Erica \(BOS\)](#)
Subject: SUPPORTING Agenda Item #2, File 230690 Parkside Library Landmark Designation
Date: Saturday, July 15, 2023 12:05:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the **Land Use and Transportation Committee of the San Francisco Board of Supervisors:**

The *Architect and Engineer* magazine has called the Parkside Branch Library "the finest branch library in the country." Yet, to date the library has not been recognized with any official historical designation or protection. This lack of historical recognition and protection is emblematic of a long-time pattern of overlooking important structures in Parkside, a traditionally working-class neighborhood. We support the Planning

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Sincerely,

Inge Horton

2363 44th Ave, San Francisco CA

From: [jasmine.madatian](#)
To: [Major, Erica \(BOS\)](#)
Subject: Parkside library
Date: Friday, July 14, 2023 3:54:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am a Parkside resident, born and raised here.

I am writing to express my wholehearted support for the preservation of the Parkside library.

The Parkside library is a treasured building, and I suspect many of my neighbors would agree that it must be preserved.

As a child I would spend hours there every day during the summer, and it is still a valuable resource to me.

Please protect it.

Thank you.

Jasmine Madatian
2471 24th Avenue
San Francisco CA 94116

From: [Richard Rothman](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Parkside Heritage](#); [Ng, Wilson \(BOS\)](#)
Subject: Land Use committee meeting July 17 item 2 Parkside Library
Date: Friday, July 14, 2023 11:24:44 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors

I fully support the Landmarking of the Parkside Library. It is important that the City recognize important buildings on the west side of the city.

Thank you for your consideration.

Best,
Richard Rothman

Member, Board of Supervisors
District 7



City and County of San Francisco

MYRNA MELGAR

DATE: July 12, 2023

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

A handwritten signature in blue ink, appearing to be "MM", located to the right of the "TO:" field.

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, July 18, 2023, as Committee Reports:

File No. 230770

Administrative Code - Government Regulated Rents

Sponsors: Preston; Walton and Chan

Ordinance amending the Administrative Code to provide that tenant-occupied units in buildings that will be receiving either low-income housing tax credits or tax-exempt multifamily revenue bonds shall remain subject to the Rent Ordinance, as long as any of the existing tenants continue to reside in the unit, or unless all the tenants in the unit agree otherwise in writing; and for any such units that may have previously become exempt from the Rent Ordinance since 2018, restoring rents to the levels allowed had the Rent Ordinance continuously applied.

File No. 230690

Planning Code - Landmark Designation - Parkside Branch Library

Sponsor: Engardio

Ordinance amending the Planning Code to designate Parkside Branch Library, situated within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)

File No. 230732

Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown Economic Revitalization

Sponsors: Mayor; Peskin

Ordinance amending the Planning Code to 1) facilitate residential uses Downtown by authorizing the conversion of non-residential uses to residential use in C (Commercial) zoning districts, and exempting such projects from requirements for rear yard, open space, streetscape

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Land Use and Transportation Committee

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improvements, dwelling unit exposure, off-street freight loading, curb cuts for vehicular access, bike parking, transportation demand management, dwelling unit mix, and Intermediate Length Occupancy controls, permitting live work units in such project, streamlining administrative approvals for projects in the C-3 zoning district, and modifying the dimensional limits on exemptions to height restrictions for mechanical equipment, elevator, stair, and mechanical penthouses; 2) economically revitalize Downtown by adding Flexible Workspace as a defined use, authorizing large scale retail uses in the C-3 zoning district, allowing window displays in the C-3 zoning district, allowing Flexible Workspace as an active ground floor commercial use along certain street frontages in C-3 zoning districts, allowing accessory storage in any C zoning district, allowing the temporary installation for 60 days of certain signs in the C-3-R district, allowing temporary non-residential uses in vacant spaces for up to one year, including formula retail, reducing density limits for Residential Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting Franklin Street/13th Street and north of Townsend Street, principally permitting Laboratory, Life Science, Agricultural and Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment, Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning district, allowing formula retail as a ground floor use on Market Street, principally permitting office and design professional uses on the second floor and higher in the C-3-R zoning district, and requiring consideration of office vacancy in consideration of granting exceptions in the Transit Center Commercial Special Use District; 3) streamline sign permitting citywide and in the C-3 and portions of the C-2 districts by allowing for the repair and rehabilitation of certain neon signs, and exempting existing business signs in the C-3 zoning district from certain zoning controls; 4) streamline Historic Preservation review of administrative certificates of appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of Work, as may be delegated by the Historic Preservation Commission; 5) increase threshold for large projects subject to commercial to residential ratios in the C-3-O district, and provide alternatives to on-site open space in certain C-3 districts by allowing for payment of an in lieu fee as an alternative to providing open space; 6) facilitate residential adaptive reuse by amending the Building Code to add standards for adaptive reuse of non-residential buildings; and 7) principally permit formula retail and waive size limitations for such uses on a portion of Showplace Square Area (555-9th Street, Assessor's Parcel Block No. 3781, Lot No. 003); affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

**

File No. 230745

Building, Planning Codes - Existing Awning Amnesty Program

Sponsors: Mayor; Peskin and Stefani

Ordinance amending the Building and Planning Codes to create a temporary amnesty program for unpermitted awnings that streamlines the application process to legalize awnings, waives applicable fees, and confers legal nonconforming status for awnings and signs that do not comply with the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency

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with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code Section 302.

File No. 230374

Building Code - Streamlining Site Permit Review

Sponsors: Safai; Melgar

Ordinance amending the Building Code to outline the site permit application process, and define and limit the scope of Building Official review of site permits; requiring simultaneous interdepartmental review of electronically submitted applications for site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

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File No. 230026

Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District

Sponsors: Melgar; Engardio

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize the greater of up to four units or one unit per 1,000 square feet of lot area on individual lots in the RH (Residential, House) District, the greater of up to twelve units or one unit per 1,000 square feet of lot area on three merged lots and the greater of up to eight units or one unit per 1,000 square feet of lot area on two merged lots in RH-1 (Residential, House: One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard requirements, conditional use authorizations, and neighborhood notification requirements; 4) the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 17, 2023, at 1:30 p.m.



MYRNA MELGAR

DATE: July 12, 2023

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

A handwritten signature in blue ink, appearing to be "MM", located to the right of the "TO:" field.

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, July 18, 2023, as Committee Reports:

File No. 230770

Administrative Code - Government Regulated Rents

Sponsors: Preston; Walton and Chan

Ordinance amending the Administrative Code to provide that tenant-occupied units in buildings that will be receiving either low-income housing tax credits or tax-exempt multifamily revenue bonds shall remain subject to the Rent Ordinance, as long as any of the existing tenants continue to reside in the unit, or unless all the tenants in the unit agree otherwise in writing; and for any such units that may have previously become exempt from the Rent Ordinance since 2018, restoring rents to the levels allowed had the Rent Ordinance continuously applied.

File No. 230690

Planning Code - Landmark Designation - Parkside Branch Library

Sponsor: Engardio

Ordinance amending the Planning Code to designate Parkside Branch Library, situated within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Historic Preservation Commission)

File No. 230732

Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown Economic Revitalization

Sponsors: Mayor; Peskin

Ordinance amending the Planning Code to 1) facilitate residential uses Downtown by authorizing the conversion of non-residential uses to residential use in C (Commercial) zoning districts, and exempting such projects from requirements for rear yard, open space, streetscape

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improvements, dwelling unit exposure, off-street freight loading, curb cuts for vehicular access, bike parking, transportation demand management, dwelling unit mix, and Intermediate Length Occupancy controls, permitting live work units in such project, streamlining administrative approvals for projects in the C-3 zoning district, and modifying the dimensional limits on exemptions to height restrictions for mechanical equipment, elevator, stair, and mechanical penthouses; 2) economically revitalize Downtown by adding Flexible Workspace as a defined use, authorizing large scale retail uses in the C-3 zoning district, allowing window displays in the C-3 zoning district, allowing Flexible Workspace as an active ground floor commercial use along certain street frontages in C-3 zoning districts, allowing accessory storage in any C zoning district, allowing the temporary installation for 60 days of certain signs in the C-3-R district, allowing temporary non-residential uses in vacant spaces for up to one year, including formula retail, reducing density limits for Residential Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting Franklin Street/13th Street and north of Townsend Street, principally permitting Laboratory, Life Science, Agricultural and Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment, Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning district, allowing formula retail as a ground floor use on Market Street, principally permitting office and design professional uses on the second floor and higher in the C-3-R zoning district, and requiring consideration of office vacancy in consideration of granting exceptions in the Transit Center Commercial Special Use District; 3) streamline sign permitting citywide and in the C-3 and portions of the C-2 districts by allowing for the repair and rehabilitation of certain neon signs, and exempting existing business signs in the C-3 zoning district from certain zoning controls; 4) streamline Historic Preservation review of administrative certificates of appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of Work, as may be delegated by the Historic Preservation Commission; 5) increase threshold for large projects subject to commercial to residential ratios in the C-3-O district, and provide alternatives to on-site open space in certain C-3 districts by allowing for payment of an in lieu fee as an alternative to providing open space; 6) facilitate residential adaptive reuse by amending the Building Code to add standards for adaptive reuse of non-residential buildings; and 7) principally permit formula retail and waive size limitations for such uses on a portion of Showplace Square Area (555-9th Street, Assessor's Parcel Block No. 3781, Lot No. 003); affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

File No. 230745

Building, Planning Codes - Existing Awning Amnesty Program

Sponsors: Mayor; Peskin and Stefani

Ordinance amending the Building and Planning Codes to create a temporary amnesty program for unpermitted awnings that streamlines the application process to legalize awnings, waives applicable fees, and confers legal nonconforming status for awnings that do not comply with the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency

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with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

File No. 230374

Building Code - Streamlining Site Permit Review

Sponsors: Safai; Melgar

Ordinance amending the Building Code to outline the site permit application process, and define and limit the scope of Building Official review of site permits; requiring simultaneous interdepartmental review of electronically submitted applications for site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

File No. 230026

Planning, Subdivision, and Administrative Codes and Zoning Map - Family Housing Opportunity Special Use District

Sponsors: Melgar; Engardio

Ordinance amending 1) the Planning Code to create the Family Housing Opportunity Special Use District; 2) the Planning Code to authorize up to four units on individual lots, up to twelve units on merged lots in RH-1 (Residential-House, One Family) districts, and Group Housing in RH-1 districts for eligible projects in the Special Use District; 3) the Planning Code to exempt eligible projects in the Special Use District from certain height, open space, dwelling unit exposure, and rear-yard setback requirements, conditional use authorizations, and neighborhood notification requirements; 4) amending the Subdivision Code to authorize eligible projects in the Special Use District to qualify for condominium conversion or a condominium map that includes the existing dwelling units and the new dwelling units that constitute the project; 5) amending the Administrative Code to require new dwelling or group housing units constructed pursuant to the density limit exception to be subject to the rent increase limitations of the Rent Ordinance; 6) amending the Zoning Map to show the Family Housing Opportunity Special Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 17, 2023, at 1:30 p.m.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

**NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: July 17, 2023

Time: 1:30 p.m.

Location: **IN-PERSON MEETING INFORMATION**
Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

REMOTE ACCESS

Watch: www.sfgovtv.org

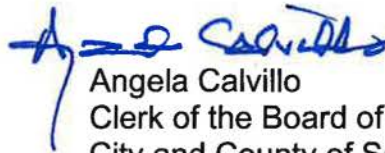
Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 230690.** Ordinance amending the Planning Code to designate Parkside Branch Library, situated within McCoppin Square Park, 1200 Taraval Street, a portion of Assessor's Parcel Block No. 2351, Lot No. 001, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, July 14, 2023.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

Erica Major (Erica.Major@sfgov.org) ~ (415) 554-4441)

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

em:jec:ams