



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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| ☐ Inclusionary Housing (Sec. 315) | ☐ First Source Hiring (Admin. Code) |
| ☐ Jobs Housing Linkage Program (Sec. 313) | ☐ Child Care Requirement (Sec. 314) |
| ☐ Downtown Park Fee (Sec. 139) | ☐ Other |

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Planning Commission Motion No. 17529

Hearing Date: January 17, 2008
Filing Date: November 15, 2007
Case No.: **2007.1332A**
Project Address: **Dr. Carlton B. Goodlett Place (City Hall)**
Zoning: P (Public)
80-X Height and Bulk District
Block/Lot: 0787/001
Applicant: Stanley So
Department of Public Works Bureau of Architecture
30 Van Ness Avenue, Suite 4100
San Francisco, CA 94102
Staff Contact Sophie Middlebrook - (415) 558-6372
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS THAT THE PROPOSAL TO REHABILITATE AS DEFINED BY ARTICLE 10 OF THE PLANNING CODE IS APPROPRIATE AND CONSISTENT WITH ARTICLE 10, AND MEETS THE STANDARDS OF ARTICLE 10 AND THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES. THE PROPOSED PROJECT INCLUDES ALTERATIONS TO BOTH THE PRESIDENT'S DAIS AND THE CLERK'S DESK IN THE BOARD OF SUPERVISORS' CHAMBERS IN CITY HALL, IN ORDER TO ACCOMMODATE A WHEELCHAIR-ACCESSIBLE RAMP WITH A SLOPE OF 1:10 FROM THE MAIN FLOOR LEVEL TO THE PRESIDENT'S DAIS AND CLERK'S DESK. WORK ALSO INCLUDES THE ADDITION OF A HANDRAIL AND BALUSTERS ALONG THE RAMP. THE PROPOSED PROJECT IS LOCATED ON ASSESSOR'S LOT 001 ON BLOCK 0787 (CITY HALL), ZONED P (PUBLIC), WITHIN A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE:

On November 15, 2007 Stanley So, Project Manager for the Department of Public Works' Bureau of Architecture (Project Sponsor) filed an application with the Department for a Certificate of Appropriateness under the provisions of Article 10 of the Planning Code to allow a rehabilitation project in the Board of Supervisors' Chambers at City Hall, a block zoned P (Public), within an 80-X Height and Bulk District. San Francisco City Hall is designated San Francisco Landmark # 21.

On December 5, 2007, the Landmarks Preservation Advisory Board (LPAB) conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2007.1332A. The LPAB unanimously passed Motion Number 618, finding that the proposed project would qualify for a Certificate of Appropriateness.

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt from environmental review. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, Landmarks Preservation Advisory Board, and other interested parties.

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission;
2. The project proposes to make the Board of Supervisors' Chamber accessible to persons with disabilities. The scope of work for the proposed project includes lowering both the Clerk's desk and the dais on which the President's desk is located, as well as adding a curved ramp to the President's desk from the main floor level. The proposal calls for the retention of the maximum amount of historic fabric in the room, while accommodating the new ramp. All documentation, cutting, patching, demolition, salvage, storage, protection, and treatment will be executed according to the specifications provided by the preservation architect;
 - a. That the proposed project will preserve the historic use of the room, as well as the historic hierarchical arrangement of desks, while enhancing the space by making it wheelchair accessible;
 - b. That the historic character of the property will be retained and preserved. Only the lower steps of the dais and the Clerk's desk will be removed, and the President's desk will remain raised above the main floor level in order to preserve the spatial relationships that characterize the property;
 - c. That the proposed new handrail and posts will be compatible with the Chamber's architectural motif, yet distinct from the existing balustrades in the room. New wood paneling to be used as in-fill will show the seam between the existing base and the new base, yet will be a veneer that closely matches the original wood;
 - d. That changes to the room that may have acquired historic significance, such as the modesty panels at the Clerk's desk, will be retained;

- e. That all distinctive materials, features, finishes and construction techniques will be preserved and protected;
 - f. That specifications for restoration and repair will be provided by the preservation architect if any deteriorated historic features require repair;
 - g. That any historic material that will be removed as a result of the proposed project will be documented, inventoried, and stored according to specifications provided by the preservation architect;
3. That the proposed project's impact is limited to the Board of Supervisors' Chamber, and has been designed to be reversible in the future if necessary;

For these reasons, the proposal shall preserve, and shall not damage or destroy the features of the significant interior space of the landmark;

For these reasons, the proposal shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the space, as viewed both in themselves and in the setting; and,

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, the recommendation of the Landmarks Preservation Advisory Board, and all other written materials submitted by all parties, the Commission hereby **APPROVES Certificate of Appropriateness, Case No. 2007.1332A** shown in the architectural drawings attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL

Any aggrieved person may appeal this Certificate of Appropriateness by appeal of the issuance of the Building Permit required to implement the proposed work. An appeal may be filed with the Board of Appeals. The Board of Appeals may be contacted by telephone at (415) 575-6880.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 17, 2008.

Linda Avery
Commission Secretary

AYES: Alexander, Antonini, W. Lee, S. Lee, Moore, Olague, Sugaya,

NAYS: None

ABSENT: None

ADOPTED: January 17, 2008