



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. M0119

HEARING DATE: MAY 4, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: May 4, 2011
Filing Date: October 27, 2010
Case No.: **2010.0973A**
Project Address: **500 Washington Street**
Zoning: C-2 (Community Business)
Jackson Square Special Use District
Washington-Broadway Special Use District No. 1
65-A Height and Bulk District
Block/Lot: 0196/023
Applicant: Joseph Camica of
Permit Me for
T-Mobile West Corp.
Concord, CA 94520
Staff Contact Aaron Hollister - (415) 575-9078
aaron.hollister@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 023 IN ASSESSOR'S BLOCK 0196, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1, THE JACKSON SQUARE SPECIAL USE DISTRICTS AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 27, 2010, Joseph Camica of Permit Me for T-Mobile West Corp. (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for installation of a wireless telecommunications service ("WTS") facility operated by T-Mobile by adding six panel antennas on the façade of an existing mechanical penthouse and four equipment cabinets on the rooftop of the subject building. The antennas will be installed in pairs and flush-mounted to the northerly, southeasterly and southwesterly facades of the mechanical penthouse at an approximate height of 116 feet. The antennas will also be painted to match the penthouse. The equipment cabinets will be located at the base of the western side of the penthouse and will be painted to match the existing rooftop equipment at the subject building located on Lot 023 in Assessor's Block 0196.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review pursuant to CEQA Guideline Section 15303 (Class Three-New Construction of Small Structures). The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on May 4, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0973A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received October 27, 2010, and labeled Exhibit A on file in the docket for Case No. 2010.0973A based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:
 - The proposed WTS facility has been located on a non-contributory structure so it is minimally visible from adjacent public rights-of-way and public open spaces.
 - The six proposed antennas would be located on a secondary elevation at a height not to exceed the structure to which the antennas are attached; therefore, no antenna would disrupt the existing parapet line.
 - The equipment cabinets would not exceed approximately five feet, nine inches above the roof surface, or approximately one foot, nine inches above the height of the parapet and would be set back approximately 65 feet from the nearest street-facing elevation; thereby making the equipment cabinets not visible due to the proposed setback in relation to building height.
 - The WTS facility does not appear in any viewsapes of the buildings located in the Jackson Square Historic District as the prevailing low- to mid-rise heights of the building in the district are well below the mounting height of the proposed WTS facility.
 - The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Jackson Square Historic District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

Numerous neighborhood-serving retail uses (including the on-site commercial space) will be enhanced with improved T-Mobile coverage provided by this site

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will maintain neighborhood character by respecting the character-defining features of the district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the affordable housing supply of the City.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. 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, General Plan and Prop M findings of the Planning Code.

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, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 023 in Assessor's Block 0196 for proposed work in conformance with the renderings and architectural sketches dated October 27, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0973A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 4, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 4, 2011