



DRAFT

ENVIRONMENTAL IMPACT REPORT

DEIR

Portsmouth Square Improvement Project

San Francisco Planning

Case No. **2018-013597ENV**

State Clearinghouse No. 2020090442

Public Draft	Draft EIR Publication Date:	August 4, 2021	<p><i>Written comments should be sent to:</i></p> <p>Megan Calpin 49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103 or CPC.PortsmouthSquareEIR@sfgov.org</p>
	Draft EIR Public Hearing Date:	September 9, 2021	
	Draft EIR Public Comment Period:	August 5, 2021–September 20, 2021	



San Francisco
Planning



MEMORANDUM

Date: August 4, 2021
Case No.: **2018-013597ENV**
Project Title: **Portsmouth Square Improvement Project**
To: Distribution Notice for the Portsmouth Square Improvement Project Draft EIR
From: Lisa Gibson, Environmental Review Officer
Re: Request for the Final Environmental Impact Report for the Portsmouth Square Improvement Project (Planning Department File No. 2018-013597ENV)

This is the draft of the environmental impact report (EIR) for the Portsmouth Square Improvement Project. A public hearing will be held on the adequacy and accuracy of this document. After the public hearing, our office will prepare and publish a document titled “Responses to Comments,” which will contain a summary of all relevant comments on this Draft EIR and our responses to those comments. It may also specify if there are any changes to this Draft EIR. Those who testify at the hearing on the Draft EIR will automatically receive a copy of the Responses to Comments document, along with notice of the date reserved for certification; others may receive a copy of the Responses to Comments and notice by request or by visiting our office. This Draft EIR together with the Responses to Comments document will be considered by the San Francisco Planning Commission in an advertised public meeting and will be certified as a Final EIR if deemed adequate. Therefore, if you receive a copy of the Responses to Comments document in addition to this copy of the Draft EIR, you will technically have a copy of the Final EIR.

Thank you for your interest in this project.

NOTE: This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to executive orders N-54-20 and N-80-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23rd Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency dated February 25, 2020. Because of the COVID-19 shelter-in-place order, planning department offices are closed and staff are working from home, and the planning commission may have to hold the public hearing remotely. Members of the public are encouraged to participate. Additional information may be found on the department’s website at www.sfplanning.org. To reduce risks to outside service providers, the department is aiming to limit the distribution of hard copy documents. Please contact Megan Calpin if you still require a hard copy of the Draft EIR.



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SUMMARY

S.1 Introduction

This document is a draft environmental impact report (EIR) for the proposed Portsmouth Square Improvement Project (proposed project). This chapter of the EIR provides a summary of the proposed project, a summary of anticipated environmental impacts of the proposed project and identified mitigation measures, a summary of alternatives including identification of the environmentally superior alternative, and areas of controversy to be resolved.

S.2 Project Summary

The proposed project is located in the Chinatown neighborhood at 733 Kearny Street on the block bounded by Washington Street to the north, Kearny Street to the east, Clay Street to the south, and Walter U. Lum Place to the west. The project sponsor, the San Francisco Recreation and Park Department (project sponsor or RPD), proposes to implement the Portsmouth Square Improvement Project (proposed project) that would renovate the existing park with a new children's playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot (sf) clubhouse. The proposed project also would re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks, seismically upgrade portions of the parking garage, and demolish and remove the pedestrian bridge spanning Kearny Street that connects a 27-story hotel building at 750 Kearny Street (currently managed as a Hilton Hotel and the Chinese Culture Center) with Portsmouth Square. The construction duration of the proposed project is anticipated to be approximately 24 months, beginning in winter 2022–2023. **Table S-1** summarizes the characteristics of the proposed project.

Table S-1 Portsmouth Square Improvement Project Characteristics

Physical Components	Existing Facility	Proposed Project
Clubhouse	1,600 sf (lower level)	8,300 sf (upper and lower levels; 6,700 sf net new space)
Upper Level	4,000 sf plaza and playground	8,000 sf plaza and event space with a 1,200 sf elevated stage terrace and a 3,500 sf shade structure (4,000 sf net new plaza area)
Playgrounds	5,500 sf of combined playground space on the upper and lower levels	6,500 sf playground and fitness area occupying the lower level only (1,000 sf net new playground space)
Hours of Operation	6 a.m.–10 p.m.	6 a.m.–10 p.m.
Fencing	None	Fully fenced and gated, with access to garage elevators available at all times
Lighting	Pole lighting	New energy-efficient LED lighting provided on light poles and catenary lighting on upper level; increased light levels throughout the park

Chapter S. Summary
S.2. Project Summary

Physical Components	Existing Facility	Proposed Project
Monuments	<p>Five monuments, statues, and plaques on the upper level:</p> <ul style="list-style-type: none"> Robert Louis Stevenson Monument (1897) Schoolhouse Monument (1957) Daughters of the American Revolution Plaque (1924) Portsmouth Square Plaque (1950) Goddess of Democracy Statue (1990) <p>Lower level sculptures:</p> <ul style="list-style-type: none"> Andrew Smith Hallidie Plaque, site of Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968) Six concrete play sculptures by artist Mary Fuller titled <i>Tot Lot</i> that represent animals of the Chinese zodiac and commissioned by City of San Francisco and the Tamarack Foundation (1984) 	<p>All monuments, statues, and plaques would remain onsite with potential locations noted below:¹</p> <ul style="list-style-type: none"> Robert Louis Stevenson Monument to be relocated to the southeast entrance to the park Schoolhouse Monument to be relocated to the northwest entrance to the park Daughters of the Revolution Plaque to be relocated to the playground on the lower level Portsmouth Square Plaque to be relocated to the southeast entrance to the park Goddess of Democracy Statue to be relocated to the northwest entrance to the park Andrew Smith Hallidie Plaque to be relocated to the southeast corner of the park Six concrete play sculptures by artist Mary Fuller titled <i>Tot Lot</i> to be relocated on the lower level
Pedestrian Bridge	<p>Pedestrian bridge spanning Kearny Street, providing access from Portsmouth Square to 750 Kearny Street (currently managed as a Hilton Hotel and the Chinese Culture Center)</p>	<p>Pedestrian bridge to be demolished and removed at the park and across Kearny Street. On the west end, or park side of the bridge, an overlook would be constructed. On the east end, or the side of the bridge connected to 750 Kearny Street (currently managed as a Hilton Hotel and Chinese Culture Center), the second floor outdoor terrace area would have a railing at the former pedestrian bridge connection.</p>

SOURCE: Data provided by San Francisco Recreation & Parks Department, 2020

NOTES: LED = light-emitting diode; sf = square feet

¹ Final locations would be identified per Mitigation Measure CR-1b.

S.3 Summary of Impacts and Mitigation Measures

This EIR analyzes the potential environmental effects of the proposed project. The Initial Study (Appendix B) determined that the following topics would have either no significant impacts or impacts that can be reduced to less than significant with mitigation: land use and planning; aesthetics; population and housing; cultural resources (archeological resources and human remains); tribal cultural resources; transportation and circulation; noise; air quality; greenhouse gas emissions; wind; shadow; recreation; utilities and services systems; public services; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral resources; energy; agriculture and forest resources; and wildfire. Discussion and analysis of impacts in these resource areas are presented in the Initial Study.

The Initial Study found that the proposed project could result in significant impacts associated with historic architectural resources. Chapter 3 of this EIR presents detailed discussion and analysis of historic architectural resources. **Table S-2**, p. S-4, summarizes all of the impacts of the proposed project, identifies the significance of each impact, and presents the full text of the recommended mitigation measures and improvement measures. Mitigation measures are feasible measures that would avoid, lessen, or reduce significant impacts, and would be required to be implemented if the project is approved. Mitigation measures are included in the proposed project's Mitigation Monitoring and Reporting Program.² The summary table includes all impacts and mitigation measures applicable to the proposed project, with the EIR section presented first, followed by the Initial Study sections.

As indicated in Table S-2, the EIR determined that the proposed project would result in one significant and unavoidable impact in the following area, even with implementation of feasible mitigation measures:

- **Historic Architectural Resources:** the proposed project would cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code.

Specifically, the proposed project would demolish the existing pedestrian bridge spanning Kearny Street, which would result in a significant and unavoidable impact on the bridge itself and the hotel building and Chinese Culture Center at 750 Kearny Street through the loss of the direct pedestrian connection between Chinatown and the Chinese Culture Center. The project would further result in a significant and unavoidable impact through demolition of this architecturally significant Brutalist pedestrian bridge structure that was designed by two master architects and that, as a pedestrian bridge, represents a rare property type in San Francisco.

² The full text of the proposed project's Environmental Mitigation Monitoring and Reporting Program is available for review on the following website: <https://sfplanning.org/resource/permits-my-neighborhood>. The file can be accessed by entering the project address (733 Kearny Street) into the search box, clicking on the blue dot on the project site, and then clicking on the "Documents" button under the 2018-013579ENV application number on the right side of the screen.

Table S-2 Summary of Impacts of the Proposed Project Identified in the EIR and Initial Study

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
EIR SECTION 3.A, HISTORIC ARCHITECTURAL RESOURCES			
<p>Impact CR-1: The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code.</p>	SU	<p>Mitigation Measure M-CR-1a: Public Interpretive Program Including Oral History. The project sponsor shall facilitate the development of an interpretive program focused on the history of the project site and its identified historic resources. The interpretive program should be developed and implemented by a qualified preservation professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner.</p> <p>As feasible, coordination with local artists should occur, and an opportunity for a public art piece that celebrates the Chinese American residents of Chinatown and San Francisco, either in association with the rising influence and political power of the 1960s and 1970s that was associated with the construction of the Kearny Street Pedestrian Bridge or more generally, should be considered.</p> <p>The primary goal of the interpretive program is to educate the public about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. This program shall be developed in consultation with the Chinese American community and shall be initially outlined in a proposal for an interpretive plan subject to review and approval by planning department staff. The proposal shall include the proposed format and the publicly accessible location of the interpretive content, as well as high-quality graphics and written narratives. The proposal prepared by the qualified consultant describing the general parameters of the interpretive program shall be approved by planning department staff prior to issuance of demolition permits. The detailed content, media, and other characteristics of such an interpretive program including fabrication and installation schedules for all interpretative components shall be</p>	SU

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>approved by planning department staff prior to issuance of a Temporary Certificate of Occupancy.</p> <p>The interpretative program shall include but not be limited to the installation of permanent on-site interpretive displays or screens in publicly accessible locations. Historical photographs, including some of the photographs required by the Documentation of Historic Resource Mitigation Measure may be used to illustrate the site's history. The oral history program outlined below shall also inform the interpretative program.</p> <p>The sponsor shall retain the services of a qualified historian with experience in oral history to undertake an oral history project. This oral history project will consist of interviews and recollections of community leaders, Chinese Culture Center staff and/or members, and park users to the extent feasible. The success of this effort will depend primarily on the ability of the project sponsor to locate such persons, and on their willingness/ability to participate. Therefore, the project sponsor shall make a good faith effort to publicize the oral history project, conduct public outreach, and identify a wide range of potential interviewees. To accomplish this, the sponsor shall employ a range of measures that may include hosting events that allow participants to record their recollections, and/or hosting a website that allows interviewees to contribute remotely. Prior to undertaking this effort, the scope and methodology of the oral history project shall be reviewed and approved by planning department preservation staff. The sponsor may build upon previous community outreach work undertaken as part of the park design process.</p> <p>In addition to potentially being utilized for the on-site interpretive program, the recordings made as part of the oral history project shall be transcribed, indexed, and made available to the public at no charge through the planning department, RPD, and other archives and repositories in order to allow for remote, off-site historical interpretation of the historical resources.</p>	

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S.3. Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>Mitigation Measure M-CR-1b: Plan for Removal, Relocation, Storage, and Reinstallation of All Plaques and Monuments. Prior to issuance of the site permit the project sponsor shall provide a relocation plan to be reviewed and approved by the planning department to ensure that the plaques and monuments will be removed from Portsmouth Square, transported, and stored during construction in a protected manner. The relocation plan will identify the storage location for the plaques and monuments. The relocation plan will also include an initial reinstallation plan including final locations in publicly accessible and prominent areas, an ongoing maintenance plan for the plaques and monuments, and a schedule for reviewing and finalizing those plans in consultation with planning department preservation staff prior to issuance of Temporary Certificate of Occupancy.</p> <p>Mitigation Measure M-CR-1c: Documentation of Historical Resources. Prior to issuance of demolition permits, the project sponsor shall undertake Historic American Buildings/Historic American Landscapes Survey/Historic American Engineering Record-like (HABS/HALS/HAER-like) documentation of the resource's features. The documentation shall be undertaken by a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History, History, or Architecture (as appropriate) to prepare written and photographic documentation of the pedestrian bridge and its associated historic resources. The specific scope of the documentation shall be reviewed and approved by the planning department, but shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Measured Drawings</i> – A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historic resource. Planning department staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plans, sections, elevations). Planning department 	

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>staff will assist the consultant in determining the appropriate level of measured drawings.</p> <ul style="list-style-type: none"> • <i>HABS/HALS/HAER-like Photographs</i> – Either HABS/HALS/HAER standard large-format or digital photography shall be used. The scope of the digital photographs shall be reviewed by planning department staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS/HALS/HAER photography. Photograph views for the data set shall include contextual views; views of all side of the resource; oblique views of the resource; and detail views of character-defining features. All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historical photographs shall also be collected, reproduced, and included in the data set. • <i>Video Recordation</i> – Video recordation shall be undertaken before demolition or site permits are issued. The project sponsor shall undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, one with experience recording architectural resources. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations Part 61). The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource. • <i>Softcover Book</i> – A Print-on-Demand softcover book shall be produced that includes the content from previous historical 	

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S.3. Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>reports, historical photographs, documentation photography, measured drawings, and field notes. The Print-on-Demand book shall be made available to the public for distribution.</p> <p>The project sponsor shall transmit the above documentation to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, California Historical Society, the planning department, the recreation and parks department, Prelinger Archives, the Northwest Information Center, and other interested neighborhood groups including the Chinese Culture Center. The documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested groups. Drafts of all documentation will be reviewed and approved by the planning department's staff before any demolition permit is granted for the affected historical resource.</p> <p>Mitigation Measure M-CR-1d: Salvage Plan. Prior to any demolition that would remove character-defining features, the project sponsor shall consult with planning department staff as to whether any such features may be salvaged, in whole or in part, during demolition/alteration. The project sponsor shall make a good faith effort to salvage materials of historical interest to be utilized as part of the interpretative program or to be donated to community groups. A salvage plan will be reviewed and approved by the planning department's staff before any demolition permit is granted for the affected historical resource.</p>	
Impact C-CR-1: The proposed project, in combination with cumulative projects, could result in demolition and/or alteration of historical resources, as defined in CEQA Guidelines section 15064.5.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.1, LAND USE AND PLANNING			
Impact LU-1: The proposed project would not physically divide an established community.	LTS	No mitigation required	NA

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
Impact LU-2: The proposed project would not cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	No mitigation required	NA
Impact C-LU-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to land use and planning.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.2, AESTHETICS			
Impact AE-1: The proposed project would not have a substantial adverse effect on a scenic vista.	LTS	No mitigation required	NA
Impact AE-2: The proposed project would not damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.	NI	No mitigation required	NA
Impact AE-3: The proposed project would be in an urbanized area and would not conflict with applicable zoning or other regulations governing scenic quality.	LTS	No mitigation required	NA
Impact AE-4: The proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area or substantially affect other people or properties.	LTS	No mitigation required	NA
Impact C-AE-1: The proposed project, in combination with cumulative projects in the vicinity of the project site, would not result in cumulatively significant impacts related to aesthetics.	LTS	No mitigation required	NA

Chapter S. Summary

S.3. Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
INITIAL STUDY SECTION E.3, POPULATION AND HOUSING			
Impact PH-1: The proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.	NI	No mitigation required	NA
Impact PH-2: The proposed project would not displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing.	NI	No mitigation required	NA
Impact C-PH-1: The proposed project, in combination with cumulative projects in the vicinity, would not result in a cumulative impact on population and housing.	NI	No mitigation required	NA
INITIAL STUDY SECTION E.4, CULTURAL RESOURCES			
Impact CR-2: The proposed project could cause a substantial adverse change in the significance of an archeological resource pursuant to CEQA Guidelines section 15064.5.	S	<p>Mitigation Measure M-CR-2: Archeological and Native American Monitoring. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the environmental review officer (ERO) for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction, where appropriate, of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of <i>construction</i> can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5(a)(c).</p> <p>A local Native American representative shall be present throughout the archeological investigation program undertaken pursuant to this measure. The local Native American representative at their</p>	LTS

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>discretion shall provide a Native American cultural sensitivity training to all project contractors.</p> <p><i>Archeological Monitoring Program.</i> The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • Prior to issuance of any demolition or building permit, the project sponsor shall submit the project-specific construction contract document/specifications and a proposed schedule for compliance to the ERO or the ERO's designee for approval. The contract document/specifications shall require the contractor to hire an archeological consultant selected from a planning department-provided list of three to develop a scope of the Archeological Monitoring Plan (AMP) in consultation with the project sponsor, local Native American representative, and ERO. The project sponsor shall ensure the contractor submit the scope to the ERO for review and approval within 30 days of receiving a Notice to Proceed from the project sponsor and prior to commencement of demolition. • While developing the scope of the AMP, the ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to Archeological resources and to their depositional context; • Prior to ground disturbance the archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; 	

Chapter S. Summary

S.3. Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • Prior to ground disturbance the local Native American monitor shall advise all project contractors on appropriate protocol and cultural sensitivity upon the discovery of a Native American cultural resource; • The archeological and Native American monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant, Native American monitor, and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. Ecofacts are biological or geological objects or deposits related to human activity, but not manufactured by humans. Examples of ecofactual materials include animal bones, charcoal, plants, and pollen that can tell us about past diet or environments. <p><i>Discovery Treatment Determination.</i> If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.</p>	

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>If the ERO in consultation with the archeological consultant and Native American monitor determines that a significant archeological resource or tribal cultural resource is present and that the resource could be adversely affected by the proposed project, the ERO shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource. The archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction. If a tribal cultural resources preservation plan is required under Mitigation Measure M-TCR-1, the archeological resources preservation plan may be prepared as a component of that plan if the tribal cultural resource is also a Native American archeological resource. The consultant shall submit a draft preservation plan to the planning department for review and approval. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive or cultural significance than research significance and that interpretive use of the resource is feasible.</p> <p><i>Consultation with Descendant Communities.</i> As outlined above, a local Native American representative will be present on site during the archeological program. On discovery of an archeological site associated with a potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Archeological Resources Report (ARR) shall be provided to the representative of the descendant group.</p>	

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Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p><i>Archeological Data Recovery Plan.</i> An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: (1) a resource has potential to be significant, (2) preservation in place is not feasible, and (3) the ERO determines that an archeological data recovery program is warranted. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research 	

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</p> <p><i>Human Remains and Funerary Objects.</i> The treatment of human remains and of funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains.</p> <p>The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement (Agreement) with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor</p>	

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		<p>and MLD are unable to reach an Agreement on the treatment of the remains and/or associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains and/or associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project Archeological treatment document, and other relevant agreement established between the project sponsor, Medical Examiner and the ERO.</p> <p><i>Archeological Public Interpretation Plan.</i> The project archeological consultant shall submit an Archeological Public Interpretation Plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of local Native American representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to occupancy of the project. The APIP can be coordinated with the Public Interpretation Land Acknowledgment outlined below at the discretion of the local Native American representatives, ERO, and project sponsor.</p> <p><i>Archeological Resources Report.</i> Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. The archeological consultant shall submit a draft Archeological Resources Report (ARR) to the ERO that</p>	

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>evaluates the historical value of any discovered archeological resource, describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements.</p> <p>Once approved by the ERO copies of the final ARR shall be distributed as follows: California Historical Resources Information System, Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the approved ARR to the NWIC. The environmental planning division of the planning department shall receive one bound hardcopy of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The digital ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.</p> <p><i>Curation.</i> Significant archeological collections shall be permanently curated at an established curatorial facility selected in consultation with the ERO and the local Native American representative or other affiliated descendent community representative.</p>	
Impact CR-3: The project could disturb human remains, including those interred outside of formal cemeteries.	S	Mitigation Measure M-CR-2, Archeological and Native American Monitoring (see Impact CR-2)	LTS
Impact C-CR-2: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts to cultural resources.	S	Mitigation Measure M-CR-2, Archeological and Native American Monitoring (see Impact CR-2)	LTS

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INITIAL STUDY SECTION E.5, TRIBAL CULTURAL RESOURCES			
Impact TCR-1: The proposed project could result in a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074.	S	<p>Mitigation Measure M-TCR-1: Tribal Cultural Resources Preservation Plan and Interpretive Program.</p> <p><i>Public Interpretation Land Acknowledgement.</i> In consultation with the local Native American representatives, the project sponsor shall design and install public interpretation at the project site acknowledging that this project is built on traditional Ohlone land. The interpretive program developed in coordination with local Native American artists and/or representatives, may include a combination of artistic interpretative educational panels or other informational displays, a plaque, native planting (such as sages, sagebrush, dogbane, sedges [basketry], elderberry, or soap root), or other interpretative elements. The project sponsor shall prepare an interpretation plan in consultation with affiliated local Native American representatives and the ERO to guide the interpretive and acknowledgment program. The plan shall identify, as appropriate, proposed locations for the interpretation as outlined above, the proposed content and materials of the interpretation, the producers or artists of the displays or installation, and a long-term maintenance program. If Native American cultural resources are found during project construction, interpretation of these resources may be included in the interpretative program in consultation with the local Native American representatives and the ERO. This interpretation program can be completed in coordination with the interpretation required under Mitigation Measure M-CR-2.</p> <p><i>Native American Events on Project Site.</i> The Project Sponsor shall provide permitting opportunities for events throughout the remodeled Portsmouth Square to the local Native American community through its publicly available website, RPD's presence in the permit center, and through RPD's permitting contact phone number.</p> <p><i>Preservation in place.</i> In the event of the discovery of an archeological resource of Native American origin, the environmental</p>	LTS

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		review officer (ERO), the project sponsor, and the local tribal representative, shall be consulted to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the archeological consultant in consultation with a local tribal representative shall prepare a tribal cultural resources preservation plan (TCRPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft TCRPP to the ERO for review and approval. If preservation in place is not feasible, the local tribal representative, archeological consultant, and ERO shall consultant on appropriate treatment as outlined in Mitigation Measure M-CR-2, which requires a public interpretation program to be prepared in consultation with local Native American representatives.	
Impact C-TCR-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts to tribal cultural resources.	S	Mitigation Measure M-TCR-1 (see Impact TCR-1)	LTS
INITIAL STUDY SECTION E.6, TRANSPORTATION AND CIRCULATION			
Impact TR-1: Construction of the project would not require a substantially extended duration or an intense activity that would create potentially hazardous conditions for people walking, bicycling, or driving, or for public transit operations; would not interfere with emergency access or accessibility for people walking or bicycling; and would not substantially delay public transit.	LTS	No mitigation required	NA
Impact TR-2: The project would not create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations.	LTS	No mitigation required	NA

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Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
Impact TR-3: The project would not interfere with accessibility for people walking or bicycling to and from the project site and adjoining areas and would not result in inadequate emergency access.	LTS	No mitigation required	NA
Impact TR-4: The project would not substantially delay public transit.	LTS	No mitigation required	NA
Impact TR-5: The project would not cause substantial additional vehicle miles traveled or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network.	LTS	No mitigation required	NA
Impact TR-6: The project would not result in a loading deficit, the secondary effects of which would create potentially hazardous conditions for people walking, bicycling, or driving, and would not substantially delay public transit.	LTS	No mitigation required	NA
Impact TR-7: The project would not result in a substantial vehicular parking deficit that would create potentially hazardous conditions for people walking, bicycling, or driving; would not interfere with accessibility for people walking or bicycling or result in inadequate access for emergency vehicles; and would not substantially delay public transit.	LTS	No mitigation required	NA
Impact C-TR-1: The proposed project, in combination with cumulative projects in the vicinity of the project site, would not result in cumulatively significant impacts related to transportation and circulation.	LTS	No mitigation required	NA

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
INITIAL STUDY SECTION E.7, NOISE			
Impact NO-1: Construction of the project would generate substantial temporary or periodic increases in ambient noise levels in the project vicinity.	S	<p>Mitigation Measure M-NO-1: Construction Noise Control. Prior to issuance of any demolition or building permit, the project sponsor shall submit the project-specific construction contract document/specifications and proposed schedule for compliance to the ERO or the ERO's designee for approval. The contract document/specifications shall require the project sponsor's contractor to develop a construction noise control plan and submit it for ERO review and approval within 30 days of receiving a Notice to Proceed from the project sponsor and prior to commencement of demolition. The construction noise control plan shall be prepared by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The construction noise control plan shall identify noise control measures to meet a performance target of construction activities not resulting in a noise level greater than 90 dBA at noise sensitive receptors and 10 dBA above the ambient noise level at noise sensitive receptors. The property owner shall ensure that requirements of the construction noise control plan are included in contract specifications. If nighttime construction is required, the plan shall include specific measures to reduce nighttime construction noise. The plan shall also include measures for notifying the public of construction activities, complaint procedures, and a plan for monitoring construction noise levels in the event complaints are received. The construction noise control plan shall include the following measures to the degree feasible, or other effective measures, to reduce construction noise levels:</p> <ul style="list-style-type: none"> • Use construction equipment that is in good working order, and inspect mufflers for proper functionality; • Select "quiet" construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures); 	LTS

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Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<ul style="list-style-type: none"> • Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors; • Prohibit the idling of inactive construction equipment for more than 5 minutes; • Locate stationary noise sources (such as compressors) as far from nearby noise sensitive receptors as possible, muffle such noise sources, and construct barriers around such sources and/or the construction site; • Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors; • Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible; and • Install temporary barriers, barrier-backed sound curtains and/or acoustical panels around working powered impact equipment and, if necessary, around the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that completely closes the gaps, and dense enough to attenuate noise. <p>The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures and monitoring of construction noise levels:</p> <ul style="list-style-type: none"> • Designation of an on-site construction noise manager for the project; • Notification of neighboring noise sensitive receptors within 300 feet of the project construction area at least 30 days in advance of high-intensity noise-generating activities (e.g., pier drilling, pile driving, and other activities that may generate noise levels 	

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>greater than 90 dBA at noise sensitive receptors) about the estimated duration of the activity;</p> <ul style="list-style-type: none"> • A sign posted on-site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction; • A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint; • A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors (residences, hospitals, convalescent homes, schools, churches, hotels and motels, and sensitive wildlife habitat); and • Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures. 	
Impact NO-2: During project construction, the proposed project would not generate excessive groundborne vibration or groundborne noise levels.	LTS	No mitigation required	NA
Impact NO-3: Operation of the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity in excess of applicable standards.	LTS	No mitigation required	NA
Impact C-NO-1: Implementation of the proposed project, in combination with cumulative projects, would not result in a significant cumulative noise or vibration impacts.	LTS	No mitigation required	NA

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Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
INITIAL STUDY SECTION E.8, AIR QUALITY			
Impact AQ-1: The proposed project would not conflict with or obstruct implementation of the 2017 Clean Air Plan.	LTS	No mitigation required	NA
Impact AQ-2: The proposed project's construction activities would generate fugitive dust and criteria air pollutants, but would not result in a cumulatively considerable net increase of non-attainment criteria air pollutants within the air basin.	LTS	No mitigation required	NA
Impact AQ-3: During project operations, the proposed project would result in emissions of criteria air pollutants, but not at levels that would result in a cumulatively considerable net increase in non-attainment criteria air pollutants.	LTS	No mitigation required	NA
Impact AQ-4: The proposed project's construction and operational activities would generate toxic air contaminants, including diesel particulate matter, which would expose sensitive receptors to substantial pollutant concentrations.	LTS	No mitigation required	NA
Impact AQ-5: The proposed project would not create objectionable odors that would adversely affect a substantial number of people.	LTS	No mitigation required	NA
Impact C-AQ-1: The proposed project, in combination with cumulative projects would result in less than significant cumulative air quality impacts.	LTS	No mitigation required	NA

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
INITIAL STUDY SECTION E.9, GREENHOUSE GAS EMISSIONS			
Impact C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.10, WIND			
Impact WI-1: The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use.	LTS	No mitigation required	NA
Impact C-WI-1: The proposed project, in combination with cumulative projects in the vicinity of the project site, would not result in a cumulative wind impact.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.11, SHADOW			
Impact SH-1: The proposed project would not create new shadow that would substantially and adversely affect the use and enjoyment of publicly accessible open spaces.	LTS	No mitigation required	NA
Impact C-SH-1: The proposed project, in combination with cumulative projects in the vicinity of the project site, would not result in a cumulative shadow impact.	NI	No mitigation required	NA
INITIAL STUDY SECTION E.12, RECREATION			
Impact RE-1: The proposed project would not increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.	LTS	No mitigation required	NA

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Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
Impact RE-2: The proposed project would include recreational facilities and expansion of recreational facilities, but such facilities would not have an adverse physical effect on the environment.	LTS	No mitigation required	NA
Impact C-RE-1: The proposed project, in combination with cumulative projects, would not result in cumulative recreation impacts.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.13, UTILITIES AND SERVICE SYSTEMS			
Impact UT-1: The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, would not exceed the capacity of the wastewater treatment provider serving the project site, or require construction of new stormwater drainage facilities, wastewater treatment facilities, or electric power, natural gas, or telecommunications facilities or expansion of existing facilities.	LTS	No mitigation required	NA
Impact UT-2: Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay Delta Plan Amendment is implemented; in that event the public utilities commission may develop new or expanded water supply facilities to address shortfalls in single and multiple dry years but this would occur with or without the proposed project. Impacts related to new or expanded water supply facilities cannot be identified at this time or implemented in the near term; instead, the public utilities commission would address supply shortfalls through increased rationing, which could result in significant cumulative effects, but the project	LTS	No mitigation required	NA

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
would not make a considerable contribution to impacts from increased rationing.			
Impact UT-3: The proposed project would not generate solid waste in excess of state or local standards or the capacity of local infrastructure and would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	LTS	No mitigation required	NA
Impact UT-4: The proposed project would not generate solid waste in excess of state or local standards or the capacity of local infrastructure and would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	LTS	No mitigation required	NA
Impact C-UT-1: The proposed project, in combination with cumulative projects, would not result in significant adverse cumulative impacts on utilities and service systems.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.14, PUBLIC SERVICES			
Impact PS-1: The proposed project would not result in an increase in demand for public services and would not require construction of new or physically altered facilities, the construction of which could cause significant environmental impacts.	NI	No mitigation required	NA
Impact C-PS-1: The proposed project, in combination with cumulative projects, would not have a significant cumulative impact on public services.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.15, BIOLOGICAL RESOURCES			
Impact BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any special-status species.	LTS	No mitigation required	NA

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Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
Impact BI-2: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LTS	No mitigation required	NA
Impact BI-3: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	LTS	No mitigation required	NA
Impact C-BI-1: The proposed project, in combination with cumulative projects in the vicinity of the site, would not have a significant cumulative impact on biological resources.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.16, GEOLOGY AND SOILS			
Impact GE-1: The proposed project would not directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure.	LTS	No mitigation required	NA
Impact GE-2: The proposed project would not result in substantial loss of topsoil or erosion.	LTS	No mitigation required	NA
Impact GE-3: The proposed project would not be located on a geologic unit or soil that is unstable, or that could become unstable as a result of the project, resulting in an onsite or offsite lateral spreading, subsidence, liquefaction, or collapse.	LTS	No mitigation required	NA
Impact GE-4: The proposed project would not create substantial risks as a result of being located on expansive soil.	LTS	No mitigation required	NA

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
Impact GE-5: The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	LTS	No mitigation required	NA
Impact C-GE-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to geology, soils, seismicity, and paleontological resources.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.17, HYDROLOGY AND WATER QUALITY			
Impact HY-1: The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.	LTS	No mitigation required	NA
Impact HY-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	LTS	No mitigation required	NA
Impact HY-3: The proposed project would not result in altered drainage patterns that would cause substantial erosion and siltation or flooding onsite or offsite, or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows.	LTS	No mitigation required	NA
Impact HY-4: The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	LTS	No mitigation required	NA

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Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
Impact C-HY-1: The proposed project, in combination with cumulative projects in the site vicinity, would not have a significant cumulative impact on hydrology and water quality.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.18, HAZARDS AND HAZARDOUS MATERIALS			
Impact HZ-1: The proposed project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.	LTS	No mitigation required	NA
Impact HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LTS	No mitigation required	NA
Impact HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.	LTS	No mitigation required	NA
Impact HZ-4: The proposed project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and not create a significant hazard to the public or the environment.	LTS	No mitigation required	NA
Impact HZ-5: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation required	NA

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
Impact C-HZ-1: The proposed project, in combination with cumulative projects in the project vicinity, would not result in a cumulative impact related to hazards and hazardous materials.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.19, MINERAL RESOURCES			
NA	NA	NA	NA
INITIAL STUDY SECTION E.20, ENERGY			
Impact EN-1: The proposed project would result in increased energy consumption but would not encourage activities that result in the use of large amounts of fuel, water, or energy or use these in a wasteful manner.	LTS	No mitigation required	NA
Impact C-EN-1: The proposed project, in combination with other past, present or reasonably foreseeable projects, would increase the use of energy, fuel and water resources, but not in a wasteful manner.	LTS	No mitigation required	NA
INITIAL STUDY SECTION E.21, AGRICULTURE AND FORESTRY RESOURCES			
NA	NA	NA	NA
INITIAL STUDY SECTION E.22, WILDFIRE			
NA	NA	NA	NA

IMPACT CODES:

NA = Not Applicable
NI = No impact

LTS = Less than significant or negligible impact; no mitigation required
S = Significant

SU = Significant and unavoidable adverse impact, no feasible mitigation
SUM = Significant and unavoidable adverse impact, after mitigation

S.4 Summary of Project Alternatives

Chapter 4 of this EIR analyzes the No Project Alternative, Full Preservation Alternative, and Partial Preservation Alternative to the proposed project that could attain project objectives and would avoid or lessen significant impacts to historic resources. These alternatives represent a reasonable range of potentially feasible alternatives to the proposed project that could attain project objectives and would avoid or substantially lessen the identified significant adverse environmental impacts to historic architectural resources. Each alternative is summarized below.

S.4.1 Alternative A: No Project Alternative

DESCRIPTION OF ALTERNATIVE

Under Alternative A, no improvements to the park would be made and there would be no modifications to the existing historical resources on and across Kearny Street. The project site would remain as is; the character-defining features of the project site would be retained and unaltered.

SUMMARY OF IMPACTS

Under Alternative A, the project site would remain in its existing condition, with no new construction. Because no construction would occur under Alternative A, there would be no demolition of the pedestrian bridge or removal of any of the character-defining features of the hotel building and Chinese Culture Center at 750 Kearny Street. Therefore, this alternative would not cause material impairment to a historical resource. Alternative A would avoid the significant and unavoidable impact that would result from the demolition and removal of the existing pedestrian bridge across Kearny Street, nor would it contribute to any cumulative impacts related to historic architectural resources. In addition, Alternative A would not have any project-level or cumulative impacts on any of the topics analyzed in the Initial Study (see Appendix B).

S.4.2 Alternative B: Full Preservation Alternative

DESCRIPTION OF ALTERNATIVE

This alternative would retain all character-defining features, including the pedestrian bridge. As a result, the new clubhouse would be smaller, about 4,000 sf in size, compared to the 8,300 sf under the proposed project, and it would eliminate the upper-level outdoor terrace adjacent to the clubhouse. All other project features would be implemented.

SUMMARY OF IMPACTS

Because Alternative B would retain the existing pedestrian bridge between Portsmouth Square and the hotel building and Chinese Culture Center at 750 Kearny Street, this alternative would avoid the project's only significant and unmitigable impacts. The Full Preservation Alternative would not significantly impact the pedestrian bridge or the hotel building and Chinese Culture Center at 750 Kearny Street because the pedestrian bridge would not be demolished. The Full Preservation Alternative would also avoid the project's significant but mitigable impact on Portsmouth Square (removal of the physical and symbolic connection between Chinatown and the Chinese Culture Center that represents the hard-won efforts of those who advocated for and created the Chinese Culture Center).

Under this alternative, all other character-defining features of the project site would be retained. Accordingly, the Full Preservation Alternative would avoid all of the proposed project's significant and unmitigable impacts. Mitigation Measures M-CR-1a, Public Interpretive Program Including Oral History; M-CR-1c, Documentation of Historical Resource; and M-CR-1d, Salvage Plan would not be applicable under this alternative. As with the proposed project, because the cumulative projects would not result in demolition or alteration of 750 Kearny Street, the pedestrian bridge, or the Chinatown Historic District, they would not combine with Alternative B to result in a significant cumulative impact on a historic resource.

Regarding all other environmental topics analyzed in the initial study, Alternative B would have similar construction and operational impacts as the proposed project; therefore, Alternative B would have a less-than-significant or a less-than-significant with mitigation project-level or cumulative impact.

S.4.3 Alternative C: Partial Preservation Alternative

DESCRIPTION OF ALTERNATIVE

This alternative would be similar to the proposed project except that, following removal of the pedestrian bridge, a new overlook platform would be built at the location of the western bridge terminus that would function as an architectural reference to the bridge. All other project features related to renovation of the park would be implemented.

SUMMARY OF IMPACTS

Alternative C, like the proposed project, would demolish and remove the existing pedestrian bridge between Portsmouth Square and the hotel building and Chinese Culture Center at 750 Kearny Street. Therefore, similar to the proposed project, this alternative would result in significant and unavoidable impacts, both on the bridge itself and on the hotel building. Under the Partial Preservation Alternative, however, the impacts on both the bridge and the hotel building that would result from the loss of the direct pedestrian connection between Chinatown and the Chinese Culture Center would be somewhat reduced by the construction of the new overlook platform at the location of the western terminus of the pedestrian bridge in Portsmouth Square. As described above, the overlook platform would be intended to recall the bridge proposed for demolition and to serve as an architectural reference to the bridge, including through the use of concrete support pillars that reference the existing bridge supports. In this way, the overlook platform would partially retain the bridge's integrity of location, setting, design, materials, and feeling. Nevertheless, because the Partial Preservation Alternative would demolish the existing bridge, impacts of this alternative on historic architectural resources would remain significant and unavoidable.

All of the above impacts on the pedestrian bridge and the hotel building would be reduced in severity, but not to a less-than-significant level, with implementation of Mitigation Measures M-CR-1a, Public Interpretive Program Including Oral History; M-CR-1c, Documentation of Historical Resource; and M-CR-1d, Salvage Plan. Regarding cumulative impacts, as with the proposed project, the cumulative projects would not combine with Alternative C to result in a significant cumulative impact on a historic resource.

Regarding all other environmental topics analyzed in the initial study, Alternative C would have similar construction and operational impacts as the proposed project; therefore, Alternative C would have a less-than-significant or a less-than-significant-with-mitigation project-level or cumulative impact.

S.5 Comparison of Proposed Project and Alternatives

Table S-3 presents a summary comparison of the impacts of the proposed project and all the alternatives.

Table S-3 Comparison of Proposed Project and Alternatives

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
PROJECT CHARACTERISTICS				
Clubhouse Floor Area	8,300 sf	1,600 sf	6,650 sf	8,300 sf
Upper Plaza Event Space Area	8,000 sf	4,000 sf	8,000 sf	8,000 sf
Playground Square Area	6,500 sf	5,000 sf	6,500 sf	6,500 sf
Shade Structure	Yes	No	Yes	Yes
Stage	Yes	No	Yes	Yes
Retention of Kearny Street pedestrian bridge	No	Yes	Yes	No
ABILITY TO MEET PROJECT SPONSOR'S OBJECTIVES				
PROVIDE A RENOVATED PARK THAT IS SENSITIVE TO THE CULTURAL AND HISTORIC SETTING OF THE PROPERTY				
Provide a renovated park that is architecturally compatible with the Chinatown neighborhood while maintaining the existing park character.	Meets	Partially Meets; the existing park has programming limitations in its current configuration	Meets	Meets
Incorporate the existing monuments and art elements into a renovated park.	Meets	Meets	Meets	Meets
ALIGN PARK RENOVATION WITH COMMUNITY INPUT				
Be responsive to the recreational needs of the Chinatown neighborhood and provide for diverse groups of people of various ages and abilities.	Meets	Partially Meets; the existing plaza and clubhouse are not large enough to provide gatherings of all sizes	Partially Meets; a smaller clubhouse would not fully meet the community's needs for expanded programming	Meets

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Maximize the implementation of community input received during the engagement phase.	Meets	Does Not Meet; the community has advocated for a renovated park that would provide for expanded services and programs	Partially Meets; the community has specifically noted the limitations that the bridge provides for expanded uses and renovations in the park and park safety	Partially Meets: the community has specifically noted the limitations that the bridge provides for expanded uses and renovations in the park and park safety
MAXIMIZE PARK COHESIVENESS AND USABILITY				
Improve spatial relationships, access, and circulation, both within the park and at the park-street frontage interface.	Meets	Does Not Meet	Partially Meets; this alternative would not allow for better circulation through the park and limits how the park could be renovated given the space occupied by the bridge	Meets
Maximize usable space and remove barriers or elements that divide usable space.	Meets	Does Not Meet	Partially Meets; the existing pedestrian bridge is a barrier to moving across and around the park	Meets
Create inviting and flexible spaces that can accommodate daily recreational activities and events of all sizes.	Meets	Partially Meets; this would not allow for expanded uses and flexible space	Meets	Meets
Establish a clubhouse that can flex to accommodate gatherings of multiple sizes.	Meets	Does Not Meet	Partially Meets; clubhouse size would be larger than existing but would still lack the size and layout needed to meet this objective	Meets

Chapter S. Summary

S.5. Comparison of Proposed Project and Alternatives

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Create a large multi-use upper plaza that can accommodate large events but is also comfortable for all event sizes.	Meets	Does Not Meet; the current upper plaza is too small to accommodate the size of gatherings requested by the community	Meets	Meets
Site new buildings in a manner that maximizes natural light, works with the existing garage structure and respects the topography of the site and the surrounding area.	Meets	Does Not Meet; no new buildings	Partially Meets; the bridge limits some natural light to the clubhouse as it would be setback from the bridge	Meets
Maximize direct connections between the clubhouse and the park that offer opportunities for indoor-outdoor uses.	Meets	Does Not Meet	Partially Meets; retaining the bridge would create obstacles to how users would flow in and out of the clubhouse	Meets
Create a unified “active recreation” area with fitness equipment and a children’s playground with direct access to the clubhouse.	Meets	Does Not Meet	Partially Meets; new playground would be located directly south of the existing bridge, but the bridge truncates the connection between the playground and clubhouse	Meets
CREATE A SAFE AND SECURE PARK AND STREETScape				
Create a single cohesive park that is both physically and visually connected and uses site elements and structures to connect instead of divide spaces.	Meets	Does Not Meet	Partially Meets; the new clubhouse would be accessible from the upper and lower levels of the park, but the existing pedestrian bridge would block views across the redesigned park	Partially Meets; the partial bridge would maintain the existing condition of covered outdoor spaces that creates a sense of insecurity

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Provide direct lines of sight to and from the clubhouse to maximize safety and visibility throughout the property.	Meets	Does Not Meet	Partially Meets; the reduced size clubhouse would be partially blocked by the existing pedestrian bridge, would reduce the availability of views between the upper and lower levels of the park, and would create covered outdoor spaces that would create a sense of insecurity	Meets
Provide a safe pedestrian experience both within the park and on the sidewalks.	Meets	Does Not Meet	Partially Meets; the reduced size clubhouse would be partially blocked by the existing pedestrian bridge	Partially Meets; the overlook would block some sight lines and create hidden areas within the park
MAINTAIN AND PRESERVE THE EXISTING GARAGE AND ITS OPERATIONS				
Minimize impacts to the garage structure and its operations both during construction and at completion.	Meets	Meets	Meets	Partially Meets; some structural improvement at the garage would be required
Upgrade the waterproofing of the garage and all roof drainage components to eliminate water intrusion into the garage and its structure.	Meets	Does Not Meet	Partially Meets; maintaining the bridge would complicate the waterproofing scheme for the garage upgrades	Meets
Protect the existing restroom and garage infrastructure on the park level and seamlessly incorporate them into the renovated park.	Meets	Meets	Meets	Meets

Chapter S. Summary

S.5. Comparison of Proposed Project and Alternatives

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
CREATE A SUSTAINABLE AND EASY-TO-MAINTAIN PARK				
Provide a “Zero Carbon” clubhouse by eliminating all carbon emissions and using 100% renewable energy.	Meets	Does Not Meet	Partially Meets; the pedestrian bridge would block daylight to the new clubhouse which would require greater reliance on artificial light	Meets
Utilize durable and long-lasting materials and building systems to withstand intense use and not create long-term maintenance burdens.	Meets	Does Not Meet	Partially Meets; the existing pedestrian bridge creates operational and maintenance burdens underneath the bridge for RPD; pest and bird clean up and debris management	Meets
Minimize the need for long-term pest management.	Meets	Does Not Meet	Does Not Meet	Meets
Design and implement a project that meets the established budget.	Meets	Does Not Meet	Meets	Partially Meets; construction of the overlook is currently an unfunded scope item

SOURCE: architecture + history, llc, 2021

S.6 Environmentally Superior Alternative

Alternative B, the Full Preservation Alternative would be the environmentally superior alternative because it would preserve more components of the historic property than the proposed project.

S.7 Areas of Controversy and Issues to Be Resolved

Based on the comments received on the notice of preparation of an EIR, park design features are a potential area of controversy for the proposed project.

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CHAPTER 1

INTRODUCTION

1.A Project Summary

This environmental impact report (EIR) analyzes the potential environmental effects associated with the Portsmouth Square Improvement Project (proposed project). The San Francisco Recreation and Park Department (project sponsor or RPD) proposes to renovate the existing 1.5-acre park with a new children's playground, exercise equipment, shade structures, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse. The proposed project would re-waterproof the roof of the parking garage located underneath the park and portions of the surrounding street network, seismically upgrade portions of the garage, and demolish and remove the pedestrian bridge spanning Kearny Street that connects a 27-story hotel building (currently managed as a Hilton Hotel) and the Chinese Culture Center with Portsmouth Square.

1.B Purpose of This EIR

This EIR was prepared in accordance with all criteria, standards, and procedures of the California Environmental Quality Act (CEQA), as amended (California Public Resources Code section 21000 et seq.); the CEQA Guidelines (California Code of Regulations title 14, section 15000 et seq.); and San Francisco Administrative Code chapter 31. In accordance with CEQA section 21067 and CEQA Guidelines sections 15367 and 15050–15053, the City and County of San Francisco (city) is the lead agency, under whose authority this document has been prepared.

As described by CEQA and the CEQA Guidelines, public agencies are charged with a duty to avoid or substantially lessen significant environmental effects, where feasible. In undertaking this duty, a public agency has an obligation to balance a project's significant effects on the environment with its benefits, including economic, social, technological, legal, and other non-environmental characteristics.

As defined in CEQA Guidelines section 15382, a "significant effect on the environment" is:

"... a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant."

CEQA requires an EIR to be prepared before a discretionary decision is made to approve a project that may cause a significant effect on the environment that cannot be mitigated. The EIR is a public information document for use by governmental agencies and the public to identify and evaluate potential environmental impacts of a project, identify mitigation measures to lessen or eliminate significant adverse impacts, and examine feasible alternatives to the project.

The City must consider the information in this EIR and make certain findings with respect to each significant effect identified. The decision makers will review and consider the information in this EIR, along with other information available through the public review processes, before they decide to approve, disapprove, or modify the proposed project or adopt an alternative to the proposed project.

1.C Type of EIR

This document is a project-level EIR, pursuant to CEQA Guidelines section 15161. A project-level EIR focuses on changes in the environment that would result from construction and operation of a specific project. Furthermore, this EIR is also a focused EIR, pursuant to CEQA Guidelines section 15063(c)(3). An Initial Study was prepared for the proposed project in accordance with sections 15062 and 15082 (refer to Appendix B of this EIR). The Initial Study is being published concurrently with the EIR, and comments will be accepted on the Initial Study during the public review period for the EIR.³ The Initial Study identifies the topics for which the proposed project would result in less-than-significant impacts or impacts that could be reduced to less than significant with implementation of the mitigation measures identified in the Initial Study, and therefore do not require further analysis in this EIR. Thus, this EIR focuses the environmental analysis on the topic identified in the Initial Study (i.e., historic architectural resources only) with the potential to have significant environmental impacts.

An EIR is an informational document used by a lead agency (in this case, the City) when considering approval of a project. The purpose of an EIR is to provide public agencies and members of the public with detailed information regarding the environmental effects of implementing a proposed project. An EIR should analyze a project's environmental consequences, identify ways to reduce or avoid a project's potential environmental effects, and identify alternatives to a project that can avoid or reduce impacts.

This EIR provides information to be used in the planning and decision-making process. It is not the purpose of an EIR to recommend approval or denial of a project.

Before it can approve the project, the City, as the lead agency and decision-making entity, must certify that this EIR has been completed in compliance with CEQA, that the information in the EIR has been considered, and that the EIR reflects the city's independent judgment. CEQA requires decision makers to balance the benefits of a project against its unavoidable environmental consequences. If environmental impacts are identified as significant and unavoidable, the City may still approve the project if it finds that social, economic, or other benefits outweigh the unavoidable impacts. The City would then be required to state in writing the specific reasons for approving the project, based on information in the EIR and other information sources in the administrative record. This reasoning is called a "statement of overriding considerations" (Public Resources Code section 21081; CEQA Guidelines section 15093). In addition, the City must adopt a mitigation monitoring and reporting program, describing the measures that were made a condition of project approval to avoid or mitigate significant effects on the environment (Public Resources Code section 21081.6; CEQA Guidelines section 15097). The mitigation monitoring and reporting program, which is adopted at the time of project approval, is designed to ensure compliance with the project description and EIR mitigation measures during and after project implementation. If the City decides to approve the project, it will be

³ Under CEQA Guidelines section 15128, the EIR must contain a brief statement indicating the reasons why certain effects were determined not to be significant and, thus, are not studied in detail in this EIR. CEQA Guidelines are available online at https://www.califaep.org/docs/CEQA_Handbook_2021.pdf, accessed March 30, 2021.

responsible for verifying that the mitigation monitoring and reporting program for this project is implemented. The EIR will be used primarily by the city during approval of future discretionary actions and permits.

1.D CEQA Environmental Review Process

CEQA Guidelines sections 15080 and 15097 set forth the EIR process, which includes multiple phases involving notification and input from responsible agencies and the public, as described below.

1.D.1 Notice of Preparation of an EIR

In accordance with CEQA Guidelines sections 15063 and 15082, the San Francisco Planning Department (planning department) published and distributed a notice of preparation (NOP) of an EIR for the proposed project on September 23, 2020. The NOP was sent to governmental agencies, organizations, and persons interested in the proposed project, and publication of the NOP initiated the 30-day public scoping period for this EIR, which started on September 23, 2020, and ended on October 23, 2020. The NOP included a description of the proposed project and a request for agencies and the public to submit comments on the scope of the environmental issues that should be addressed in this EIR. The NOP is included as Appendix A of this document.

In total, the planning department received comments from one agency (Native American Heritage Commission) and one individual. The comments received in response to the NOP during the public scoping period are included in Appendix A of this document.

1.D.2 Scoping Comments

The planning department has considered the comments made by the public and agencies in preparation of this EIR, as summarized in **Table 1-1**. Comments on the NOP that relate to environmental issues are addressed and analyzed throughout this EIR and Initial Study (see Appendix B for the Initial Study). The scoping comments, as summarized in the table below, also indicate areas of controversy known to the lead agency and issues to be resolved, per CEQA Guidelines section 15123.

Table 1-1 Summary of Scoping Comments

EIR or Initial Study Section	Comment
EIR	
Chapter 2 Project Description	<ul style="list-style-type: none">Recommend against installing sand in the playground; park features, including ADA ramps, pathways, trees, rubber mats, and furniture, require regular cleaning and maintenance; existing rubber matting is a tripping hazard; and recommend installing additional electrical outlets for musicians. <i>[Dennis Hong, park user]</i>
INITIAL STUDY	
Section 5 Cultural Resources	<ul style="list-style-type: none">AB 52 and SB 18 tribal consultation procedures. Comment provided mitigation measures to avoid or minimize significant adverse impacts to tribal cultural resources, if feasible. <i>[Nancy Gonzalez-Lopez, Cultural Resources Analyst, Native American Heritage Commission]</i>

1.D.3 Draft EIR and Initial Study Public Review Process

The CEQA Guidelines and San Francisco Administrative Code chapter 31 encourage public participation in the planning and environmental review processes. The planning department provides opportunities for the public to present comments and concerns regarding this EIR and its appendices, including the Initial Study (Appendix B), throughout the environmental review process. These opportunities include a public review and comment period and a public hearing before the San Francisco Planning Commission (planning commission).

A public hearing for the historical architectural preservation alternatives was held at the Historic Preservation Commission (HPC) on June 16, 2021. The HPC reviewed and provided comments on alternatives developed and alternatives considered-but-rejected presented by department staff.

The public review period for the draft EIR and Initial Study is from August 5, 2021, to September 20, 2021. The HPC will hold a public hearing on this draft EIR to consider providing its comments on the draft EIR. The HPC public hearing will be held on August 18, 2021, beginning at 12:30 p.m. or later. The planning commission will hold a public hearing on this draft EIR during the 45-day public review and comment period for this draft EIR. The purpose of the hearing is to solicit public comment on the information presented in this draft EIR. The public hearing will be held on **September 9, 2021**, beginning at **1 p.m. or later**. Please be advised that due to the COVID-19 emergency, the HPC and planning commission may be required to conduct this hearing remotely. Additional information may be found on the planning department's website at www.sfplanning.org.

A summary of the draft EIR was distributed with the Public Notice of Availability of a Draft Environmental Impact Report and Notice of Public Hearing. Both the summary and public notice were printed in English and Chinese. The summary does not constitute the entirety of the draft EIR analysis and is intended to direct interested members of the public to the complete draft EIR document available on the planning department's web page. The summary is included as Appendix C.

The draft EIR, Initial Study, and all attachments are available for public review and comment on the planning department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). A USB or paper copy of the draft EIR will be mailed upon request. Referenced materials will also be made available for review upon request. Contact the EIR Coordinator, Megan Calpin, at CPC.PortsmouthSquareEIR@sfgov.org or 628.652.7508, to make a request.

Governmental agencies, interested organizations, and other members of the public are invited to submit written comments on the draft EIR and Initial Study during the public review period. The comments should address the sufficiency of the document with respect to identifying and analyzing possible significant environmental impacts and determining how they may be avoided or mitigated.

All written comments or questions about the draft EIR should be addressed to:

San Francisco Planning Department
Attention: Megan Calpin, Environmental Coordinator
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
CPC.PortsmouthSquareEIR@sfgov.org

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

1.D.4 Final EIR and EIR Certification

Following the close of the public review and comment period for this draft EIR, the City will prepare and publish a document titled "Responses to Comments." This document will contain all written, email, and recorded oral comment comments received on this draft EIR and written responses to those comments, along with copies of the letters or emails received, a transcript of the public hearing on the draft EIR, and any necessary revisions to the draft EIR. The draft EIR and the responses to comment document will constitute the final EIR. Not less than 10 days prior to the planning commission hearing to consider certification of the final EIR, the final EIR will be made available to the public and any board(s), commission(s) or department(s) that will carry out or approve the proposed project.

The planning commission, in an advertised public meeting, will consider the documents and, if found adequate, accurate, and objective, certify the final EIR, provided it (1) was completed in compliance with CEQA; (2) was presented to the San Francisco Planning Commission and the commission reviewed and considered the information contained in the Final EIR prior to taking an approval action on the proposed project; and (3) reflects the lead agency's independent judgment and analysis. CEQA requires that agencies shall neither approve a project nor implement a project unless the project's significant environmental impacts have been reduced to a less-than-significant level, thereby essentially eliminating, avoiding, or substantially lessening the potentially significant impacts of the proposed project, except when certain findings are made. If an agency approves a project that would result in the occurrence of significant adverse impacts that cannot feasibly be mitigated to less-than-significant levels (that is, significant and unavoidable impacts), the agency must state the reasons for its action in writing; demonstrate that mitigation is infeasible, based on the EIR or other information in the record; and adopt a statement of overriding considerations.

1.D.5 Mitigation Monitoring and Reporting Program

At the time of project approval, CEQA and the CEQA Guidelines require agencies to adopt a mitigation monitoring and reporting program that it has made a condition of project approval to mitigate or avoid significant impacts on the environment (CEQA section 21081.6; CEQA Guidelines section 15097). This EIR identifies and presents mitigation measures, improvement measures, and standard construction measures that would form the basis of such a mitigation and monitoring and reporting program. Any mitigation and improvement measures adopted by the agency and City as conditions for approval of the proposed project would be included in the mitigation monitoring and reporting program.⁴

⁴ The full text of the proposed project's Environmental Mitigation Monitoring and Reporting Program is available for review on the following website: <https://sfplanning.org/resource/permits-my-neighborhood>. The file can be accessed by entering the project address (733 Kearny Street) into the search box, clicking on the blue dot on the project site, and then clicking on the "Documents" button under the 2018-013579ENV application number on the right side of the screen.

1.E Contents and Organization of This EIR

Consistent with CEQA Guidelines sections 15120 to 15132, this EIR describes the proposed project, required approvals, and existing land use plans and policies applicable to the proposed project; identifies potential environmental impacts of the proposed project, mitigation measures where those impacts are significant, and cumulative adverse impacts to which the proposed project could make a substantial contribution; discusses growth-inducing and significant unavoidable effects of the project; and evaluates alternatives to the proposed project that could avoid or reduce significant impacts while still meeting most of the project's objectives.

This EIR is organized as follows:

- **Summary.** This chapter summarizes the EIR by providing an overview of the proposed project, the environmental impacts that would result from the proposed project, mitigation measures identified to reduce or eliminate the impacts, project alternatives and their comparative environmental effects, and areas of controversy and issues to be resolved.
- **Chapter 1, Introduction.** This chapter includes a discussion of the purpose of the EIR, a discussion of the environmental review process, a summary of the comments received on the scope of the EIR, and a brief outline of the document's organization.
- **Chapter 2, Project Description.** This chapter provides a detailed description of the proposed project, including the project's objectives, the project location, the existing project site's land use characteristics, project components and characteristics, the construction schedule and anticipated activities, and identifies required project approvals.
- **Chapter 3, Environmental Setting, Impacts, and Mitigation Measures.** This chapter provides the analysis for the historic architectural resources topic identified for further analysis. This topic contains a description of the environmental setting (or existing conditions), regulatory framework, approach to the analysis, project-level and cumulative impacts, and mitigation measures as applicable.
- **Chapter 4, Alternatives.** This chapter presents and evaluates alternatives to the proposed project, including the required No Project Alternative, that could feasibly attain most of the project objectives as well as reduce identified significant adverse impacts of the proposed project. This chapter also compares their environmental effects to those of the proposed project. It also identifies the environmentally superior alternative. Alternatives evaluated in this chapter include the following:
 - Alternative A: No Project Alternative
 - Alternative B: Full Preservation Alternative
 - Alternative C: Partial Preservation Alternative
- **Chapter 5, Other CEQA Issues.** Pursuant to CEQA Guidelines section 15126.2, this chapter summarizes any growth-inducing impacts that could result from the proposed project, irreversible changes to the environment, and significant and unavoidable environmental impacts. This chapter also presents any areas of controversy left to be resolved.
- **Chapter 6, Report Preparers.** This chapter lists the EIR authors and consultants; project sponsor and consultants; and agencies and persons consulted.
- **Appendices.** The following appendices are included in this EIR:
 - Appendix A, Notice of Preparation and Comments Received

- Appendix B, Initial Study
- Appendix C, Summary of Draft Environmental Impact Report
- Appendix D, Historic Resource Evaluations
 - D-1, Historic Resource Evaluation Response Part I
 - D-2, Historic Resource Evaluation Response Part II
 - D-3, Preservation Alternatives Memorandum
 - D-4, Historic Resource Evaluation for Hilton Hotel, San Francisco, California
 - D-5, Historic Resource Evaluation for Portsmouth Square

Chapter 1. Introduction

1.E. Contents and Organization of This EIR

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CHAPTER 2

PROJECT DESCRIPTION

2.A Project Overview

The project sponsor, the San Francisco Recreation and Park Department (project sponsor or RPD), proposes to implement the Portsmouth Square Improvement Project (proposed project) that would renovate the existing park with a new children's playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse. The proposed project would demolish and remove the pedestrian bridge spanning Kearny Street that connects Portsmouth Square to 750 Kearny Street, a 27-story hotel building (currently managed as a Hilton Hotel) which includes the Chinese Culture Center on the third floor. The proposed project would re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks and seismically upgrade portions of the parking garage. The proposed project would also replace curb cuts and a portion of the streets and sidewalks adjacent to Portsmouth Square for utility connections. Curb cuts would be replaced at the following intersections: Kearny and Washington streets; Washington Street and Walter U. Lum Place; Walter U. Lum Place and Clay Street; and Clay and Kearny streets.

The proposed project is located at 733 Kearny Street and 750 Kearny Street at the border of the Chinatown neighborhood and Financial District. Portsmouth Square is on the block bounded by Washington Street to the north, Kearny Street to the east, Clay Street to the south, and Walter U. Lum Place to the west. A parking garage constructed in 1961 is located underneath Portsmouth Square and portions of the adjacent sidewalks and streets. The elevators and pavilion adjacent to the upper-level elevator entrance were replaced in 1990, and the clubhouse was constructed underneath the western portion of the bridge in 2001. The proposed project would be the most substantial alteration of Portsmouth Square since 1961, when the underground parking garage was constructed and the park was converted from an open green space to an elevated, two-level public park.

The 27-story hotel building and Chinese Culture Center, located at 750 Kearny Street across from Portsmouth Square, were built in 1971. The hotel building is on a large corner lot, with street-facing elevations at Washington Street (north) and Merchant Alley (south), in addition to Kearny Street (west). An elevated pedestrian bridge over Kearny Street provides access from the second and third floors of the hotel building to Portsmouth Square.

2.B Project Sponsor's Objectives

The park's design and programming was informed by community feedback over the course of 14 months. During this time, five community workshops were held with 100 to 300 participants per workshop, and approximately two dozen stakeholder groups participated in these workshops. The project sponsor seeks to

achieve the following objectives informed by community input by undertaking the proposed project. These objectives are:

- Provide a Renovated Park that is Sensitive to the Cultural and Historic Setting of the Property
 - Provide a renovated park that is architecturally compatible with the Chinatown neighborhood while maintaining the existing park character.
 - Incorporate the existing monuments and art elements into a renovated park.
- Align Park Renovation with Community Input
 - Be responsive to the recreational needs of the Chinatown neighborhood and provide for diverse groups of people of various ages and abilities.
 - Maximize the implementation of community input received during the engagement phase.
- Maximize Park Cohesiveness and Usability
 - Improve spatial relationships, access, and circulation, both within the park and at the park-street frontage interface.
 - Maximize usable space and remove barriers or elements that divide usable space.
 - Create inviting and flexible spaces that can accommodate daily recreational activities and events of all sizes.
 - Establish a clubhouse that can flex to accommodate gatherings of multiple sizes.
 - Create a large multi-use upper plaza that can accommodate large events but is also comfortable for all event sizes.
 - Site new buildings in a manner that maximizes natural light, works with the existing garage structure and respects the topography of the site and the surrounding area.
 - Maximize direct connections between the clubhouse and the park that offer opportunities for indoor-outdoor uses.
 - Create a unified “active recreation” area with fitness equipment and a children’s playground with direct access to the clubhouse.
- Create a Safe and Secure Park and Streetscape
 - Create a single cohesive park that is both physically and visually connected and uses site elements and structures to connect instead of divide spaces.
 - Provide direct lines of sight to and from the clubhouse to maximize safety and visibility throughout the property.
 - Provide a safe pedestrian experience both within the park and on the sidewalks.
- Maintain and Preserve the Existing Garage and its Operations
 - Minimize impacts to the garage structure and its operations both during construction and at completion.
 - Upgrade the waterproofing of the garage and all roof drainage components to eliminate water intrusion into the garage and its structure.

- Protect the existing restroom and garage infrastructure on the park level and seamlessly incorporate them into the renovated park.
- Create a Sustainable and Easy-To-Maintain Park
 - Provide a “Zero Carbon” clubhouse by eliminating all carbon emissions and using 100% renewable energy.
 - Utilize durable and long-lasting materials and building systems to withstand intense use and not create long-term maintenance burdens.
 - Minimize the need for long-term pest management.
 - Design and implement a project that meets the established budget.

2.C Project Location and Setting

The project site comprises Portsmouth Square at 733 Kearny Street (Assessor’s Block 0209, Lot 017), 750 Kearny Street (Assessor’s Block 0208, Lot 024), and a pedestrian bridge that connects the two properties.

Portsmouth Square is a 66,000-square-foot (1.5-acre) site located at the border of the Chinatown neighborhood and Financial District on the block bounded by Washington Street to the north, Kearny Street to the east, Clay Street to the south, and Walter U. Lum Place to the west. Sidewalks under the jurisdiction of San Francisco Public Works (public works) surround the site. On the sidewalk near the southwest intersection of Washington and Kearny streets is a decorative lamppost that is considered a character defining feature to the National Register of Historic Places-eligible (National Register) Chinatown Historic District. The replica lamppost, installed in 1996, is modeled on the original 1925 lampposts found on Grant Avenue and features an ornate sculptural dragon and pagoda composition painted in red, gold, and green.

The hotel building and Chinese Culture Center at 750 Kearny Street are located within the Financial District and on the opposite side of Kearny Street from Portsmouth Square. The subject building is on the block bounded by Washington Street to the north, Merchant Alley to the south, and Kearny Street to the west. The pedestrian bridge spans Kearny Street, and extends between the upper level of Portsmouth Square to the second story of 750 Kearny Street (see **Figure 2-1**). Kearny Street is a one-way, three-lane, northbound street with on-street parking on the east side of the street; Washington Street is a one-way, two-lane, westbound street with on-street parking on the north side; Clay Street is a one-way, two-lane, eastbound street with on-street parking on the south side; and Walter U. Lum Place is a one-way, one-lane, southbound street with on-street parking on the west side.

The project site is within an area served by several San Francisco Municipal Railway (Muni) bus lines. Muni lines 8-Bayshore, 8AX-Bayshore A Express, and 8BX-Bayshore B Express stop on the east side of Kearny Street near the intersection of Clay and Kearny streets. Muni line 1-California runs west on Clay Street and stops west of the intersection of Kearny and Clay streets and east of Walter U. Lum Place.



SOURCE: Esri, 2019; ESA, 2019

Portsmouth Square Improvement Project

FIGURE 2-1
PROJECT LOCATION

2.C.1 Surrounding Land Uses

Portsmouth Square is surrounded by one- to three-story residential buildings with ground-floor retail as well as the 27-story Hilton Hotel with the Chinese Cultural Center across Kearny Street to the east. Two- to three-story commercial and residential buildings with ground-floor retail are located south of the project site along Clay Street. Residential buildings with ground-floor retail ranging from three to eight stories in height are located west of the project site along Walter U. Lum Place. Residential buildings with ground-floor retail ranging from two to five stories in height are located north of the project site along Washington Street.

The project site is located at the eastern edge of the Chinatown neighborhood where the neighborhood transitions to the Financial District. The area surrounding the project site is a densely built area with land uses that consist primarily of neighborhood-serving retail uses on the ground floor, with commercial or residential uses above. Parking, residential, hotel, office, and institutional facilities are also present in the area.

2.D Zoning and General Plan Land Use Designations

The project site is located within the eastern portion of the Chinatown Area Plan and within the P (Public) zoning district and an OS (Open Space) height and bulk district. The Public zoning district applies to land that is owned by a governmental agency and has some form of public use, including open space. The OS height and bulk district is intended for principal or exclusive purpose as open space, with any proposed buildings or structures limited to those that are determined to be in accordance with the objectives, principles, and policies of the General Plan.

The hotel building at 750 Kearny Street is located within the western portion of the Financial District neighborhood and within the C-3-O (Downtown Office) zoning district and a 200-S height and bulk district.

2.E Existing Site Characteristics

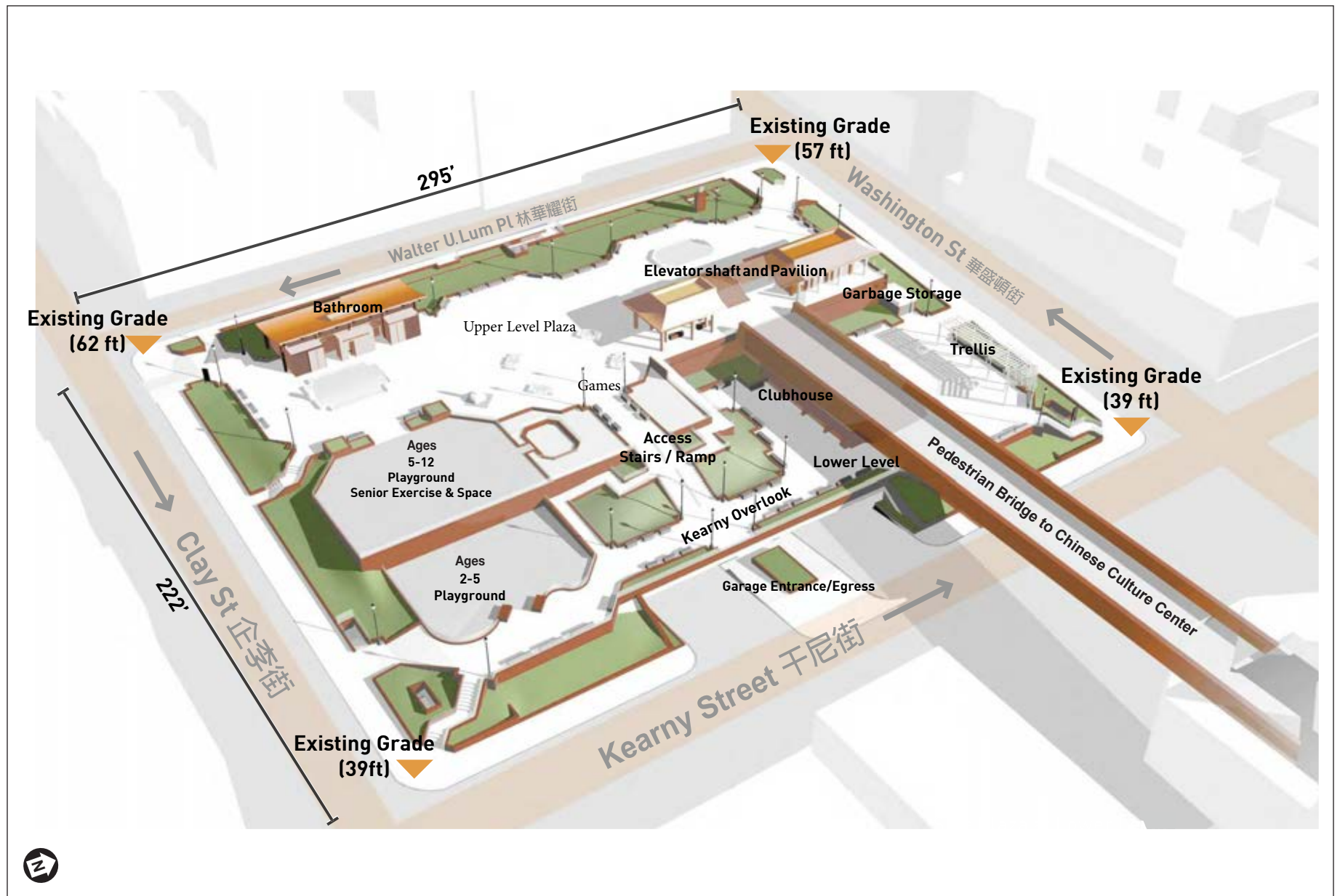
2.E.1 Project Site

The project site comprises Portsmouth Square, a pedestrian bridge that spans Kearny Street, and 750 Kearny Street. A description of each component of the project site is described below along with its current historic status.

PORTSMOUTH SQUARE

Portsmouth Square is a two-level public park that slopes down approximately 23 feet from west to east. As shown in **Figure 2-2**, the upper level contains an event space and plaza, a covered pavilion, restrooms, elevators, and a children's play area. The lower level contains a clubhouse beneath the pedestrian bridge, a children's play area, a trellis, benches, gathering areas, and walkways. The Portsmouth Square Garage, which contains four levels of public parking, is located beneath the park. A number of monuments, sculptures, and plaques are located throughout the park. These include:

- Robert Louis Stevenson monument (1897)
- Daughters of the American Revolution Plaque (1924)



SOURCE: RPD, Portsmouth Square Improvement Project: Chinatown CDC Review – Schematic Phase Presentation, September 25, 2020.

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FIGURE 2-2
EXISTING SITE PLAN

- Portsmouth Square Plaque (California Historical Landmark No. 119, dedicated 1950)
- First Public School House Monument (California Historical Landmark No. 587, dedicated 1957)
- Andrew Smith Hallidie Plaque, at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968)
- Goddess of Democracy Statue (1990)
- Six concrete play sculptures by artist Mary Fuller titled *Tot Lot* that represent animals of the Chinese zodiac and commissioned by City of San Francisco and the Tamarack Foundation (1984)⁵

There are 10 pedestrian access points to the upper and lower levels of the park, including two at each of the following intersections: Washington Street and Walter U. Lum Place, Clay Street and Walter U. Lum Place, and Kearny and Clay streets. In addition, there are two mid-block entrances, one from Washington Street and another from Clay Street; and an entrance from the pedestrian bridge over Kearny Street.

CLUBHOUSE

The existing one-story, 1,600-square-foot clubhouse was constructed in 2001 under the pedestrian bridge on the lower level of Portsmouth Square. The clubhouse is currently leased to the nonprofit organization, Self Help for the Elderly. The Self Help for the Elderly organization offers periodic classes at the clubhouse, including exercise, yoga, tai chi, cooking and nutrition, English lessons, self-help programs, and dancing.⁶

GARAGE AND ELEVATORS

The Portsmouth Square Garage (parking garage), constructed in 1961, is a four-level parking garage that extends up to 62 feet below grade at Walter U. Lum Place and Clay Street, extends up to 39 feet below grade at Clay and Kearny streets, and contains 460 self-park parking spaces. Given that the project site slopes down approximately 23 feet from west to east, one at-grade level and two underground levels of the parking garage are located under the east side of the park (fronting Kearny Street), and four underground levels are located under the west side of the park (fronting Walter U. Lum Place). Valet parking, which usually begins at noon on weekdays once the parking garage approaches self-park capacity, increases the capacity of the garage to up to 590 parking spaces.

The parking garage is accessible from Kearny Street, which is a one-way northbound street. Pedestrians can access the parking garage from Kearny Street or via the elevators located under a pavilion on the upper level of the park near Washington Street, which operate from 7 a.m. until midnight. The parking garage also contains public restrooms, office space, and locker rooms.⁷

⁵ The Robert Louis Stevenson monument, Goddess of Democracy Statue, and the six concrete play sculptures by artist Mary Fuller titled *Tot Lot* are public art installations contained in the City's civic art collection.

⁶ San Francisco Planning Department and San Francisco Recreation & Parks Department, *San Francisco Chinatown Portsmouth Square and Vicinity Existing Conditions Report*, December 2014, https://sfplanning.org/sites/default/files/documents/citywide/portsmouth-square/Portsmouth_Square_Final_Report_lores.pdf, accessed May 3, 2021. This document (and all documents cited in this report (unless otherwise noted) are available for review on the following website: <https://sfplanning.org/resource/permits-my-neighborhood>. Individual files related to environmental review can be accessed by entering the project address (733 Kearny Street) into the search box, clicking on the blue dot on the project site, and then clicking on the "Documents" button under the ENV application number on the right side of the screen. Project application materials can be viewed by clicking on the "Documents" button under the PRJ case number. The "Filters" function can be used to search by case number.

⁷ Ibid.

CURRENT HISTORIC STATUS OF PORTSMOUTH SQUARE

Planning department staff has determined that Portsmouth Square is individually eligible for listing in the California Register of Historical Resources (California Register) under Criterion 1 (association with significant events) for its role as an important cultural space for the Chinatown community and for its association with important events and early development of San Francisco.⁸ As the city's earliest public square, the park was the site of the 1848 declaration of California independence, the proclamation of the discovery of gold in 1849, California's first public school, and the site of a refugee camp after the 1906 earthquake and fire. Portsmouth Square has also served as both a formal and informal public square and gathering space for San Franciscans since the settlement of Yerba Buena was first platted circa 1835. The park has served the Chinatown community for more than a century and continues to provide an open space for recreation, socializing, and cultural activities. Portsmouth Square is the site of annual events such as the Annual Chinatown Music Festival and Chinese New Year celebrations, along with parades, civic demonstrations, food drives, community meetings, and multiple regular performance arts events.

Portsmouth Square was included in a 1994 Chinatown Survey and determined to be a "non-contributory" property to a proposed National Register Chinatown Historic District. Subsequently, a 1997 Determination of Eligibility issued by the federal department of Housing and Urban Development (HUD) identified 733 Kearny Street (Portsmouth Square) as a non-contributor to the eligible Chinatown Historic District. Although Portsmouth Square is a designated California Historical Landmark (Number 119), California State landmarks designated prior to Number 770 are not included on the California Register. Early state landmarks, such as Portsmouth Square, did not follow strict evaluative criteria and therefore are not included on the California Register of Historical Resources and not considered a historic resource for the purposes of the California Environmental Quality Act (CEQA). The property is considered a "Category A" property (Historic Resource Present) for the purposes of the planning department's CEQA review procedures due to its location within the eligible Chinatown Historic District and the determination that the property is individually eligible for the California Register.

750 KEARNY STREET

The 27 story, 298-foot-tall hotel building and Chinese Culture Center at 750 Kearny Street were constructed in 1971. The second and third floors of the hotel building and Chinese Culture Center are connected to Portsmouth Square via a pedestrian bridge spanning Kearny Street. The hotel building and Chinese Culture Center were built in the Brutalist style by Chinese American architect Clement Chen and John Carl Warnecke and Associates (see **Figure 2-3**). Brutalism is a subset of Late Modern architecture, and is known for exposed and expressive concrete structural systems; monumental massing and "heavy" appearance; the integration of bold, angular shapes and blockish, geometric forms; exposed concrete finishes; an overall lack of ornamentation; and articulated bases that rise above integral plazas and landscapes.⁹ The 750 Kearny Street building is a concrete tower clad primarily in vertically oriented board form concrete finish. The primary (west) elevation on Kearny Street presents a monolithic, symmetrical form with minimal fenestration. This dominant front elevation features a tall tower, atop a substantial A-frame set into a two-story, concrete base. A front setback and the elevated pedestrian bridge above Kearny Street also serve as a porte cochère at the

⁸ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square): Part 1 – Historic Resource Evaluation, 750 Kearny Street, and Kearny Street Pedestrian Bridge*, June 4, 2021.

⁹ Architectural Resources Group, *Historic Resource Evaluation for the Hilton Hotel, San Francisco, California*, Prepared for the San Francisco Planning Department, March 2019.



North and west façades, view southwest



West façade, view east

SOURCE: Architectural Resources Group, Historic Resource Evaluation,
Hilton Hotel, San Francisco, California, March 2019

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FIGURE 2-3
EXISTING PHOTOGRAPHS OF 750 KEARNY STREET

hotel entrance. On both the north and south elevations, the building features angled, heavily glazed sides. The north and south elevations of the tower feature strong horizontal bands of floor-to ceiling height windows, separated by vertical piers that terminate at a heavy concrete, one-story cornice line below the rooftop.

Occupying the third floor of the hotel building since opening in 1973, the Chinese Culture Center was designed by Clement Chen and Associates as part of the larger hotel construction. The 20,000-square-foot Chinese Culture Center includes a gallery space, auditorium and other multi-functional spaces.

CURRENT HISTORIC STATUS OF 750 KEARNY STREET

The planning department staff has determined that the building at 750 Kearny Street is individually eligible for listing in the California Register under Criterion 1 (association with significant events) for its association with the growing political influence of San Francisco's Chinese community in the years after World War II.¹⁰ Members of the community successfully advocated for a community space and museum to be included in the project when the property was developed. Upon completion of the project, the Chinese Culture Center of San Francisco was established on the third floor of the hotel building in 1973. Additionally, 750 Kearny Street is individually eligible for listing on the California Register under Criterion 3 (architectural significance) as an excellent example of the Brutalist style of architecture and for being designed by Master Architect Clement Chen.

PEDESTRIAN BRIDGE

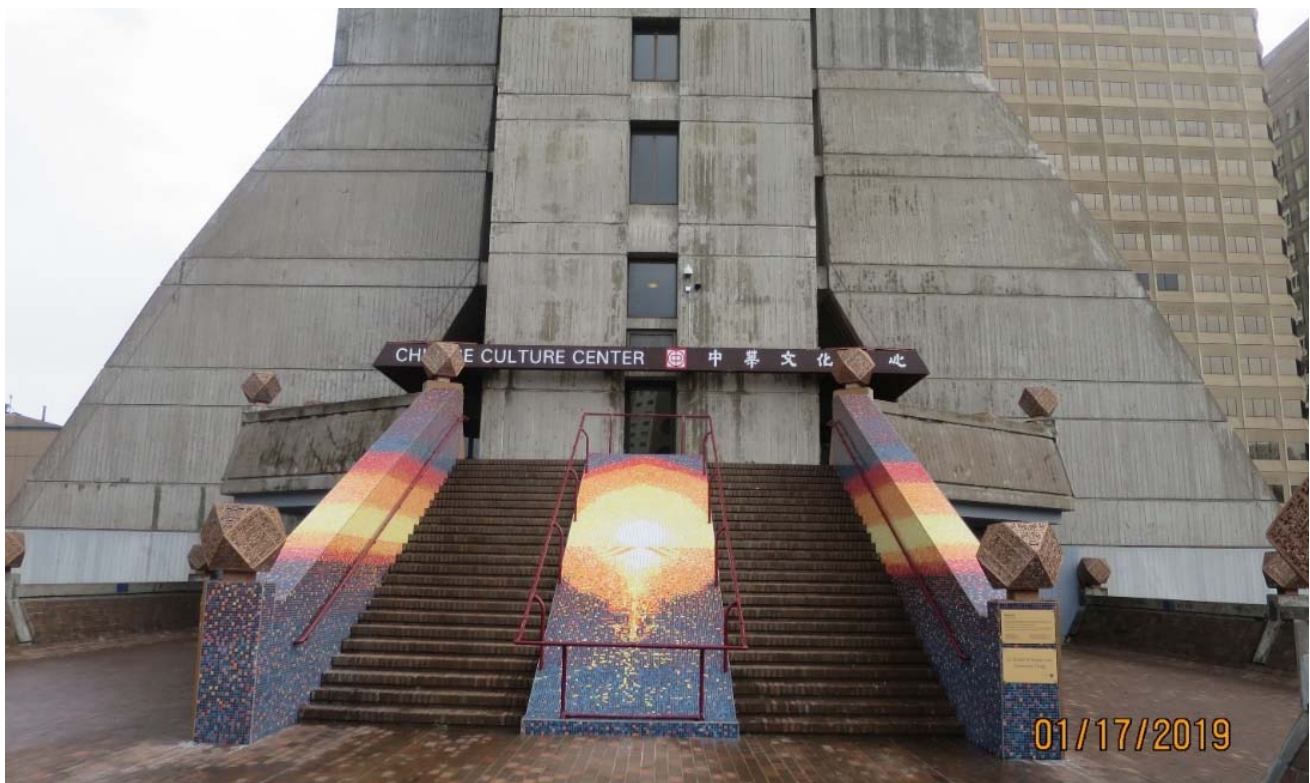
A pedestrian bridge extends from the upper level of Portsmouth Square over Kearny Street and connects to the second floor of the hotel building located at 750 Kearny Street, which provides access via an exterior central staircase to the Chinese Culture Center on the third floor of the hotel building (see **Figure 2-4**). The pedestrian bridge was built in 1971, concurrent with construction of the hotel building and designed in collaboration by architect Clement Chen and Chen Chi-kwan, an architect from Taiwan. At the time of his selection, Chen Chi-kwan was internationally recognized for his contribution to architecture, having previously studied under Walter Gropius at Harvard, taught at the Massachusetts Institute of Technology, and collaborated with I. M. Pei.

The elevated pedestrian bridge above Kearny Street is a stylistic extension of the Brutalist hotel and incorporates many of the same structural concrete forms. The 28-foot-wide, 210-foot-long pedestrian bridge is a reinforced concrete structure that is supported by cross beams and a pair of bents on each side of the street.¹¹ The pedestrian bridge has a closed concrete railing with a smooth concrete cap lined with cuboctahedron¹² metal light fixtures and includes a series of concrete benches on either side of the walkway. Access to the pedestrian bridge is controlled on the western end by a lockable gate, which is typically locked at night. Access to Kearny Street from the pedestrian bridge is available through either 750 Kearny Street or Portsmouth Square; the pedestrian bridge does not provide direct access to the street.

¹⁰ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square): Part 1 – Historic Resource Evaluation, 750 Kearny Street, and Kearny Street Pedestrian Bridge*, June 4, 2020.

¹¹ A *bent* is an intermediate substructure unit located between the ends of a bridge. Its function is to support the bridge at intermediate intervals with minimal obstruction to the flow of traffic or water below the bridge.

¹² A *cuboctahedron* has 12 identical vertices, with 2 triangles and 2 squares meeting at each, and 24 identical edges, each separating a triangle from a square.



Pedestrian bridge, staircase ascending to the third story, view east



Pedestrian bridge, staircase ascending to the third story, with the entrance to the second story below

SOURCE: Architectural Resources Group,
Hilton Hotel Historic Resource Evaluation,
prepared for San Francisco Planning Department,
March 2019, p. 64

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FIGURE 2-4
EXISTING PHOTOGRAPHS OF THE CHINESE CULTURE CENTER ENTRANCE
AND EAST END OF THE PEDESTRIAN BRIDGE

CURRENT HISTORIC STATUS OF THE PEDESTRIAN BRIDGE

In addition to being identified as a character-defining feature of the building at 750 Kearny Street, the pedestrian bridge has been determined to be individually eligible for listing in the California Register under Criterion 1 (association with significant events) and Criterion 3 (architectural significance). The pedestrian bridge has been determined to be eligible under Criterion 1 (association with events or history) based on its association with an important moment in the growing financial and political influence of Chinese Americans in postwar San Francisco. After withstanding more than a century of systemic racism and anti-Chinese sentiment, members of the Chinatown community and a growing Chinese American middle class successfully organized to petition for additional resources for the betterment of their community. Specifically, the pedestrian bridge was constructed at a time when Chinese activists successfully asserted their political power with the San Francisco Board of Supervisors and the San Francisco Redevelopment Agency (redevelopment agency) to negotiate the sale of land and construction of a hotel to include the Chinese Culture Center and the pedestrian bridge.¹³ With respect to Criterion 3, the planning department determined that the pedestrian bridge is a unique and representative example of Brutalism in San Francisco. The character-defining features that define Brutalism are expressed through the materials, design, furnishings and details of the bridge.¹⁴ Therefore, the pedestrian bridge embodies the distinctive characteristics of Brutalist architecture in San Francisco, and possesses high artistic value. Additionally, the elevated pedestrian bridge is a rare property type in San Francisco.¹⁵

2.F Site History

Portsmouth Square, established in the early 19th century, predates the establishment of the City and County of San Francisco. It was originally a modest dirt plaza that served as the civic and commercial hub of the early settlement of Yerba Buena.¹⁶ During the city's founding and transformation from the mid-19th century onward, Portsmouth Square served as a backdrop for some of the most important moments in city and state history: the site where the start of the Gold Rush was announced; the site of the first City Hall and California's first public school; a staging ground and place of refuge after the 1906 earthquake and fire; and the site for many community festivals, parades, and other affirmations of civic pride. In 1961, the park was significantly altered with the construction of the underground garage beneath a new bi-level park. From 1987 to 2001, Portsmouth Square was modernized in a three-phase renovation project, and the 1961 landscape design was also significantly altered.

The 750 Kearny Street property originally housed three iterations of the Jenny Lind Theater by the mid-nineteenth century.¹⁷ The first two theater buildings were destroyed in fires, and in 1852, the City acquired the third theater building for use as a city hall. By the turn of the 20th century, the city hall building was replaced by the Hall of Justice, which housed the San Francisco Police Department and civil and criminal courtrooms.¹⁸ The building was destroyed in the 1906 earthquake and fire. The Hall of Justice was rebuilt in 1912, and a jail was added at the rear of the building in 1915. Between 1958 to 1960, the City constructed a new Hall of Justice building at 850 Bryant Street, and the old municipal buildings at 750 Kearny Street were vacated and turned over to the redevelopment agency. After a lengthy selection process, the redevelopment

¹³ San Francisco Planning Department, *Part 1 – Historic Resource Evaluation, 750 Kearny Street, and Kearny Street Pedestrian Bridge*, June 4, 2021, p. 14

¹⁴ *Ibid.*, p. 18.

¹⁵ *Ibid.*, p. 18.

¹⁶ Yerba Buena was renamed San Francisco in January 1847.

¹⁷ Architectural Resources Group, *Hilton Hotel Historic Resource Evaluation*, prepared for San Francisco Planning Department, March 2019, pp 11–12.

¹⁸ *Ibid.*

agency selected the investment group Justice Enterprises to redevelop the site with a hotel building. Members of San Francisco's Chinese community successfully advocated for a community space and museum accessible by a pedestrian bridge to be included in the project when the property was developed. In 1968, the buildings on the site (occupied by the former municipal uses) were demolished and construction of the hotel building and pedestrian bridge were completed in 1971. The on-site Chinese Culture Center opened in 1973.¹⁹

Currently, San Francisco's Chinatown is one of the most densely populated urban areas west of Manhattan. Portsmouth Square serves as an important community gathering space for Chinatown residents, providing open space for an array of cultural, recreational, and social activities. The Financial District, in which 750 Kearny Street is located, contains skyscrapers and millions of square feet of office space. The Financial District employs over 220,000 office workers in managerial, professional, clerical, and technological industries serving international, national, regional and local markets.²⁰

2.G Proposed Project Characteristics

The proposed project would demolish nearly all of the existing park features, with the exception of the upper-level restrooms, the elevator facilities and vents, the staircase adjacent to the elevators, and the parking garage. Project demolition would include the approximately 1,600-square-foot clubhouse, the 4,000-square-foot plaza, the 5,500 square feet of combined playground space, the 1,600-square-foot trellis, and all benches, walkways, and stairs. The pedestrian bridge spanning Kearny Street, all landscaping, and the 69 trees on and adjacent to the project site would also be removed. The existing plaques and monuments will be removed, placed in storage, and re-installed on-site following construction of the proposed project.

The proposed project would renovate Portsmouth Square's existing park features and construct a new children's playground, a new clubhouse, demolish and remove the pedestrian bridge spanning Kearny Street, re-waterproof the roof of the existing underground parking garage, implement structural upgrades to the Portsmouth Square Garage, and replace landscaping. The removal of the bridge would result in the removal of a portion of the hotel's port cochère. A portion of the eastern terminus of the bridge would be retained and repurposed as an outdoor terrace of the hotel.

As shown in **Table 2-1** and in **Figure 2-5**, p. 2-15, and **Figure 2-6**, p. 2-16, the renovated park would feature the following primary components:

- 8,300-square-foot clubhouse on both the lower and upper levels
- 8,000-square-foot plaza and event space on the upper level
- 1,200-square-foot elevated stage terrace on the upper level
- 3,500-square-foot shade structure and seating area on the upper level
- 6,500-square-foot playground and fitness area on the lower level
- New landscaping
- Incorporation of the area currently occupied by the pedestrian bridge into the renovated park

¹⁹ Ibid.

²⁰ San Francisco Planning Department, Downtown Area Plan, <https://generalplan.sfplanning.org/Downtown.htm>, accessed May 3, 2021.

Table 2-1 Project Summary

Physical Components	Existing Facility	Proposed Project
Clubhouse	1,600 sf	8,300 sf (upper and lower levels; 6,700 sf net new space)
Upper Level	4,000 sf plaza and playground	8,000 sf plaza and event space with a 1,200 sf elevated stage terrace and a 3,500 sf shade structure (4,000 sf net new plaza area)
Playgrounds	5,500 sf of combined playground space on the upper and lower levels	6,500 sf playground and fitness area occupying the lower level only (1,000 sf net new playground space)
Hours of Operation	6 a.m.–10 p.m.	6 a.m.–10 p.m.
Fencing	None	Fully fenced and gated, with access to garage elevators available at all times
Lighting	Light poles	New energy-efficient LED lighting provided on light poles and catenary lighting on upper level; increased light levels throughout the park
Monuments	<p>Five monuments, statues, and plaques on the upper level:</p> <ul style="list-style-type: none"> Robert Louis Stevenson Monument (1897) Schoolhouse Monument (1957) Daughters of the American Revolution Plaque (1924) Portsmouth Square Plaque (1950) Goddess of Democracy Statue (1990) <p>Lower level sculptures:</p> <ul style="list-style-type: none"> Andrew Smith Hallidie Plaque, site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968) Six concrete play sculptures by artist Mary Fuller titled <i>Tot Lot</i> that represent animals of the Chinese zodiac and commissioned by City of San Francisco and the Tamarack Foundation (1984) 	<p>All monuments, statues, and plaques would remain onsite with potential locations noted below:</p> <ul style="list-style-type: none"> Robert Louis Stevenson Monument to be relocated to the southeast entrance to the park Schoolhouse Monument to be relocated to the northwest entrance to the park Daughters of the Revolution Plaque to be relocated to the seating area under the shade structure on the upper level Portsmouth Square Plaque to be relocated to the southeast entrance to the park Goddess of Democracy Statue to be relocated to the northwest entrance to the park Andrew Smith Hallidie Plaque to be relocated to the southeast corner of the park Six concrete play sculptures by artist Mary Fuller titled <i>Tot Lot</i> to be relocated to the lower level
Pedestrian Bridge	Pedestrian bridge spanning Kearny Street, providing access from Portsmouth Square to 750 Kearny Street (currently managed as a Hilton Hotel and Chinese Culture Center)	Pedestrian bridge to be demolished and removed at the park and across Kearny Street. On the west end, or park side of the bridge, an overlook would be constructed. On the east end (hotel building and Chinese Culture Center), the second-floor outdoor terrace area would have a barrier at the former pedestrian bridge connection.

SOURCE: Data provided by RPD, 2020

NOTES: LED = light-emitting diode; sf = square feet

¹ The final locations would be determined per Mitigation Measure CR-1b.



SOURCE: RPD, Portsmouth Square Improvement Project:
SFAC Civic Design Review - Design Development Phase, April 19, 2021

Portsmouth Square Improvement Project

FIGURE 2-5
ILLUSTRATIVE SITE PLAN FOR THE PROPOSED PROJECT



SOURCE: RPD, Portsmouth Square Improvement Project:
SFAC Civic Design Review - Design Development Phase, April 19, 2021

Portsmouth Square Improvement Project

FIGURE 2-6
ILLUSTRATIVE RENDERING OF THE PROPOSED PROJECT

The conceptual landscaping plan shows contiguous landscaping along the perimeter of the park. The landscaping would include large trees for shading, smaller ornamental trees, and perennials.

The park design reflects community feedback, and in particular, the culture and values of the local Chinese community heard over a 14-month period. The design of the park design draws inspiration from a traditional Chinese treasure box.²¹ The upper level trellis would incorporate traditional curved roofs, and the lower level playground sculptural element is influenced by the idea of the "Gold Mountain," a title for San Francisco given by early Chinese immigrants who arrived during California's Gold Rush era. The steps leading to the slide on the lower level playground would be terraced in a manner that evokes the memories of early Chinese immigrants of their homeland and its terraced/contoured agricultural fields.

The park's over-scaled Penjing (Bonsai) planters would feature collections of oriental pines, flowering magnolias, and Chinese Fringe specimen trees. Additionally, that landscaping species' seasonal flowering would coincide with annual Chinese New Year celebrations.

The proposed clubhouse acts would be designed as a symbolic lantern for the community, reminiscent of the Chinese lanterns of Chinatown. The building glazing resembles Chinese screens, and an interior art wall would be an abstract plan of the Chinatown neighborhood where the building resides.

2.G.1 Upper Level of Portsmouth Square

The primary feature on the upper level of the redesigned park would be a new enlarged 8,000-square-foot plaza and event space. The plaza would include a 20-by-40-foot raised stage on the west side of the plaza, as well as a shade structure over a variety of seating types at the upper plaza's eastern edge (see Figure 2-5, p. 2-15; Figure 2-6, p. 2-16 and **Figure 2-7**, p. 2-18). To reference the former location of the pedestrian bridge, the proposed project would incorporate interpretive paving treatment on a new park overlook and lower clubhouse terrace in a location similar to the western terminus of the existing bridge. The park overlook adjacent to the new clubhouse would provide a view of the lower-level playground and Kearny Street below (see Figure 2-6). The upper level would include two entrance courts, one at the northwest corner of the park at the intersection of Walter U. Lum Place and Washington Street, and one at the southwest corner of the park on Clay Street. Other access points to the upper level would be from Walter U. Lum Place and the ramp and staircase between the upper and lower levels of the park (see Figure 2-4, p. 2-11). New landscaping would be provided along the south, west, and north corners of the upper level. The six historic monuments and plaques tied to the history of the square would be retained and relocated within the park.

Elevation views of the redesigned park are provided in **Figure 2-8**, p. 2-19; and **Figure 2-9**, p. 2-20).

2.G.2 Lower Level of Portsmouth Square

A ramp and staircase located between the lower level plaza and the upper level plaza would connect the two levels of the park. The lower level of the redesigned park would include an approximately 6,500-square-foot playground and fitness area, with fitness equipment designed for use by adults. The lower level would include three access points: one at the southeast corner of the park at the intersection of Kearny and Clay

²¹ SWA & MEI, *Portsmouth Square Improvement Project*, September 5, 2018, prepared for San Francisco Planning and San Francisco Recreation & Parks, p. 10.



SOURCE: RPD, Portsmouth Square Improvement Project:
SFAC Civic Design Review - Design Development Phase, April 19, 2021

Portsmouth Square Improvement Project

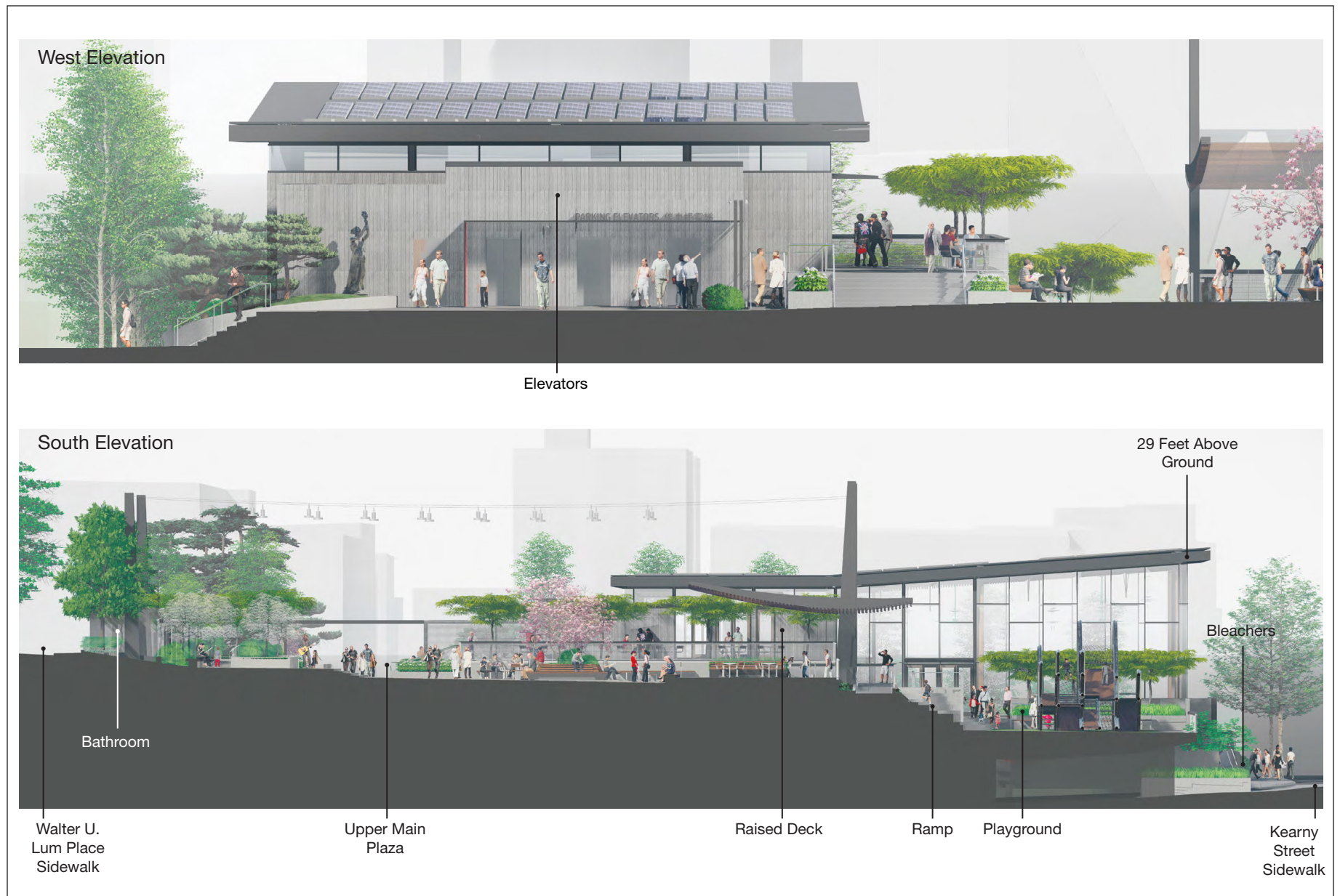
FIGURE 2-7
ILLUSTRATIVE RENDERING FROM THE PROPOSED UPPER PLAZA



SOURCE: RPD, Portsmouth Square Improvement Project:
SFAC Civic Design Review - Design Development Phase, April 19, 2021

Portsmouth Square Improvement Project

FIGURE 2-8
EAST AND NORTH ELEVATION



SOURCE: RPD, Portsmouth Square Improvement Project: SFAC Civic Design Review - Design Development Phase, April 19, 2021

Portsmouth Square Improvement Project

FIGURE 2-9
WEST AND SOUTH ELEVATION

streets, one on Clay Street, and one on Kearny Street adjacent to the south façade of the new clubhouse (see Figure 2-4, p. 2-11). Bleacher seating overlooking Kearny Street would be located near the southeast corner entrance, adjacent to the intersection of Clay and Kearny streets. The lower level would be landscaped with small ornamental trees and perennial shrubs. The six concrete play sculptures that represent animals of the Chinese zodiac would be reinstalled adjacent to the new playground equipment and safety surfacing, and the Robert Louis Stevenson monument, the Andrew Smith Hallidie Plaque, and the Portsmouth Square Plaque would be relocated to the southeast entrance to the park. The children's play area would be fully code compliant and meet current safety standards.

2.G.3 Clubhouse

The new two-story, 29-foot-tall, 8,300-square-foot clubhouse would be located at the northeast corner of the park adjacent to Kearny and Washington streets. The clubhouse, which would span both the upper and lower levels, would have a mezzanine area that would open to a park overlook on the upper level, affording views of both the upper and lower terraces. The new clubhouse would feature a large lower floor that would open to an outdoor seating area on the lower level.

The new clubhouse would include a double-height, 4,000-square-foot community room designed to accommodate up to 200 people; a kitchenette; a men's, women's and gender neutral restrooms (a net increase of one restroom compared to existing conditions); office spaces; and storage spaces on each floor. An internal elevator would provide access to both floors. The second-floor storage space, only intended for use by RPD for maintenance, would be accessible from the upper level of the park. There are two primary entrances to the new clubhouse, both located on the southern edge of the building: one at the upper level and one at the lower level (see Figure 2-6, p. 2-16). The north, south, and east façades of the new clubhouse would be glazed to provide visibility to the upper and lower terraces from within, as well as to the adjacent streets. The existing garage elevators on the upper level would remain, and the new clubhouse would be constructed around the existing elevators. The new clubhouse would be designed to provide a flexible space for a variety of activities, such as seated assemblies, workshops, or performances. The community room would include a partition to subdivide the room into two smaller spaces, if needed.

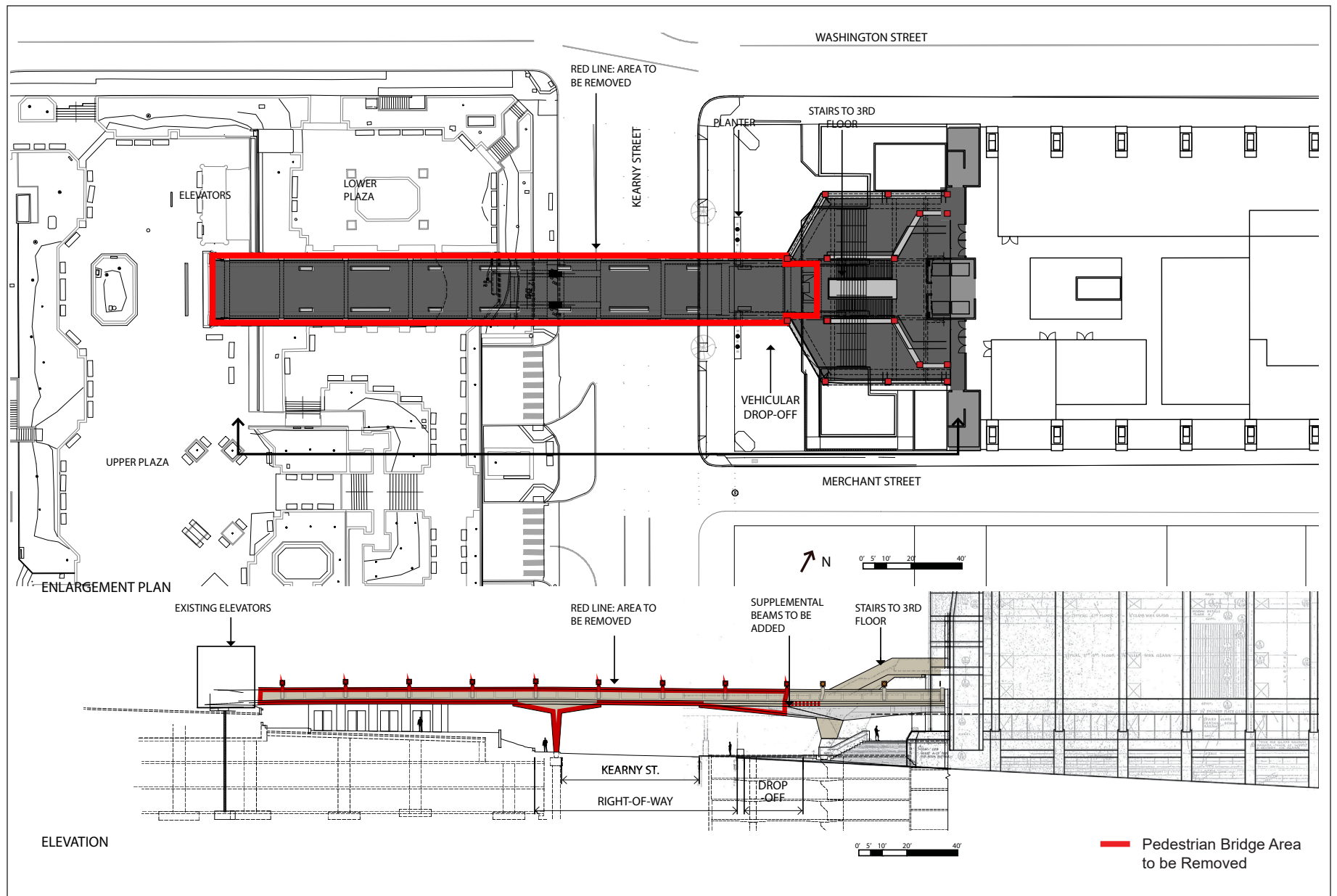
CLUBHOUSE SUSTAINABILITY FEATURES

The project sponsor would comply with the requirements of the San Francisco Green Building Ordinance. To meet this requirement, the project sponsor would incorporate the following features into the design of the clubhouse: solar panels on the roof; replace onsite lighting with low-energy light-emitting diode (LED) light fixtures; high-insulating window glazing; and energy monitoring to reduce energy use. In addition, the new clubhouse is being designed as RPD's first *zero-carbon* building.²²

2.G.4 Pedestrian Bridge Removal

As shown in **Figure 2-10**, the pedestrian bridge spanning Kearny Street would be demolished and removed. The bridge currently connects Portsmouth Square to the second floor of the hotel building and the Chinese Culture Center located on the third floor via an exterior central staircase.

²² *Zero carbon* buildings have zero carbon emissions. RPD would achieve this through electricity generated via the solar panels on the roof in combination with purchasing all renewable energy from the San Francisco Public Utilities Commission.



SOURCE: RPD, Portsmouth Square Bridge Demolition & Redesign Proposal, 2021

Portsmouth Square Improvement Project

FIGURE 2-10
PROPOSED PEDESTRIAN BRIDGE DEMOLITION PLAN AND SECTION

The Portsmouth Square (west) side of the pedestrian bridge would be replaced with a park overlook located between the south façade of the new clubhouse and the staircase connecting the upper and lower levels of the park (see Figure 2-5). The 750 Kearny Street (east) side of the bridge would be demolished up to the existing bridge support columns, which would remain in place to support the outdoor terrace area on the second floor of the hotel building. As shown in **Figure 2-11**, the second-floor outdoor terrace area would continue to cover the ground-floor entrance to the hotel building (although the porte cochère would be removed), and access to the Chinese Culture Center on the third floor of the hotel from the second-floor terrace would be maintained via the exterior central staircase or from the hotel lobby. The second-floor outdoor terrace area would have a railing at the former pedestrian bridge connection. As shown in **Figure 2-12**, two new horizontal structural beams would be installed within the portion of the bridge cantilevered over the hotel building's ground-floor entrance stairs to stabilize the retained portion.

2.G.5 Portsmouth Square Garage Waterproofing and Structural Upgrades

The Portsmouth Square Garage extends up to 62 feet below the park at the southwest corner and 39 feet below grade at the southeast corner and includes an extensive roof drainage system that serves as the stormwater infrastructure for the park. A structural conditions report completed in 2002 concluded that seismic strengthening of the parking garage is not necessary, but that the parking garage should be renovated to improve drainage where the existing waterproofing membrane was penetrated by work that was conducted in the park after the parking garage was built.²³ Therefore, the proposed project would include re-waterproofing of the parking garage's roof and elevators, but no permanent changes to the parking garage configuration, access, or number of parking spaces would result. Re-waterproofing the parking garage's roof would entail removing the existing roof covering during excavation of the project site and installing a new waterproof membrane on top of the parking garage roof.

The roof of the Portsmouth Square Garage is composed of a series of sloped roof slabs that would not require seismic and/or structural upgrades. However, the following structural changes to the parking garage would be implemented:

- Fiber reinforced panels would be installed along certain parking garage walls to seismically strengthen the parking garage;
- To support the new clubhouse, steel and concrete would be added above the existing roof to carry all clubhouse loads directly to the existing columns below the parking garage roof; and
- If point loads from new structures (such as the trellis columns) are greater than the current loads, the existing structure would be strengthened at those locations.

2.G.6 Utility Connections

A portion of the streets and sidewalks adjacent to Portsmouth Square would be removed for utility connections. Portions of the sidewalks adjacent to the project site on Kearny and Washington streets would be removed and trenches approximately 18 inches deep and 6 inches wide would be excavated to run a conduit between existing utility boxes and the redesigned park and parking garage. Some utility boxes may be replaced.

²³ Degenkolb Engineers, Patri Merker Architects, HMC Engineers, Hesselberg Keesee & Associates, Inc., and Cahill Contractors, Inc. *Portsmouth Square Garage Structural Condition Appraisal and Renovation Study*, prepared for the City of San Francisco Portsmouth Plaza Parking Corporation, July 12, 2002 (revised September 20, 2002).

EXISTING



PROPOSED

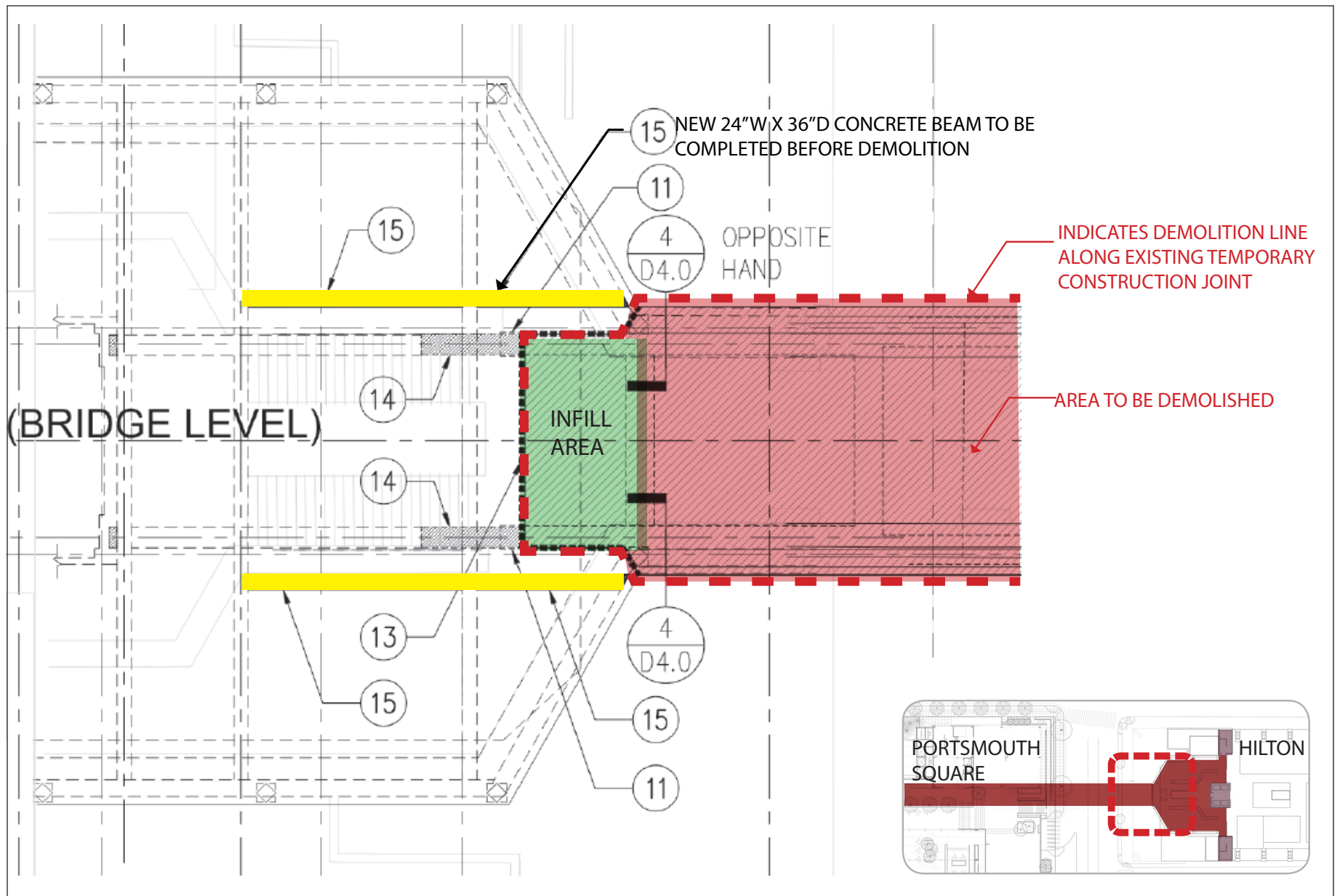


Note: Material for the railing for the proposed viewing platform to be determined.

SOURCE: RPD, Portsmouth Square Bridge Demolition & Redesign Proposal, 2021

Portsmouth Square Improvement Project

FIGURE 2-11
RENDERING OF PROPOSED VIEWING PLATFORM ADJACENT TO THE CHINESE CULTURE CENTER



SOURCE: SOHA Engineers, Portsmouth Square Pedestrian Bridge Demolition Feasibility Study, June 16, 2020

Portsmouth Square Improvement Project

FIGURE 2-12
PROPOSED PEDESTRIAN BRIDGE DEMOLITION PLAN (EAST END DETAIL)

The entire sidewalk on Walter U. Lum Place and Clay Street would be removed along with up to 9 feet of asphalt roadway. Depth of excavation along Walter U. Lum Place would be up to 2.2 feet below the top of the curb to allow for replacement of some utility boxes and connections to the redesigned park and parking garage. At both Clay Street and Walter U. Lum Place, all sidewalks, curbs, and asphalt paving would be replaced, with the majority of the excavation occurring on top of the Portsmouth Square Garage. Excavation approximately 3 feet beyond the edge of the garage would be required to adequately waterproof the garage roof.

2.G.7 Sidewalk Improvements

Curb cuts at the following intersections would be replaced: Kearny and Washington streets; Washington Street and Walter U. Lum Place; Walter U. Lum Place and Clay Street; and Clay and Kearny streets. Work would involve removing the existing curb and gutter. Existing *aggregate base rock* below the concrete would be regraded, and a new curb cut and gutter would be placed on top of the regraded aggregate base rock.²⁴ The maximum depth of excavation for these improvements would be 12 inches. At each of these intersections, the curb ramp on the opposite side of the street that connects to the curb ramp adjacent to the project site would also be replaced. The sidewalk along Walter U. Lum Place would be widened by extending the sidewalk into the western edge of the park to comply with the Americans with Disabilities Act. The proposed project would not require relocation of a decorative lamppost at the southwest corner of Kearny and Washington streets. The lamppost is a character defining feature of the National Register-eligible Chinatown Historic District and would be protected in situ during construction of the project.

2.H Project Construction

Construction of the proposed project is anticipated to occur over an approximately 24-month period, beginning in the winter of 2022–2023. All construction staging would occur onsite. During construction, the park would be closed to the public and all four sidewalks adjacent to the park may be closed at various times. The Portsmouth Square Garage would remain open throughout construction of the proposed project. Construction would consist of the following activities, some of which would overlap:

- Staging and mobilization of equipment and crew (two months)
- Demolition of the pedestrian bridge (six months)
- Demolition of all recreational features and landscaping on the project site (four months), during this phase, the six monuments and the Chinese zodiac sculptures would be temporarily stored in an offsite facility or in an onsite dry and secured area
- Construction of infrastructure, parking garage structural upgrades, re-waterproofing parking garage (eight months)
- Construction of the renovated park, including all recreational features (eight months)
- Construction of the new clubhouse (12 months)
- Reinstallation of the six monuments and the Chinese zodiac sculptures (one month)
- Removal of equipment from the project site and reopening of the park (one month)

²⁴ *Aggregate base rock* consists of sand, gravel, crushed stone, and rocks that are a maximum of 0.75 inches. Aggregate base rock is used as a base material underneath cement pads, foundations, and roadways.

2.H.1 Grading and Excavation

Demolition and reconstruction of the project site would require the excavation and disturbance of up to 24 inches of soil on the project site to remove all existing landscaping.²⁵ Approximately 43 cubic yards (590 square feet) of soil beyond the edges of the underground parking garage would be disturbed. Demolition of the pedestrian bridge would generate approximately 900 cubic yards of material that would be transferred to a landfill. The project site's impervious surface area would increase from approximately 50,520 to about 52,110 square feet with implementation of the proposed project (a net increase of 1,590 square feet).

2.H.2 Pedestrian Bridge Demolition

The two existing bents that support the east end of the pedestrian bridge and extend through the underground floors of the hotel parking garage to the mat foundation below would remain. Two new horizontal structural beams would be installed on the underside of the second-floor outdoor terrace at the hotel building to further support the portion of the bridge cantilevered over the hotel building's ground-floor entrance stairs. Demolition of the two bents in front of Portsmouth Square that support the middle and west side of the pedestrian bridge would require excavation up to 5 feet below grade. Demolition of the west end of the pedestrian bridge would require demolition of the existing park clubhouse, as well as the columns that extend through the parking garage. The columns would be removed from all levels of the parking garage; as a result, approximately two parking spaces per floor would be inaccessible during bridge demolition.

To demolish and remove the pedestrian bridge, a temporary support structure would be erected in the middle of Kearny Street for approximately six months. The support structure would require removal of at least one travel lane for the duration of the six-month period, and temporary nighttime closure of Kearny Street may be necessary for erection and removal of the temporary support structure. Nighttime closure of Kearny Street is anticipated to occur over two to three weeks to erect the support structure, and approximately one week to remove it.

2.I Required Project Approvals and Actions

The following is a preliminary list of anticipated approvals and actions for the proposed project and is subject to change. These approvals and actions may be considered by city decision-makers in conjunction with the required environmental review, but they may not be granted until completion of the environmental review.

The San Francisco Historic Preservation Commission (HPC) reviewed and commented on the proposed preservation alternatives in advance of publication of this EIR, and those comments have been considered and addressed in the Chapter 4, Alternatives. The HPC will also review and provide comment on the EIR.

²⁵ Note that excavation below the ground surface would not occur, only the removal of soil located on top of the existing garage structure.

2.1.1 Local Agencies

SAN FRANCISCO PLANNING COMMISSION

- Certification of the EIR

SAN FRANCISCO RECREATION AND PARKS COMMISSION

- Adoption of findings under CEQA
- Adoption of findings of consistency with the San Francisco General Plan and priority policies of San Francisco Planning Code section 101.1
- Approval of the Portsmouth Square Improvement Project Conceptual Plan
- Approval of award of construction contract

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

- Actions and approvals related to its jurisdictional authority, including permits for use of public rights-of-way during construction, final street space permits, and revocation of the encroachment permit for the pedestrian bridge over the public right-of-way

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

- Review and approval of demolition, grading, and building permits
- If any night construction work is proposed that would result in noise greater than 5 A-weighted decibels (dBA) above ambient noise levels, approval of a permit for nighttime construction

SAN FRANCISCO PUBLIC UTILITIES COMMISSION

- Actions and approvals related to the commission's jurisdictional authority, including connections to the city sewer system

SAN FRANCISCO PUBLIC HEALTH DEPARTMENT

- Approval of a construction dust control plan as required pursuant to San Francisco Health Code article 22B

SAN FRANCISCO ARTS COMMISSION

- Civic Design Review process and approval
- Visual Arts Committee review and approval

CHAPTER 3

ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

Introduction

This chapter provides a project-level impact analysis of the potentially significant, physical environmental impacts of implementing the proposed project as described in Chapter 2, Project Description. Section 3.A, Historic Architectural Resources, includes a description of the environmental setting and regulatory framework; assessments of project impacts (i.e., offsite, onsite, construction-related, operational, direct, and indirect impacts) and cumulative impacts; and identifies mitigation measures that would reduce or avoid identified significant environmental impacts.

Scope of Analysis

INITIAL STUDY

As described in Chapter 1, Introduction, the planning department determined that an EIR is required for the proposed project in compliance with the California Environmental Quality Act (CEQA) and published a Notice of Preparation (NOP) (see Appendix A). As part of the preparation for the EIR, the planning department identified resource topics that could be adequately addressed in an initial study. The Initial Study prepared for this EIR (Appendix B) concludes that many of the physical environmental impacts of the proposed project would result in no impact or less-than-significant impacts, and that mitigation measures agreed to by the project sponsor and required as conditions of approval would reduce most significant impacts to a less-than-significant level. CEQA does not require further assessment of a project's less-than-significant impacts or those that can be reduced to less than significant with mitigation; thus, those issues are not included in this chapter. The issues addressed in the Initial Study are listed below. Also shown are the corresponding Initial Study sections and abbreviations for each relevant resource topic:

- Section E.1, Land Use and Planning (LU)
- Section E.2, Aesthetics (AE)
- Section E.3, Population and Housing (PH)
- Section E.4, Cultural Resources (CR) (archeological resources and human remains)
- Section E.5, Tribal Cultural Resources (TCR)
- Section E.6, Transportation and Circulation (TR)
- Section E.7, Noise (NO)
- Section E.8, Air Quality (AQ)
- Section E.9, Greenhouse Gas Emissions (GG)
- Section E.10, Recreation (RE)
- Section E.11, Wind (WI)

- Section E.12, Shadow (SH)
- Section E.13, Utilities and Service Systems (UT)
- Section E.14, Public Services (PS)
- Section E.15, Biological Resources (BI)
- Section E.16, Geology and Soils (GE)
- Section E.17, Hydrology and Water Quality (HY)
- Section E.18, Hazards and Hazardous Materials (HZ)
- Section E.19, Mineral Resources (MR)
- Section E.20, Energy Resources (EN)
- Section E.21, Agriculture and Forestry Resources (AG)
- Section E.22, Wildfire (WF)

Refer to the Initial Study in Appendix B for a discussion and the impact analysis of the proposed project with respect to these resource topics.

EIR TOPIC

The resource topic area addressed in this chapter of the EIR is listed below, and the abbreviation for the resource topic used in the naming of impact statements and mitigation measures are shown in parenthesis:

- Section 3.A, Historic Architectural Resources (CR)

The Initial Study determined that the proposed project could result in potentially significant impacts related to historic architectural resources, which is addressed in this EIR as Section 3.A.

Overall Approach to Impact Analysis

CEQA Guidelines section 15151 describes standards for the preparation of an adequate EIR. The specific standards under section 15151 are listed below:

- An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information that enables them to make a decision that intelligently takes into account environmental consequences of the project.
- An evaluation of the environmental impacts of a project need not be exhaustive; rather, the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible.
- Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts.

In practice, the above points indicate that EIR preparers should adopt a reasonable methodology upon which to estimate impacts. This approach means making reasonable assumptions, using the best information available.

Scope and Organization of this Chapter

The environmental topic analyzed in this chapter includes the following subsections:

- **Introduction.** This subsection includes a brief description of the types of impacts that are analyzed as well as a summary of the impacts that were scoped out in the Initial Study (e.g., impacts that were determined to result in a less-than-significant impact or no impact).
- **Regulatory Framework.** This subsection describes the relevant federal, state, and local regulatory requirements that are directly applicable to the environmental topic being analyzed.
- **Environmental Setting.** This subsection presents a description of existing baseline physical conditions on the project site and in the surroundings at time of issuance of the NOP, with enough detail and breadth to allow a general understanding of the environmental impacts of the proposed project.
- **Impacts and Mitigation Measures.** This subsection describes the physical environmental impacts (e.g., the changes to baseline physical environmental conditions) that could result from implementation of the proposed project, as well as any mitigation measures that could avoid, eliminate, or reduce identified significant impacts. This subsection begins with a listing of the significance criteria that have been developed by the planning department for use in determining whether an impact is significant. Environmental topic sections also include an “Approach to Analysis” subsection. This discussion explains the parameters, assumptions, and data used in the analysis.

Under the “Impact Evaluation” discussion, the impact analysis begins with an impact statement that reflects one or more of the applicable significance criteria. Some significance criteria may be combined in a single impact statement, if appropriate. Each impact statement is keyed to a subject area abbreviation (e.g., CR for Cultural Resources) and an impact number (e.g., 1, 2, 3) for a combined alphanumeric code (e.g., Impact CR-1, Impact CR-2, etc.).

When potentially significant impacts are identified, mitigation measures are presented that would avoid, eliminate, or reduce significant adverse impacts of the project. All mitigation measures will be required as conditions of project approval. Each mitigation measure corresponds to the impact statement and has an “M” in front to signify it is a mitigation measure (e.g., Mitigation Measure M-CR-1 for a mitigation measure that corresponds to Impact CR-1). If there is more than one mitigation measure for the same impact statement, the mitigation measures are numbered with a lowercase letter suffix (e.g., Mitigation Measures M-CR-1a and M-CR-1b).

Significance Determinations

A “significant effect” is defined by CEQA Guidelines section 15382 as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.”

The significance criteria used in this EIR are based on the planning department’s guidance regarding the thresholds of significance for assessing the severity of the environmental impacts of the proposed project. The planning department’s guidance is based on CEQA Guidelines Appendix G, with some modifications. The

level of significance of the impact is indicated in parentheses at the end of the impact statement based on the following terms:

- **No Impact** – No adverse physical changes (or impacts) to the environment are expected.
- **Less than Significant** – Impact that would not exceed the defined significance criteria or would be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations.
- **Less than Significant with Mitigation** – Impact that is reduced to a less-than-significant level through implementation of the identified mitigation measure or measures.
- **Significant and Unavoidable with Mitigation** – Impact that exceeds the defined significance criteria and cannot be reduced to less-than-significant levels through compliance with existing local, state, and federal laws and regulations and/or implementation of all feasible mitigation measures.
- **Significant and Unavoidable** – Impact that exceeds the defined significance criteria and cannot be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations and for which there are no feasible mitigation measures.

CEQA Guidelines section 15125 states that the “environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.” The environmental setting typically includes the existing physical conditions on the project site and vicinity, including projects that are under construction. The environmental analysis then presents existing and existing-plus-project scenarios to identify environmental impacts that would occur from implementation of the proposed project. The analysis in this EIR uses the existing environmental setting as the baseline physical conditions to determine whether an impact is significant.

Standard Construction Measures

On December 16, 2019, RPD adopted standard construction measures through General Manager Directive 19-03. Under this directive, RPD requires all construction contracts to include standard construction measures for the purposes of protecting human health and safety, environmental resources, and to ensure compliance with applicable environmental laws and best practices. The standard construction measures applicable to the proposed project are related to the following resource topics: aesthetics, utilities and service systems, biological resources, and hydrology and water quality.²⁶ Standard construction measures are identified in Appendix B, Initial Study, as appropriate, and are included in the proposed project’s Mitigation Monitoring and Reporting Program (MMRP) in compliance with CEQA guidelines section 14097, which requires that the lead agency “adopt a program monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” Moreover, the applicable standard construction measures would be followed as standard practice in the execution of every RPD project and are not considered mitigation measures, but are included in the

²⁶ The full text of the standard construction measures can be found in the proposed project’s Mitigation Monitoring and Reporting Program, which has been prepared pursuant to CEQA guidelines section 21081.6. This document is available for review on the following website: <https://sfplanning.org/resource/permits-my-neighborhood>. The file can be accessed by entering the project address (733 Kearny Street) into the search box, clicking on the blue dot on the project site, and then clicking on the “Documents” button under the 2018-013579ENV application number on the right side of the screen.

MMRP because they are identified as measures that would minimize potential adverse effects that could result from implementation of the proposed project.

In addition to these standard construction measures, the proposed project also would be subject to other pertinent City regulations governing construction in the public right-of-way. One such regulation is San Francisco Public Works Code section 2.4.20, which requires contractors to prepare a parking plan when conducting major excavation activities (i.e., excavation expected to last more than 30 days, which is assumed for the proposed project). The plan would be subject to the review and approval by San Francisco Public Works.

CEQA Requirements and Approach to Cumulative Impact Analysis

CEQA REQUIREMENTS FOR CUMULATIVE IMPACT ANALYSIS

Cumulative impacts, as defined in CEQA Guidelines section 15355, refer to two or more individual effects that, when taken together, are “considerable” or that compound or increase other environmental impacts. A cumulative impact from several projects is the change in the environment that would result from the incremental impact of the project added to the impacts of other reasonably foreseeable future projects. Pertinent guidance for cumulative impact analysis is provided in CEQA Guidelines section 15130:

- An EIR shall discuss cumulative impacts of a project when the project’s incremental effect is “cumulatively considerable” (e.g., the incremental effects of an individual project are considerable when viewed in connection with the effects of other reasonably foreseeable projects, including those outside the control of the lead agency, if necessary).
- An EIR should not discuss impacts that do not result in part from the project evaluated in the EIR.
- A project’s contribution is less than cumulatively considerable, and thus not significant, if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.
- The discussion of impact severity and likelihood of occurrence need not be as detailed as for effects attributable to the project alone.
- The focus of analysis should be on the cumulative impact to which the identified other projects contribute, rather than on attributes of the other projects that do not contribute to the cumulative impact.

The cumulative impact analysis for each individual resource topic is described in each resource section immediately following the description of the direct project impacts and identified mitigation measures.

APPROACH TO CUMULATIVE IMPACT ANALYSIS

Two approaches to a cumulative impact analysis are provided in CEQA Guidelines section 15130(b)(1):

- The analysis can be based on a list of present and probable future projects producing related or cumulative impacts; or

- A summary of projections contained in a general plan or related planning document can be used to determine cumulative impacts. The following factors were used to determine an appropriate list of projects to be considered in the near-term cumulative impact analysis:
 - **Similar Environmental Impacts.** A relevant project contributes to effects on resources that are also affected by the proposed project. A relevant future project or plan is defined as one that is “reasonably foreseeable,” such as a proposed project for which an application has been filed with the approving agency or has approved funding, or an approved plan that amended the land use controls applicable to an adjacent neighborhood.
 - **Geographic Scope and Location.** A relevant project is located within the defined geographic scope for the cumulative effect.
 - **Timing and Duration of Implementation.** Effects associated with activities for a relevant project (e.g., short-term construction or demolition, or long-term operations) would likely coincide in timing with the effects of the proposed project.

The analyses in this EIR and Initial Study employ a list-based approach and projections-based approach, depending on the environmental topic analyzed. For instance, the cumulative analysis for historic architectural resources considers individual projects that are anticipated to occur in the project site vicinity that may affect historical architectural resources also affected by the proposed project (list-based approach). By comparison, the cumulative utilities analysis in Appendix B relies on a projection of overall citywide growth and other reasonably foreseeable projects, which is the typical methodology the planning department applies to analysis of utilities impacts (projections-based approach).

CUMULATIVE SETTING

Cumulative projects within a 0.25-mile radius of the project site are listed below in **Table 3-1** and mapped on **Figure 3-1**, p. 3-9. These cumulative projects are projects that are currently under review by the planning department or a building permit is on file or has been approved by the San Francisco Department of Building Inspection (building department).

Table 3-1 Cumulative Projects within a 0.25-Mile Radius of the Proposed Project

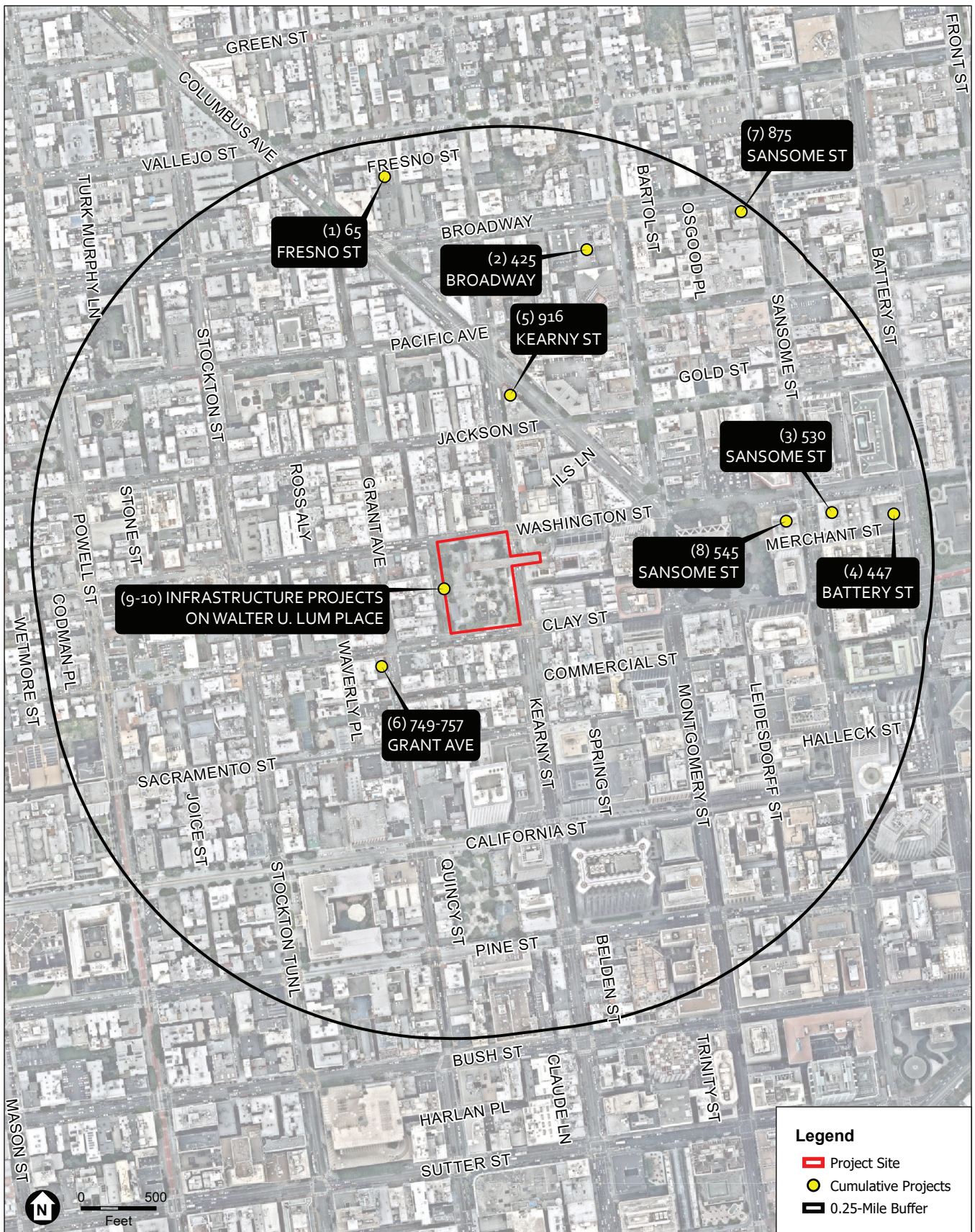
Cumulative Project Number	Case No.	Address	Description	Dwelling Units	Hotel Rooms	Commercial (sf) ^a	Office (sf)	Institutional (sf)
1	2018-008516PRJ	65 Fresno Street	Construction of a four-story, four-unit, 11,388-square-foot residential building with a roof deck.	4	—	—	—	—
2	2017-015678ENV	425 Broadway	Demolition of an existing parking garage and construction of a new six-story, mixed-use building with 34 dwelling units over design professional office space, ground-floor retail space, and a below grade parking garage.	34	—	4,543	24,487	—
3	2019-017481ENV	530 Sansome Street	Demolition of three existing buildings (San Francisco Fire Department Station 13, 425 and 439–445 Washington Street) and construction of a 19-story (218-foot-tall) building and four-story replacement fire station. The proposed project would provide retail/restaurant space, office space, 200 hotel rooms, and 4,830 square feet of POPOS ^b along Merchant Street. The proposed residential variant would construct 256 residential units in the 218-foot-tall building.	256 (residential variant)	200 (proposed project)	43,150	39,800 (19,080 net new)	20,350
4	2014-1036ENV	447 Battery Street	Demolition of an existing three-story building and construction of a new 18-story hotel/residential project.	9	198	2,720	—	—
5	2019-019722PRJ	916 Kearny Street	The project would convert floors three through seven from office to hotel to create a 15-room hotel at the "Sentinel Building." The project would also include minor ground floor improvements to accommodate the hotel lobby and reception space. No changes are proposed to the exterior of the property.	—	15	—	—	—
6	2019-003978ENV	749-757 Grant Avenue	The project would add two stories and two dwelling units to an existing building. With project implementation, the building would contain six dwelling units and 4,676 square feet of commercial use. The project would include a new elevator and a roof deck on the third floor.	6 (2 net new)	—	—	—	—

Chapter 3. Environmental Setting, Impacts, and Mitigation Measures
Introduction

Cumulative Project Number	Case No.	Address	Description	Dwelling Units	Hotel Rooms	Commercial (sf) ^a	Office (sf)	Institutional (sf)
7	2017-003622PRJ	875 Sansome Street	Construction of a six-story (65-foot-tall) mixed-use building.	—	—	3,110	5,700	—
8	2020-001410ENV	545 Sansome Street	Demolition of buildings at 501–505 and 517 Washington Street and construction of a 49,999-square-foot office addition that would extend to the north and west of the existing 545 Sansome Street building. The principal historic street-facing facades on Sansome Street and Mark Twain Place would be retained. In total, the project would result in a new building with 105,758 square feet of office, 5,420 square feet of ground floor retail, and 1,000 square feet of POPOS.	—	—	5,420 (2,419 net new)	105,758 (49,999 net new)	—
9	—	Walter U. Lum Place	San Francisco Public Utility Commission would replace parts of the sewer line beneath Walter U. Lum Place.	—	—	—	—	—
10	—	Walter U. Lum Place	San Francisco Public Works would repave the entire extent of Walter U. Lum place between Washington and Clay streets.	—	—	—	—	—

SOURCE: San Francisco Planning Department, 2020

NOTES: SF = square feet; POPOS = privately owned public open space



SOURCE: Esri, 2019; ESA, 2021; San Francisco Development Pipeline 2019 Q4

Portsmouth Square Improvement Project

FIGURE 3-1
CUMULATIVE PROJECTS

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3.A Historic Architectural Resources

3.A.1 Introduction

This section assesses the proposed project's impacts on historic architectural resources. It describes the existing environmental setting as it relates to historic architectural resources, outlines the regulatory framework, identifies historic architectural resources near the project site, evaluates potential direct and indirect impacts on historic architectural resources that could result from the proposed project, and identifies mitigation measures to reduce potential adverse impacts. Project-related impacts on archeological resources, human remains, and tribal cultural resources are addressed in Appendix B, Initial Study, of this environmental impact report (EIR).

DEFINITIONS AND DATA SOURCES

A historical resource is defined in CEQA Guidelines section 15064.5(a) as one that is listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register). In addition, a resource that (i) is identified as significant in a local register of historical resources, such as article 10 and/or article 11 of the San Francisco Planning Code or (ii) is deemed significant due to its identification in a historical resources survey meeting the requirements of California Public Resources Code section 5024.1(g) is presumed to be a historical resource “unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.” CEQA section 21084.1 also permits a lead agency to determine that a resource constitutes a historical resource even if the resource does not meet the foregoing criteria.

For the purposes of this EIR, the term *historic architectural resource* is used to distinguish such resources from archeological resources, which may also be considered historical resources under CEQA. Archeological resources, including archeological resources that are potentially historical resources under CEQA Guidelines section 15064.5, are addressed in the Initial Study (Appendix B).

The information and analysis included in this section are based on the *Portsmouth Square Historic Resource Evaluation*; the *Hilton Hotel Historic Resource Evaluation*; the *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part I* (HRER Part I); and the *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part II* (HRER Part II).²⁷ The historic evaluations and responses are included in Appendix D of this EIR.

3.A.2 Regulatory Framework

The following section summarizes federal, state, and local plans and policies that have regulatory authority over historical resources.

²⁷ MIG, Inc., *Portsmouth Square Historic Resource Evaluation*, prepared for San Francisco Planning Department, August 2014; Architectural Resources Group, *Hilton Hotel Historic Resource Evaluation*, prepared for San Francisco Planning Department, Final, March 2019; San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part I*, April 20, 2020, revised June 4, 2021; San Francisco Planning Department, *Part II Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge*, June 4, 2021.

FEDERAL

Although the proposed project is not anticipated to require compliance with section 106 of the National Historic Preservation Act, the federal guidelines related to the treatment of cultural resources are relevant for the purposes of determining whether cultural resources, as defined under CEQA, are present and guiding the treatment of such resources. The sections below summarize the relevant federal regulations and guidelines.

NATIONAL HISTORIC PRESERVATION ACT

The National Historic Preservation Act of 1966 was passed primarily to acknowledge the importance of protecting our nation's heritage from rampant federal development. It was the triumph of more than a century of struggle by a grassroots movement of committed preservationists. The National Historic Preservation Act:

- Sets the federal policy for preserving our nation's heritage,
- Establishes a federal-state and federal-tribal partnership,
- Establishes the National Register of Historic Places and National Historic Landmarks Programs,
- Mandates the selection of qualified State Historic Preservation Officers,
- Establishes the Advisory Council on Historic Preservation,
- Charges federal agencies with responsible stewardship, and
- Establishes the role of Certified Local Governments within the States.

While the National Historic Preservation Act sets federal policy for historic preservation, the actual regulations can be found in 36 Code of Federal Regulations Part 800 "Protection of Historic Properties." This provides guidelines on how to follow the policy set forth in the National Historic Preservation Act.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's master inventory of cultural resources worthy of preservation. It is administered by the National Park Service, which is represented at the state level by the state historic preservation officer. The National Register includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archeological, or cultural significance at the federal, state, or local level. Resources that are listed in or have been found by the state historic preservation officer to be eligible for listing in the National Register are called historic properties.

Under the National Historic Preservation Act, a property is considered significant if it meets the National Historic Preservation Act listing criteria in 36 Code of Federal Regulations 60.4, as follows:

The quality of a significance in American history, architecture, archeology, and culture that is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- *Properties that are associated with events that have made a significant contribution to the broad patterns of U.S. history.*
- *Properties that are associated with persons of historic significance.*

- *Properties located in a geographic district that embody the characteristics of a type, period, or method of construction, or that represent works of a master, or that possess high artistic value, or that represents a significant and distinguishable entity whose components may lack individual distinction.*
- *Properties that have yielded or may yield, information important to history or prehistory.*

Although there are exceptions, certain kinds of resources are not usually considered for listing in the National Register: these include religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years.

In addition to meeting at least one of the four criteria, a property or district must retain integrity, meaning that it must have the ability to convey its significance through the retention of seven aspects, or qualities, that in various combinations define integrity:

- *Location:* Place where the historic property was constructed;
- *Design:* Combination of elements that create the form, plans, space, structure, and style of the property;
- *Setting:* The physical environment of the historic property, inclusive of the landscape and spatial relationships of the buildings;
- *Materials:* The physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property;
- *Workmanship:* Physical evidence of the crafts of a particular culture or people during any given period in history;
- *Feeling:* The property's expression of the aesthetic or historic sense of a particular period of time; and
- *Association:* Direct link between an important historic event or person and a historic property.

Properties that are listed in the National Register, as well as properties that are formally determined to be eligible for listing in the National Register, are automatically listed in the California Register of Historical Resources (California Register) and, therefore, considered historical resources under CEQA.²⁸

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary's Standards) were published and codified as 36 Code of Federal Regulations 68 in 1995 and updated in 2017.²⁹ The Secretary's Standards for rehabilitation have been adopted by local government bodies across the country, including the City and County of San Francisco, for reviewing proposed work on historic properties under local preservation ordinances. The Secretary's Standards provide a useful analytical tool for understanding and describing the

²⁸ *California Code of Regulations*, Title 14, Chapter 11.5, § 4851, Historical Resources Eligible for Listing in the California Register of Historical Resources, [https://govt.westlaw.com/calregs/Document/IFF8DB730D48511DEBC02831C6D6C108E?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFF8DB730D48511DEBC02831C6D6C108E?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)), accessed October 15, 2020.

²⁹ U.S. Department of the Interior, National Park Service (Kay D. Weeks and Anne E. Grimmer), *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings*, revised 2017, <http://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>, accessed October 15, 2020.

potential impacts of changes to historical resources and are used to inform CEQA review. Developed by the National Park Service for reviewing certified rehabilitation tax credit projects, the rehabilitation standards provide guidance for reviewing work on historic properties. The rehabilitation standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conformance with all rehabilitation standards does not determine whether a project would cause a substantial adverse change in the significance of a historical resource under CEQA. Rather, projects that comply with the standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historical resource. Projects that do not comply with the rehabilitation standards may or may not cause a substantial adverse change in the significance of a historical resource and would require further analysis to determine whether the historical resource would be “materially impaired” by the project under CEQA Guidelines section 15064.5(b).

STATE

California implements the National Historic Preservation Act through its statewide comprehensive cultural resource preservation programs. The California Office of Historic Preservation, an office of the California

Department of Parks and Recreation, implements the policies of the National Historic Preservation Act on a statewide level. The California Office of Historic Preservation also maintains the California Historical Resources Inventory. The State Historic Preservation Officer is an appointed official who implements historic preservation programs within the state's jurisdiction.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA is the principal statute governing environmental review of projects in California. In order to be considered a historical resource, a property must generally be at least 50 years old; when acting as the CEQA lead agency, the planning department uses a threshold of 45 years. A "historical resource" is defined in CEQA Guidelines section 15064.5 as a cultural resource (i.e., a built-environment resource, archaeological resource, or human remains) that meets at least one of the following criteria:

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

Therefore, under the CEQA Guidelines, even if a resource is not included in any local, state, or federal register, or identified in a qualifying historical resources survey, a lead agency may still determine that any resource is a historical resource for the purposes of CEQA if there is substantial evidence supporting such a determination. A lead agency must consider a resource to be historically significant if it finds that the resource meets the criteria for listing in the California Register.

CEQA requires a lead agency to determine if a proposed project would have a significant effect on important historical resources or unique archaeological resources. If a resource is neither a unique archaeological resource nor a historical resource, the CEQA Guidelines note that the effects of the project on that resource shall not be considered a significant effect on the environment (CEQA Guidelines section 15064.5[c][4]). As noted above, projects that comply with the Secretary's Standards benefit from a regulatory presumption under CEQA that they would have a less-than-significant impact on a historical resource. Projects that do not

comply with the Secretary's Standards may or may not cause a substantial adverse change in the significance of a historical resource and must be subject to further analysis to assess whether they would result in material impairment of a historical resource's significance.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register, administered by the California Office of Historic Preservation, is the authoritative guide to historical and archeological resources that are significant within the context of California's history. Criteria for eligibility for inclusion in the California Register are based on and correspond to the National Register criteria. Certain resources are determined under CEQA to be automatically included in the California Register, including California properties formally eligible for or listed in the National Register. These resources are considered historical resources by the planning department for the purposes of CEQA. The evaluative criteria used for determining eligibility for listing in the California Register closely parallel those developed by the National Park Service for the National Register but include relevance to California history. To be eligible for listing in the California Register as a historical resource, a resource must meet at least one of the following criteria (Public Resources Code section 5024.1(c)):

- *Criterion 1 (Event)*: Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- *Criterion 2 (Person)*: Resources that are associated with the lives of persons important in our past.
- *Criterion 3 (Design/Construction)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded, or may be likely to yield, information important in prehistory or history.

A historical resource must also possess integrity in addition to meeting the significance criteria to be considered eligible for listing in the California Register. Consideration of integrity for evaluation of California Register eligibility closely follows the seven aspects of integrity that apply to the National Register (listed above).

LOCAL

SAN FRANCISCO GENERAL PLAN

The San Francisco General Plan Urban Design, Recreation and Open Space, and Housing Elements address issues related to historic preservation by providing policies that emphasize preservation of notable landmarks and historic features, remodeling older buildings, and respecting the character of older buildings adjacent to new development. Policies in the general plan relevant to cultural resources are identified below.³⁰

³⁰ San Francisco Planning Department, *San Francisco General Plan*, <https://generalplan.sfplanning.org/>, accessed March 29, 2021.

URBAN DESIGN ELEMENT

The Urban Design Element of the San Francisco General Plan includes the following policies related to historic preservation:

- *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 2.5:* Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.
- *Policy 2.6:* Respect the character of older development nearby in the design of new buildings.

RECREATION AND OPEN SPACE ELEMENT

The Recreation and Open Space Element includes the following policies related to historic preservation:

- *Policy 1.12:* Preserve historic and culturally significant landscapes, sites, structures, buildings, and objects.
- *Policy 1.13:* Preserve and protect character-defining features of historical resources in City parks when it is necessary to make alterations to accommodate new needs or uses.

HOUSING ELEMENT

The Housing Element of the San Francisco General Plan includes the following policies related to historic preservation:

- *Policy 11.7:* Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

SAN FRANCISCO PLANNING CODE

The City's commitment to historic preservation is codified in San Francisco Planning Code section 101.1(b), which establishes eight general plan priority policies.³¹ Priority Policy 7 of section 101.1(b) of the planning code addresses the City's desire to preserve landmarks and historic buildings and states "that landmarks and historic buildings be preserved."

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

The San Francisco Historic Preservation Commission (HPC) is a seven-member body that reviews and comments on CEQA documents for projects that affect historical resources as well as projects.

³¹ San Francisco Planning Department, *San Francisco Planning Code* section 101.1(b), https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-17768, accessed March 29, 2021.

SAN FRANCISCO PLANNING DEPARTMENT CEQA REVIEW PROCEDURES FOR HISTORICAL RESOURCES

The planning department prepared the *CEQA Review Procedures for Historic Resources* to provide guidance in determining whether a resource is considered a historical resource as defined by CEQA.³² Three categories of properties are defined, as follows:

- *Category A.* Category A has two subcategories:
 - *Category A.1.* Resources listed in or formally determined to be eligible for the California Register.
 - *Category A.2.* Resources listed in adopted local registers, or properties that appear eligible, or may become eligible, for the California Register.
- *Category B.* Properties requiring further consultation and review.
- *Category C.* Properties determined not to be historical resources, or properties for which the City has no information indicating that the property is a historical resource.

To determine if a property is eligible as a historical resource for the purposes of CEQA, the planning department evaluates a property's individual significance for listing in the California Register and a property's relationship to any eligible historic district.

To assess impacts within historic districts, the planning department examines several factors including, but not limited to, size and significance of a historic district, number and location of contributing features/non-contributing features, character defining features, district integrity, district boundaries, and details of the proposed project. Assessments within historic districts are examined on a case-by-case basis, due to the wide variety and unique nature of historical resources and historic districts.

3.A.3 Environmental Setting

PROPERTY DESCRIPTIONS

PORTSMOUTH SQUARE

As shown in Figure 2-1, Project Location, p. 2-4, and Figure 2-2, Existing Site Plan, p. 2-6, Portsmouth Square is located in the Chinatown neighborhood at 733 Kearny Street on the block bounded by Washington Street to the north, Kearny Street to the east, Clay Street to the south, and Walter U. Lum Place to the west. The park is comprised of an upper level that contains an event space and plaza, a covered pavilion, restrooms, elevators, and a children's play area, and the east end of the pedestrian bridge; and a lower level that contains a clubhouse beneath the pedestrian bridge, a children's play area, a trellis, benches, gathering areas, and walkways. There are three non-historic-age (less than 45 years) buildings located in the park: an elevator and pavilion (built in 1991), a clubhouse (built in 2001), and public restrooms (originally built in 1991 and renovated in 2013). Non-historic-age structures include a pergola on the lower level near Washington Street and an elaborate Chinese-inspired gate near the center of the park. The buildings and structures were designed to integrate into the Chinatown neighborhood architectural style. Pedestrians can access the park at various points along the perimeter of the park. The park's clubhouse is located below the west end of the

³² San Francisco Planning Department, *Preservation Bulletin No. 16, CEQA Review Procedures for Historic Resources, Draft*, March 31, 2008, https://sfplanning.org/sites/default/files/documents/preserv/bulletins/HistPres_Bulletin_16.PDF, accessed March 30, 2021.

pedestrian bridge. A four-level underground parking garage with capacity for 460 self-park vehicle spaces is located below the park; separate entrance and exit points for the parking garage are located on Kearny Street.

A pedestrian bridge extends from the upper level of Portsmouth Square over Kearny Street and connects to the second floor of the hotel building located at 750 Kearny Street (currently managed as a Hilton Hotel), which provides access via a central staircase to Chinese Culture Center of San Francisco on the third floor of the hotel. Additional access to the Chinese Culture Center is through the hotel. The pedestrian bridge was built in 1971, concurrent with construction of the hotel building.

A number of monuments, sculptures, and plaques are located throughout the park. These include:

- Robert Louis Stevenson monument (1897);
- Daughters of the American Revolution Plaque (1924);
- Portsmouth Square Plaque (California Historical Landmark No. 119, dedicated 1950);
- First Public School House Monument (California Historical Landmark No. 587, dedicated 1957);
- Andrew Smith Hallidie Plaque, at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968);
- Goddess of Democracy Statue (1990); and
- Six concrete play sculptures by artist Mary Fuller titled *Tot Lot* that represent animals of the Chinese Zodiac and commissioned by City of San Francisco and the Tamarack Foundation (1984).

750 KEARNY STREET (HILTON HOTEL AND CHINESE CULTURE CENTER)

The building at 750 Kearny Street (currently managed as a Hilton Hotel) is a 27-story, Brutalist-style hotel building located on the border of the Financial District and Chinatown. The building also contains a parking garage on the ground floor with an additional four levels located below grade. The third floor of the building is occupied by the Chinese Culture Center. The primary (west) façade faces Portsmouth Square, and as noted above, a pedestrian bridge spanning Kearny Street connects the second floor of the building to Portsmouth Square (see Figure 2-1, p. 2-4; Figure 2-3, Existing Photographs of 750 Kearny Street, p. 2-9; and Figure 2-4, Existing Photographs of the Chinese Culture Center Entrance and East End of the Pedestrian Bridge, p. 2-11).

The building is a steel-frame building *clad*³³ in poured-in-place concrete with distinctive vertical markings created by the wood formwork as well as smooth, precast concrete *spandrel panels*.³⁴ The building is composed of three distinct components: a *base*, a *shaft*, and a *capital*.³⁵ The main entrance to the building and a U-shaped driveway are located on the west façade of the base, directly below the pedestrian bridge (described below). The first-floor main entrance is accessed by three staircases and a ramp that lead to two sliding glass doors. The base of the building features sloped walls on the north and south façades with large expanses of fixed, metal-sash windows. The vehicular entrance to the five-story parking garage (which is

³³ *Cladding* is material(s) attached to the structure of a building that is visible to an observer.

³⁴ A *spandrel panel* is a solid panel (often sculpted or decorative) between the window header on one floor and the window sill on the floor above.

³⁵ *Base*, *shaft*, and *capital* are the three components of a column and are also common descriptions of the components of a building tower. The base is the lowest portion of the building. It rests (or appears to rest) on the ground and may be one or more stories in height. The shaft is the main portion of the building. It is located above the base and is multiple stories in height. The capital is located above the shaft and often incorporates decorative details, like the crown of a building.

situated partially below grade) is located on Washington Street. *Fenestration*³⁶ on the north and south façades of the rectangular shaft consists of bands of steel-sash windows separated by the concrete spandrel panels and vertical concrete *pilasters*.³⁷ The east and west façades feature full-height central projections with single recessed windows aligned vertically and flanked by narrow rectangular voids aligned vertically. The second and third floors feature glazed double doors (accessible by the pedestrian bridge). The capital is composed of a sculptural overhang with deep, rectangular *voids*.³⁸ The building is capped by a flat roof with a swimming pool.

The publicly accessible interior spaces have been significantly altered and modernized since originally constructed. These spaces include the first-floor vestibule and lobby and the third-floor Chinese Culture Center.

PEDESTRIAN BRIDGE

A Brutalist-style pedestrian bridge spans Kearny Street, connecting the west façade of 750 Kearny Street to the upper level of Portsmouth Square (see Figure 2-1, p. 2-4; Figure 2-2, p. 2-6; and Figure 2-3, p. 2-9). The reinforced concrete structure is composed of a horizontal deck supported by two main *girders*³⁹ and *cross beams*,⁴⁰ and the girders rest on a pair of two-column *bents*⁴¹ that are tapered at the base. The deck is paved with brick, and the brick continues up the interior surfaces of the railings, which are angled outward and have no openings. Two rows of simple concrete benches line the railings, and perforated metal light fixtures in the form of *cuboctahedrons*⁴² are spaced at regular intervals along the railing caps (see Figure 2-4, p. 2-11, for example of light fixture and brick paving). The street-facing sides of the railings feature rectangular panels with vertical lines from the wood formwork that is similar to the texture seen on 750 Kearny Street.

The east end of the bridge connects to 750 Kearny Street, and it creates a *porte cochère*⁴³ at the first floor of the building. The underside of the bridge in this location is clad in metal and opaque glass panels. The east end of the bridge deck above terminates in a six-sided platform with access to the second floor of 750 Kearny Street. A concrete staircase with brick pavers provides access from the end of the pedestrian bridge and the second level platform to another six-sided platform in front of the entrance to the Chinese Culture Center of San Francisco on the third floor of the building. An inclined surface covered with multi-colored ceramic tiles is located in the center of the staircase, and these same tiles cover the interior and top surfaces of the staircase (see Figure 2-4, p. 2-11). This art installation by Mik Gaspay is titled *Sunrise*, and it was installed in 2016 by the Chinese Culture Center.⁴⁴

The west end of the bridge connects to Portsmouth Square where it terminates at a pergola designed in the style of traditional Chinese architecture. The Portsmouth Square clubhouse is located beneath the west end of the bridge.

³⁶ *Fenestration* refers to the openings in a building's façade, including the windows.

³⁷ A *pilaster* is a column-like structural element with a flat profile (sometimes with decoration) that is attached to the face of a wall.

³⁸ A *void* is an empty space, gap, or opening.

³⁹ A *girder* is a horizontal structural element that extends the length of a deck.

⁴⁰ A *cross beam* is a horizontal structural element that is perpendicular to the girders.

⁴¹ A *bent* is a structural support element made up of a cap and pile.

⁴² A *cuboctahedron* is a 14-sided polyhedron with eight triangular faces and six square faces.

⁴³ A *porte cochère* is a covered driveway.

⁴⁴ Adam Brinklow, "Sun Rises on Sunrise Mosaic in Chinatown," *Curbed San Francisco*, October 24, 2016, <https://sf.curbed.com/2016/10/24/13388258/sunrise-chinatown-mik-gaspar>, accessed February 23, 2021.

LAMPPOST

On the sidewalk near the southwest intersection of Washington and Kearny streets is a decorative lamppost that is considered a character-defining feature of the National Register-eligible Chinatown Historic District. The replica lamppost, installed in 1996, is modeled after the original 1925 lampposts found on Grant Avenue and features an ornate sculptural dragon and pagoda composition painted in red, gold, and green.

NEIGHBORHOOD DEVELOPMENT

Prior to the discovery of gold at Sutter's Mill on January 24, 1848, development in San Francisco consisted of the Spanish-period fort (i.e., the Presidio) and mission (i.e., Mission San Francisco de Asís) and a small Mexican-era settlement known as Yerba Buena situated on the shores of the cove by the same name. As depicted in early maps, a public square that would later be named Portsmouth Square was established with the founding of Yerba Buena in the 1830s, and by the 1840s it became the primary space for public announcements and events and the nucleus around which municipal and business activities occurred. Many early buildings faced the square, including the *custom house*,⁴⁵ a post office, and theater-turned-city hall (formerly located at 750 Kearny Street). The discovery of gold in California was announced in Portsmouth Square on May 12, 1848, and this was followed by the public declaration of California's independence from Mexico in 1848. During this period, San Francisco's population increased substantially, and this included several immigrant communities. The Latin (i.e., Italian) quarter was established at the base of Telegraph Hill, and the Chinese community established itself in the area southwest of Portsmouth Square beginning around 1850. By the 1880s, Portsmouth Square had become the nucleus of Chinatown.

San Francisco suffered extensive destruction as a result of the 1906 earthquake and fire. Many of the buildings surrounding Portsmouth Square, including municipal buildings such as the Hall of Justice (which replaced the city hall), were lost. New structurally reinforced and fire-resistant buildings were constructed throughout the city, and Chinatown and the neighboring Financial District were re-established in subsequent years. Today, Kearny Street is the effective boundary between these two neighborhoods.

CONSTRUCTION HISTORY

PORTSMOUTH SQUARE

By the 1830s, the shoreline of Yerba Buena Cove was occasionally visited by sailors as merchant ships began to more frequently anchor in the cove and the area was used by the residents of the Mission and Presidio. By 1833, a fenced potato patch cultivated by Candelario Miramontes was located in the present day location of Portsmouth Square. Initial development of the settlement of Yerba Buena occurred by William A. Richardson in 1835, and the settlement continued to expand during the 1830s as shown on the survey by Jean-Jacques Vioget. Portsmouth Plaza was named in 1846 and alternated between that name and Portsmouth Square for 100 years. In 1845, a custom house was constructed on the plaza (exact location unknown) by the Mexican government. The settlement was renamed San Francisco in 1847, the same year that the city's first public school was constructed at the southwest corner of the square. In 1854, the County of San Francisco purchased Portsmouth Square, and etchings from subsequent years show that the public square was redesigned around 1855 in a formal manner with gates, lampposts, straight paths bordering and crossing the square, and neat rows of landscaping. Portsmouth Square incurred some damage from the 1906 earthquake

⁴⁵ A custom house traditionally contains government offices for officials who oversee the functions associated with importing and exporting goods into and out of a country.

and fire, and it became a camp for refugees and soldiers as well as a graveyard. The custom house and public school were demolished at unknown dates, but likely by 1912.⁴⁶

Besides the installation of several monuments in the early 20th century, no known alterations were made to the design of Portsmouth Square until 1961. Following several years of contentious design development, Portsmouth Square was demolished in 1961 to make way for an underground parking garage. The square itself, whose design was finalized by the landscape architecture firm of Royston, Hanamoto and Mayes after the departure of landscape architect Douglas Baylis, was redesigned as a two-level park. The garage and park were completed in 1963 and opened to the public. An elevated pedestrian bridge spanning Kearny Street was constructed in 1971, with its west end landing on the upper level of Portsmouth Square.⁴⁷

From 1987 to 2001, Portsmouth Square was modernized in a three-phase renovation project, and the 1961 landscape design was significantly altered. Elevator and restroom buildings were completed circa 1990, a clubhouse constructed below the west end of the pedestrian bridge was completed in 2001, and new landscaping and recreation features were installed over this period. New public restrooms were constructed in 2013.⁴⁸

750 KEARNY STREET (HILTON HOTEL AND CHINESE CULTURE CENTER)

The 750 Kearny Street property originally housed three iterations of the Jenny Lind Theater by the mid-nineteenth century.⁴⁹ The first two theater buildings were destroyed in fires, and in 1852, the City acquired the theater building for use as a city hall. By the turn of the 20th century, the city hall building was replaced by the Hall of Justice, which housed the San Francisco Police Department and civil and criminal courtrooms.⁵⁰ The building was destroyed in the 1906 earthquake and fire. The Hall of Justice was rebuilt in 1912, and a jail was added at the rear of the building in 1915. Between 1958 to 1960, the City constructed a new Hall of Justice building at 850 Bryant Street, and the old municipal buildings at 750 Kearny Street were vacated and turned over to the redevelopment agency. After a lengthy selection process, the redevelopment agency selected the investment group Justice Enterprises to redevelop the site with a hotel building and pedestrian bridge. Members of San Francisco's Chinese community successfully advocated for a community museum and pedestrian bridge to be included in the project when the property was developed. In 1968, the buildings on the site (occupied by the former municipal uses) were demolished and construction of the hotel building and pedestrian bridge were completed in 1971. The on-site Chinese Culture Center opened in 1973.⁵¹

Construction of the building at 750 Kearny Street took place between 1968 and 1971, beginning with the demolition of the old Hall of Justice and jail buildings that previously occupied the property. Although the architecture firm of John Carl Warnecke and Associates is listed on the two initial building permits (1968 and 1971), the hotel was in fact designed by Clement Chen, a Chinese-born American architect. In reality, "Warnecke's firm [is attributed with translating] the design concept into a viable building and [preparing] the construction documents, ensuring the project was completed."⁵² Therefore, the building was "designed by Clement Chen and Associates in partnership with John Carl Warnecke and Associates."⁵³ The pedestrian

⁴⁶ MIG, Inc., *Portsmouth Square Historic Resource Evaluation*, prepared for San Francisco Planning Department, August 2014, pp. 19–64.

⁴⁷ *Ibid.*, pp. 83–85.

⁴⁸ *Ibid.*, pp. 93–98.

⁴⁹ Architectural Resources Group, *Hilton Hotel Historic Resource Evaluation*, prepared for San Francisco Planning Department, March 2019, pp. 11–12.

⁵⁰ *Ibid.*

⁵¹ *Ibid.*

⁵² Architectural Resources Group, *Hilton Hotel Historic Resource Evaluation*, prepared for San Francisco Planning Department, March 2019, p. 43.

⁵³ *Ibid.*, p. 1.

bridge that spans Kearny Street was constructed concurrently. The building was officially dedicated on January 13, 1971.⁵⁴ Since 1968, the property has been continuously owned by investment firm Justice Enterprises. Lessees include the Holiday Inn (1971–2005), Hilton Hotel (2005–present), and the Chinese Culture Center (located on the third floor, 1973–present).

Exterior alterations completed since 1971 have been minimal and generally include the in-kind replacement of windows on the first through fourth floors of the north and south façades in 2003 and the redesign of the primary entrance on Kearny Street in 1991 and 2003, which included alteration of the exterior stairs and installation of new handrails and planters. Interior alterations have been relatively extensive, and no original materials or furnishings remain in the publicly accessible interior spaces (i.e., the first-floor vestibule and lobby and the third-floor Chinese Culture Center).⁵⁵

PEDESTRIAN BRIDGE

Construction of the pedestrian bridge was concurrent with construction of the building at 750 Kearny Street and commenced following the issuance of a construction permits on July 30, 1970 (foundation and piers) and January 4, 1971 (design of the entire pedestrian bridge).⁵⁶ The pedestrian bridge opened to pedestrian traffic between the hotel and Portsmouth Square in August 1971.⁵⁷ When the Chinese Culture Center opened on October 18, 1973, it was accessible via the pedestrian bridge.⁵⁸

Alterations to the pedestrian bridge include the installation of metal and opaque glass panels and lighting to the soffit of the porte-cochère of 750 Kearny Street (the underside of the east end of the pedestrian bridge) in 1991, 10 flag poles in 1991, a metal gate at the west end of the pedestrian bridge in 2003, and the public artwork *Sunrise* in 2016.⁵⁹

EVALUATION OF HISTORICAL SIGNIFICANCE

PREVIOUS DESIGNATIONS AND HISTORICAL RESOURCE SURVEY EVALUATIONS

PORTSMOUTH SQUARE

Portsmouth Square was included in a 1994 Chinatown Survey and determined to be a “non-contributory” property to a proposed National Register-eligible Chinatown Historic District. Subsequently, a 1997 determination of eligibility issued by the U.S. Department of Housing and Urban Development (HUD) identified Portsmouth Square as a non-contributor to the eligible Chinatown Historic District. The property is considered a “Category A” property (Historical Resource Present) for the purposes of the planning department’s CEQA review procedures due to its location within the eligible Chinatown Historic District. Although Portsmouth Square is a designated California historical landmark (Number 119), California state landmarks designated prior to Number 770 did not follow strict evaluative criteria and are therefore not included on the California Register unless they were more recently evaluated and determined eligible.⁶⁰

⁵⁴ An official dedication is often a ceremony in which something is officially named.

⁵⁵ Architectural Resources Group, *Hilton Hotel Historic Resource Evaluation*, prepared for San Francisco Planning Department, March 2019, pp. 15–17.

⁵⁶ *Ibid.*, p. 15.

⁵⁷ *Ibid.*, p. 23.

⁵⁸ *Ibid.*, p. 26.

⁵⁹ *Ibid.*, pp. 15–16.

⁶⁰ San Francisco Planning Department, *Preservation Bulletin No. 16, CEQA Review Procedures for Historic Resources, Draft*, March 31, 2008, https://sfplanning.org/sites/default/files/documents/preserv/bulletins/HistPres_Bulletin_16.PDF, accessed March 30, 2021.

750 KEARNY STREET (HILTON HOTEL AND CHINESE CULTURE CENTER)

750 Kearny Street is not included on any historic resource surveys or listed on any local, state, or national registries. The building is considered a “Category B” property (Properties Requiring Further Consultation and Review) due to its age (completed 1971). 750 Kearny Street is mentioned in the 2011 *San Francisco Modern Architecture and Landscape Design, 1935–1970, Historic Context Statement*.⁶¹

PEDESTRIAN BRIDGE

The elevated pedestrian bridge connecting Portsmouth Square and 750 Kearny Street is not included on any historic resource surveys or listed on any local, state, or national registries. The pedestrian bridge is considered a “Category B” property due to its age (completed 1971). The pedestrian bridge is mentioned in the 2011 *San Francisco Modern Architecture and Landscape Design, 1935–1970, Historic Context Statement*.⁶²

OVERVIEW OF CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

In April 2020, the planning department prepared a HRER Part I, which outlines the significance of the project site with respect to the four criteria of the California Register. As described in section 5024.1 of the California Public Resources Code and noted above, the California Register criteria, which are based on the criteria established by the National Park Service for the National Register, include the following:

- *Criterion 1 (Event)*: Resources that are associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- *Criterion 2 (Person)*: Resources that are associated with the lives of persons important in our past.
- *Criterion 3 (Design/Construction)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that has yielded, or may be likely to yield, information important in prehistory or history.

The following provides a summary of the California Register eligibility evaluations presented in the HRER Part I.

PORTSMOUTH SQUARE

CRITERION 1 (EVENTS)

As San Francisco’s earliest public square, established circa 1835, Portsmouth Square has a long history as the site of important events and public gatherings. In addition to serving as a public gathering space for nearly two centuries, Portsmouth Square was notably the site of the state’s first public school constructed in 1847, the 1848 declaration of California’s independence from Mexico, the 1849 proclamation of the discovery of gold, and a refugee camp established in the wake of the 1906 earthquake and fire. The square is prominently located in Chinatown, and it functions as an important cultural space for the city’s Chinese and Chinese American community. Besides being a recreational space, Portsmouth Square is the site of many annual

⁶¹ San Francisco Planning Department, *San Francisco Modern Architecture and Landscape Design, 1935–1970, Historic Context Statement*, January 2011, p. 138, https://default.sfplanning.org/meetingarchive/planning_dept/commissions.sfplanning.org/hpcpackets/2011.0059U.pdf, accessed March 30, 2021.

⁶² Ibid.

events including the Chinatown Music Festival, Chinese New Year celebrations and parade, various civic demonstrations and meetings, and public performances. For these reasons, Portsmouth Square is individually eligible for listing under Criterion 1. The square is not a contributor to the National Register-eligible Chinatown Historic District under this criterion.

CRITERION 2 (PEOPLE)

Portsmouth Square has a long history as being the location of public meetings, orations, presentations, and celebrations. Because it has functioned historically as a public plaza and is not significantly associated with any individuals or organizations, it is not individually eligible for listing under Criterion 2. The square is also not eligible as a contributor to the National Register-eligible Chinatown Historic District under this criterion.

CRITERION 3 (DESIGN/CONSTRUCTION)

Until the 1960s, Portsmouth Square underwent multiple redesigns associated with its changing use as a public plaza. The square was redesigned and significantly altered in 1961–1963, at which time an underground parking garage was constructed. The mid-century design was, in turn, substantially altered during a three-phase renovation of Portsmouth Square from 1987 to 2001, and no historic fabric remains. Portsmouth Square and the associated underground garage do not embody the distinctive characteristics of a landscape type, period, region, or method of construction, and do not possess high artistic value. The post-war design reflects a combination of elements designed by multiple landscape architects (Douglas Baylis and the firm of Royston, Hanamoto and Hayes) and cannot be attributed to any one designer's body of work. For this reason, Portsmouth Square is not representative of the work of a master. For these reasons, Portsmouth Square is not individually eligible for listing under Criterion 3.

Portsmouth Square is not a contributor to the National Register-eligible Chinatown Historic District under Criterion 3. However, a decorative sidewalk lamppost at the southwest corner of Washington and Kearny streets (outside of the park boundaries) is a contributing feature to the National Register-eligible Chinatown Historic District. The lamppost features an ornate sculptural dragon and pagoda composition painted in red, gold and green. The replica lamppost is one of several similar lampposts installed in 1996 and is modeled on the original 1925 lampposts on Grant Avenue.

CRITERION 4 (POTENTIAL TO YIELD INFORMATION)

The buildings, structures, and site features that together comprise Portsmouth Square do not represent a local construction type that would yield important information regarding the prehistory or history San Francisco. Therefore, Portsmouth Square is neither individually eligible for listing under Criterion 4 nor eligible as a contributor to the National Register-eligible Chinatown Historic District under this criterion.

Archeological resources, human remains, and tribal cultural resources are addressed in Appendix B, Initial Study. As discussed in Appendix B, Initial Study, Portsmouth Square was identified as a tribal cultural resource through Native American consultation undertaken for this project.

PERIOD OF SIGNIFICANCE

Portsmouth Square has functioned as a public gathering space since it was first established circa 1835. The square continues to function as the site of public events. For this reason, the period of significance for Portsmouth Square under Criterion 1 is from circa 1835 to the present (2021).

OVERVIEW OF INTEGRITY ANALYSIS

Integrity is the ability of a property to convey its significance. To be considered a historical resource, a property must be shown to be historically significant and to retain sufficient integrity to convey that significance. As noted above, there are seven aspects of integrity.

- *Location*: where the historic property was constructed or the place where the historic event occurred;
- *Design*: the combination of elements that create the form, plan, space, structure, and style of property;
- *Setting*: the physical environment of a historic property;
- *Materials*: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- *Workmanship*: physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- *Feeling*: a property's expression of the aesthetic or historic sense of a particular period of time; and
- *Association*: the direct link between an important historic event or person and a historic property.

The HRER Part I concludes that Portsmouth Square retains all seven aspects of integrity (see Appendix D1). Because the period of significance is circa 1835 to the present, there have been no alterations completed during this period that prevent the property from conveying its historical significance under Criterion 1 as an important public space in San Francisco and in Chinatown.

CHARACTER-DEFINING FEATURES

With regard to the significance of Portsmouth Square under Criterion 1 (events), the HRER Part I identifies the following character-defining features:

- Location and boundaries of Portsmouth Square;
- Large open spaces for public gatherings and events;
- General mixture of park furniture for socializing in small and medium-sized groups;
- Dedicated zone for a children's play area; and
- Historic plaques, monuments and statues identified in the property description (regardless of location). These are the Robert Louis Stevenson monument (1897); Daughters of the American Revolution Plaque (1924); Portsmouth Square Plaque (California Historical Landmark No. 119 dedicated 1950); First Public School House Monument (California Historical Landmark No. 587, dedicated 1957); Andrew Smith Hallidie Plaque, at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968); and the Goddess of Democracy Statue (1990).

750 KEARNY STREET (HILTON HOTEL AND CHINESE CULTURE CENTER)

The building located at 750 Kearny Street is outside the boundaries of the National Register-eligible Chinatown Historic District.

CRITERION 1 (EVENTS)

The construction of 750 Kearny Street (including the Chinese Culture Center) and the pedestrian bridge in the early 1970s symbolized the financial and civic power attained by Chinese Americans in San Francisco following World War II. After enduring more than a century of systemic racism and anti-Chinese sentiment, members of the Chinatown community and a growing Chinese American middle class successfully organized for additional resources for the betterment of their community. The City and developer selection of Chinese architect Clement Chen was further evidence of growing sensitivity to representation. The construction of 750 Kearny Street represented the growing cultural and civic influence of the Chinatown community. This representation was further reinforced with the pedestrian bridge which both physically and symbolically connected 750 Kearny Street to Portsmouth Square. For these reasons, 750 Kearny Street is individually eligible for listing under Criterion 1. The building is located outside the boundaries of the National Register-eligible Chinatown Historic District and does not contribute to a potential historic district under this criterion.

CRITERION 2 (PEOPLE)

As discussed under Criterion 1 above, the building located at 750 Kearny Street is associated with local civil rights organizations and the establishment of the Chinese Culture Center. These associations are with the work of many individuals collectively, as opposed to any individual(s) associated with one or all of the organizations. Therefore, 750 Kearny Street is not individually eligible for listing under Criterion 2. The building is located outside the boundaries of the National Register-eligible Chinatown Historic District and does not contribute to a potential historic district under this criterion.

CRITERION 3 (DESIGN/CONSTRUCTION)

The planning department previously identified 750 Kearny Street as a good example of Brutalist architecture in the 2011 *San Francisco Modern Architecture and Landscape Design, 1935–1970, Historic Context Statement*.⁶³ The design of the building incorporates many of the character-defining features that define Brutalism, including:

- Rough, unadorned, poured concrete construction;
- Massive form and heavy cubic shapes;
- Visible imprints of wood grain forms;
- Recessed windows that read as voids;
- Repeating patterns/geometric patterns; and
- Strong right angles and simple cubic forms.⁶⁴

Therefore, 750 Kearny Street embodies the distinctive characteristics of Brutalist architecture in San Francisco, and in this context, it possesses high artistic value.

Additionally, the building is an important work of master architect Clement Chen (1933–1988). Chen, who was born in Shanghai, China, immigrated to the United States in 1949 to attend architecture school. After moving to San Francisco in the early 1950s, he specialized in designing residential projects and became well known as a hotel architect. The hotel building and Chinese Culture Center at 750 Kearny Street was Chen's

⁶³ Ibid.

⁶⁴ Ibid., pp. 201–202.

first hotel and is representative of his body of work, which includes hotels and residences such as the Pasadena Holiday Inn (1975), Glenridge Development in Diamond Heights (1968), and Jianguo Hotel in Beijing (circa 1980). The strong architectural form and bold style of 750 Kearny Street is credited with launching Chen's career as a renowned hotel designer, and the City and developer's selection of a Chinese architect was evidence of Chinatown's influence in addition to the growing sensitivity to representation within the community. The building is not considered to be an important work of John Carl Warnecke, whose role in the design was secondary to Chen's.

For these reasons, 750 Kearny Street is individually eligible for listing under Criterion 3. The building is located outside the boundaries of the National Register-eligible Chinatown Historic District and does not contribute to a potential historic district under this criterion.

CRITERION 4 (POTENTIAL TO YIELD INFORMATION)

The building at 750 Kearny Street does not represent a local construction type that would yield information important to the prehistory or history San Francisco. Therefore, it is not individually eligible for listing under Criterion 4. The building is located outside the boundaries of the National Register-eligible Chinatown Historic District and does not contribute to a potential historic district under this criterion.

Archeological resources, human remains, and tribal cultural resources are addressed in Appendix B, Initial Study.

PERIOD OF SIGNIFICANCE

Under Criterion 1, the shared context of the construction of 750 Kearny Street and the associated pedestrian bridge and the formation of the Chinese Culture Center establish a period of significance of 1971 to 1973. The period of significance under Criterion 3 is 1971, the date that construction of the building and associated pedestrian bridge was completed.

CHARACTER-DEFINING FEATURES

With regard to the significance of 750 Kearny Street under Criteria 1 (events) and 3 (design/construction), the HRER Part I identifies the following character-defining features:

- Location at the west end of the block bounded by Washington, Montgomery, Merchant, and Kearny streets
- Footprint extending to the property lines, except for the setback from Kearny Street
- Connection to Portsmouth Square via the elevated pedestrian bridge
- Massing consisting of a tall, slender tower situated on a pyramidal base
- Steel-frame construction
- Flat roof;
- Concrete cladding with vertical lines created by wood formwork
- Fenestration pattern and form, including bands of windows separated by cast-panel concrete spandrels with angled ledges on the tower and large expanses of fixed windows on the sloped walls of the base
- Horizontal, incised bands aligning with the spandrels

- Narrow projections on the east and west façades with single windows aligned vertically and flanked by rectangular voids aligned vertically
- Sculptural overhang punctuated by deep, rectangular voids at the capital level
- Full occupancy of third floor by local community group
- Separate entrances for hotel and third floor community space
- Dedicated entrance to Chinese Culture Center on third floor accessed via the pedestrian bridge and stairs
- Porte cochère created by the elevated pedestrian bridge⁶⁵

PEDESTRIAN BRIDGE

CRITERION 1 (EVENTS)

The pedestrian bridge was constructed in 1971 and was a visually and functionally prominent component of the building at 750 Kearny Street. The pedestrian bridge symbolized the financial and civic power attained by Chinese Americans in San Francisco following World War II who overcame decades of systemic racism and advocated for recognition and improvements within the Chinatown community. The pedestrian bridge physically and symbolically connects the Chinese Culture Center on the third floor of 750 Kearny Street to Portsmouth Square and the Chinatown community. For these reasons, the pedestrian bridge is individually eligible for listing under Criterion 1. The pedestrian bridge does not contribute to the National Register-eligible Chinatown Historic District or a potential historic district under this criterion.

CRITERION 2 (PEOPLE)

As discussed under Criterion 1 above, the pedestrian bridge is associated with local civil rights organizations and the establishment of the Chinese Culture Center. These associations are with the work of many individuals collectively, as opposed to any individual(s) associated with one or all of the organizations. Therefore, the pedestrian bridge is not individually eligible for listing under Criterion 2. The pedestrian bridge does not contribute to the National Register-eligible Chinatown Historic District or a potential historic district under this criterion.

CRITERION 3 (DESIGN/CONSTRUCTION)

The planning department determined that the pedestrian bridge is “a unique and representative example” of Brutalism in San Francisco. The character-defining features that define Brutalism (listed above under 750 Kearny Street, Criterion 3, p. 3.A-17) are “expressed through the materials, design, furnishings and details of the [...] bridge.”⁶⁶ Therefore, the pedestrian bridge embodies the distinctive characteristics of Brutalist architecture in San Francisco, and in this context, it possesses high artistic value. Additionally, the elevated pedestrian bridge is a rare property type in San Francisco.⁶⁷

Furthermore, the pedestrian bridge is an important collaboration of two master architects, Clement Chen (1933 to 1988, discussed above) and Chen Chi-kwan (1921 to 2007). Chen Chi-kwan, who was born in Beijing, China, is recognized for an international portfolio of work. After World War II, he moved to the United States

⁶⁵ Architectural Resources Group, *Hilton Hotel Historic Resource Evaluation*, prepared for San Francisco Planning Department, Final – March 2019.

⁶⁶ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part I*, April 4, 2020, revised June 4 2021, p. 18.

⁶⁷ *Ibid.*, p. 18.

and eventually studied under Walter Gropius at Harvard University. Later Chen Chi-kwan became dean of the architecture program of Tunghai University in Taiwan. It was at Tunghai University that he collaborated with I. M. Pei to design the highly sculptural and visually striking Luce Memorial Chapel (1963). In the following decades, Chen Chi-kwan's artistic and architectural career thrived, and in 2004, he received the National Award for Arts in fine arts by Taiwan's National Culture and Arts Foundation. Therefore, given the noteworthy careers of both architects, the bridge is significant under this criterion for the collaborative design of Clement Chen and Chen Chi-kwan. For these reasons, the pedestrian bridge is individually eligible for listing under Criterion 3. The pedestrian bridge does not contribute to the National Register-eligible Chinatown Historic District or a potential historic district under this criterion.

CRITERION 4 (POTENTIAL TO YIELD INFORMATION)

The pedestrian bridge does not represent a local construction type that would yield information important regarding the prehistory or history San Francisco. Therefore, it is not individually eligible for listing under Criterion 4. The pedestrian bridge does not contribute to the National Register-eligible Chinatown Historic District or a potential historic district under this criterion.

Archeological resources, human remains, and tribal cultural resources are addressed in Appendix B, Initial Study.

PERIOD OF SIGNIFICANCE

The period of significance under Criteria 1 (events) and 3 (design/construction) is 1971, the date that construction of the pedestrian bridge and associated hotel building at 750 Kearny Street was completed.

CHARACTER-DEFINING FEATURES

With regard to the significance of the pedestrian bridge under Criteria 1 (events) and 3 (design/construction), the HRER Part I identifies the following character-defining features:

- Reinforced concrete construction
- Girders and two-column bents with tapered legs
- Access points at the second and third stories of the hotel tower at the east end of bridge and from Portsmouth Square at the west end
- Angular platform at the east end with a central staircase flanked by two shorter staircases
- Exterior cladding featuring rectangular concrete panels decorated with vertical lines from wood formwork
- Closed railing with smooth concrete cap
- Brick paving on the bridge deck and on the interior surface of the railings
- Interior surfaces of the railings that curve at the base where they connect to the bridge deck
- Light fixtures in the form of cuboctahedrons
- Two rows of backless concrete benches
- Dedicated entrance to Chinese Culture Center at the third floor of 750 Kearny Street
- Hotel (750 Kearny Street) porte cochère created by elevated span of bridge

HISTORIC ARCHITECTURAL RESOURCES LOCATED ADJACENT TO THE PROJECT

Portsmouth Square is located within the boundaries of the National Register-eligible Chinatown Historic District; the district is adjacent to 750 Kearny Street on its west and south sides. The southwestern boundary of Jackson Square, which is a designated article 10 historic district, is located across Washington Street from 750 Kearny Street. One California Register-eligible individual historical resource, 838 Grant Avenue (formerly the Empress of China Restaurant), is located adjacent to the project site.

3.A.4 Impacts and Mitigation Measures

This section analyzes impacts from the proposed project on historical resources. It describes the methods used to determine the impacts of the proposed project and lists the criteria used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany the discussion of each identified significant impact.

SIGNIFICANCE CRITERIA

The proposed project would have a significant impact on historical resources if it would:

Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code.

A “substantial adverse change” is defined by CEQA Guidelines section 15064.5 as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” The significance of a historical resource is “materially impaired,” according to CEQA Guidelines Section 15064.5(b)(2), when a project “demolishes or materially alters in an adverse manner those physical characteristics” of the resource that:

- (A) Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (B) Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Public Resources Code section 5024.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C) Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

As noted above, a project that would comply with the Secretary’s Standards is considered to have mitigated its impact to a less-than-significant level (CEQA Guidelines section 15064.5(b)(3)). However, CEQA Guidelines section 15126.4(b)(2) states that, “In some circumstances, documentation of a historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur.” In such cases, the demolition or substantial alteration of a historical resource would remain a significant and unavoidable impact on the environment even after the historical documentation has been completed.

APPROACH TO ANALYSIS

Potential impacts on historical resources are assessed by identifying any activities (either during construction or operation) that could affect resources that have been identified as historical resources for the purposes of CEQA. Once a resource has been identified, it then must be determined whether the proposed project would “cause a substantial adverse change in the significance” of the resource, as described above. As such, per CEQA Guidelines section 15064.5(b)(2), the following analysis considers the potential for the proposed project to materially impair the significance of a historical resource by causing direct or indirect changes to the physical characteristics of the resource that convey its historical significance. Mitigation for impacts on historical resources may involve avoidance of alterations to or demolition of the resource; revision of a project to minimize the effect; or, where avoidance or minimization is not feasible, documentation of the resource. However, as noted above, documentation may not reduce impacts on a historical resource to a less-than-significant level.

IMPACT EVALUATION

Impact CR-1: The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code. (*Significant and Unavoidable with Mitigation*)

PORTSMOUTH SQUARE

As established above, Portsmouth Square was determined individually eligible for listing in the California Register under Criteria 1 (events) as the location of many important historical events and as a significant community space for members of the Chinatown neighborhood and other San Franciscans. The period of significance under Criterion 1 is circa 1835 to the present.⁶⁸

The proposed project would renovate the existing park with a new children’s playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse. The proposed project would re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks, seismically upgrade portions of the parking garage, and demolish and remove the pedestrian bridge spanning Kearny Street that connects to 750 Kearny Street (a character-defining feature of 750 Kearny [but not of Portsmouth Square] and also an individual historical resource [analyzed below]). Character-defining features and spaces of Portsmouth Square that would be retained include the park boundaries, open space for large events and gatherings, a variety of seating options for visitors, and a children’s play area. Additionally, six historic monuments and plaques that contribute to the significance of the park would be relocated within the park.

As presented in the HRER Part II, planning department preservation staff determined that the proposed renovation of Portsmouth Square and the design of the new clubhouse, which were guided by community input, would be compatible with the character and setting of the park. The park’s character-defining features are primarily associated with a sense of place, community, and history and less to the physical architectural and landscape elements. As such, the proposed project would retain the sense of place through spatial

⁶⁸ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part I*, April 20, 2020, revised June 4, 2021, pp. 9-10.

organization, form, and historic elements rather than preserving specific materials or designed physical features.⁶⁹

Substantial demolition of the pedestrian bridge would remove the physical and symbolic connection between Portsmouth Square (which represents the Chinatown community) and the Chinese Culture Center located on the third floor of the building at 750 Kearny Street (which represents the rising Chinese American political power in the post-war San Francisco). Planning department preservation staff recognize that while interpretive elements including an upper terrace overlook and a paving treatment that references the pedestrian bridge would be incorporated into the new park design, the substantial demolition of the pedestrian bridge would detract from this significant cultural association and result in a potentially significant impact to Portsmouth Square.

Relocation of important objects is discouraged pursuant to guidance from the California Office of Historic Preservation and its State Historical Resources Commission. However, all six monuments and plaques identified for relocation within Portsmouth Square were previously moved, and planning department preservation staff have determined that the relocation would not result in a significant impact to Portsmouth Square. However, because the proposed project lacks specific details regarding the proposed methods for removal, location of storage, reinstallation, and maintenance of the monuments and plaques, which could be impacted to due to construction activities, staff have identified a potentially significant impact on Portsmouth Square.

The proposed project has the potential to result in a significant impact to Portsmouth Square. To reduce this potentially significant impact to a less-than-significant level, the project sponsor would be required to implement **Mitigation Measures M-CR-1a, Public Interpretive Program Including Oral History**, and **M-CR-1b, Plan for Removal, Relocation, Storage, and Reinstallation of All Plaques and Monuments**.

Mitigation Measure M-CR-1a: Public Interpretive Program Including Oral History. The project sponsor shall facilitate the development of an interpretive program focused on the history of the project site and its identified historic resources. The interpretive program should be developed and implemented by a qualified preservation professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner.

As feasible, coordination with local artists should occur, and an opportunity for a public art piece that celebrates the Chinese American residents of Chinatown and San Francisco, either in association with the rising influence and political power of the 1960s and 1970s that was associated with the construction of the Kearny Street Pedestrian Bridge or more generally, should be considered.

The primary goal of the interpretive program is to educate the public about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. This program shall be developed in consultation with the Chinese American community and shall be initially outlined in a proposal for an interpretive plan subject to review and approval by planning department staff. The proposal shall include the proposed format and the publicly accessible location of the interpretive content, as well as high-quality graphics and

⁶⁹ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part II*, June 4, 2021, p. 6.

written narratives. The proposal prepared by the qualified consultant describing the general parameters of the interpretive program shall be approved by planning department staff prior to issuance of demolition permits. The detailed content, media, and other characteristics of such an interpretive program including fabrication and installation schedules for all interpretative components shall be approved by planning department staff prior to issuance of a Temporary Certificate of Occupancy.

The interpretive program shall include but not be limited to the installation of permanent on-site interpretive displays or screens in publicly accessible locations. Historical photographs, including some of the photographs required by the Documentation of Historic Resource Mitigation Measure may be used to illustrate the site's history. The oral history program outlined below shall also inform the interpretive program.

The sponsor shall retain the services of a qualified historian with experience in oral history to undertake an oral history project. This oral history project will consist of interviews and recollections of community leaders, Chinese Culture Center staff and/or members, and park users to the extent feasible. The success of this effort will depend primarily on the ability of the project sponsor to locate such persons, and on their willingness/ability to participate. Therefore, the project sponsor shall make a good faith effort to publicize the oral history project, conduct public outreach, and identify a wide range of potential interviewees. To accomplish this, the sponsor shall employ a range of measures that may include hosting events that allow participants to record their recollections, and/or hosting a website that allows interviewees to contribute remotely. Prior to undertaking this effort, the scope and methodology of the oral history project shall be reviewed and approved by planning department preservation staff. The sponsor may build upon previous community outreach work undertaken as part of the park design process.

In addition to potentially being utilized for the on-site interpretive program, the recordings made as part of the oral history project shall be transcribed, indexed, and made available to the public at no charge through the planning department, RPD, and other archives and repositories in order to allow for remote, off-site historical interpretation of the historical resources.

Mitigation Measure M-CR-1b: Plan for Removal, Relocation, Storage, and Reinstallation of All Plaques and Monuments. Prior to issuance of the site permit the project sponsor shall provide a relocation plan to be reviewed and approved by the planning department to ensure that the plaques and monuments will be removed from Portsmouth Square, transported, and stored during construction in a protected manner. The relocation plan will identify the storage location for the plaques and monuments. The relocation plan will also include an initial reinstallation plan including final locations in publicly accessible and prominent areas, an ongoing maintenance plan for the plaques and monuments, and a schedule for reviewing and finalizing those plans in consultation with planning department preservation staff prior to issuance of Temporary Certificate of Occupancy.

Significance after Mitigation: Implementation of Mitigation Measures M-CR-1a and M-CR-1b would reduce the severity of the proposed project on Portsmouth Square to a *less-than-significant level with mitigation*.

750 KEARNY STREET (HILTON HOTEL AND CHINESE CULTURE CENTER)

As described above, 750 Kearny Street was determined individually eligible for listing in the California Register under Criterion 1 (events) “for its association with the growing political power of Chinese American residents of Chinatown and San Francisco”⁷⁰ and under Criterion 3 (design/construction) “for its association with [Master Architect Clement Chen] and is recognized as a full expression of the Brutalist architectural style.”⁷¹ The period of significance under Criterion 1 is 1971 to 1973 (encompassing the construction of the hotel, pedestrian bridge, and Chinese Culture Center), and the period of significance under Criterion 3 is 1971 (when the hotel building was completed).

Under the proposed project, alterations to 750 Kearny Street are limited to the demolition of the porte cochère (a character-defining feature) and the substantial demolition and removal of the pedestrian bridge (a character-defining feature of 750 Kearny and also an individual historical resource [analyzed below]). Upon review of the proposed project, planning department preservation staff found that it would not comply with standards 1, 2, and 9 of the Secretary’s Standards for rehabilitation.⁷² In addition to the loss of materials, the substantial demolition of the pedestrian bridge would remove the symbolic and physical connection between the Chinese Culture Center and the Chinatown community. The dedicated entry to the Chinese Culture Center from the east end of the bridge would be removed, and the only access to the Chinese Culture Center would be through the hotel at 750 Kearny Street.⁷³

Regarding Criterion 1, the substantial demolition of the pedestrian bridge under the proposed project would result in a significant and unavoidable impact to 750 Kearny Street. To reduce this impact, the project sponsor would be required to implement **Mitigation Measures M-CR-1a, Public Interpretive Program Including Oral History**.

Regarding Criterion 3, the substantial demolition and removal of the pedestrian bridge under the proposed project would result in a less-than-significant impact to 750 Kearny Street because the building would retain sufficient integrity to convey its architectural significance. Planning department preservation staff recognize that while the substantial demolition of the pedestrian bridge would alter the visitor’s experience while approaching or entering 750 Kearny Street, the adaptive re-use of the terminated east end of the bridge in front of the Chinese Culture Center into an outdoor terrace would allow for the retention of some character-defining features of the bridge. While the design of the railing along the proposed outdoor terrace where the bridge removal would occur has not been finalized, the new railing would be of a compatible material, such as concrete, glass, or metal, so that it would not detract from the building’s Brutalist features. Planning department preservation staff determined that, while the project proposes a compatible railing, insertion of an incompatible railing would not result in material impairment to the historic resource under this criterion. No additional mitigation is required.

Mitigation Measure M-CR-1a: Public Interpretive Program Including Oral History (presented above)

⁷⁰ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part I*, April 20, 2020, revised June 4, 2021, p. 13.

⁷¹ San Francisco Planning Department, *Part II Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge*, June 4, 2021, p. 1.

⁷² *Ibid.*, pp. 8–9.

⁷³ *Ibid.*, p. 9.

Significance after Mitigation: Implementation of Mitigation Measure M-CR-1a would develop an interpretive program focused on the history of the project site and the identified historic resources. This mitigation measure is required in order to educate the public about the property's historical themes, associations, and lost contributing features within the broader historical, social, and physical landscape contexts.⁷⁴ As discussed above, Mitigation Measure M-CR-1a requires RPD to implement a public interpretation program that will include oral history and an opportunity for public art at Portsmouth Square. The identified mitigation will partially reduce impacts associated with the proposed project, but it would not reduce overall impacts to the cultural significance of 750 Kearny Street to a less-than-significant level. Therefore, the impact of the proposed project on 750 Kearny Street would be *significant and unavoidable with mitigation*.

PEDESTRIAN BRIDGE

As described above, the pedestrian bridge is a character-defining feature of the 750 Kearny Street building. Additionally, the pedestrian bridge was determined individually eligible for listing in the California Register under Criteria 1 (events) and 3 (design/construction). Under Criterion 1, it is significant “for its association with the growing political power of Chinese American residents of Chinatown and San Francisco” and “as a symbolical and physical connection between the [Chinese] Culture Center and the Chinatown community.”⁷⁵ Under Criterion 3, it is significant because it embodies the distinctive characteristics of Brutalist architecture in San Francisco, thereby possessing high artistic value; as an example of a rare property type in San Francisco (i.e., the elevated pedestrian bridge); and as a significant collaboration of Master Architects Clement Chen and Chen Chi-kwan.⁷⁶ The period of significance under both criteria is 1971, when construction of the bridge was completed.

The proposed project would entail the demolition and removal of the porte cochère (a character-defining feature) and the majority of the pedestrian bridge. This includes the removal of most of the bridge's materials and character-defining features, namely the western entrance (at Portsmouth Square), concrete benches, curved interior walls, cladding featuring rectangular concrete panels decorated with vertical lines from wood formwork, most light fixtures, structural members, and the porte cochère. Character-defining features that would be retained include some light fixtures, the eastern terminus (at 750 Kearny Street), and the exterior stairs connecting the second-floor terrace to the entrance to Chinese Culture Center at the third floor of 750 Kearny Street.⁷⁷ In addition to the loss of materials, the substantial demolition of the pedestrian bridge would remove the symbolic and physical connection between the Chinese Culture Center and the Chinatown community. The dedicated entry to the Chinese Culture Center from the west end of the bridge would be removed, and the only access to the Chinese Culture Center would be through the interior of the hotel at 750 Kearny Street.⁷⁸

⁷⁴ Planning department preservation staff had also identified a potential mitigation measure requiring an interpretive art piece that would symbolically connect Portsmouth Square to 750 Kearny Street and the Chinese Culture Center. Although this measure may reduce impacts on historic resources through the addition of public art that would provide a symbolic connection between Chinatown and the Chinese Culture Center, the direct physical access would be lost, and therefore, the impact would not be reduced to less than significant. Additionally, implementing this measure at 750 Kearny Street was determined in consultation with RPD to be infeasible, as the art installation would require RPD to install public art on privately owned property.

⁷⁵ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge, Part I*, April 20, 2020, revised June 4, 2021, p. 17.

⁷⁶ *Ibid.*, 18.

⁷⁷ San Francisco Planning Department, *Part II Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge*, March 2021, revised June 4, 2021, p. 11.

⁷⁸ *Ibid.*, p. 12.

The substantial demolition of the pedestrian bridge under the proposed project would result in a significant and unavoidable impact on a historical resource. To reduce this impact, the project sponsor would be required to implement **Mitigation Measures M-CR-1a, Public Interpretive Program Including Oral History; M-CR-1c, Documentation of Historical Resource; and M-CR-1d, Salvage Plan.**

Mitigation Measure M-CR-1a: Public Interpretive Program Including Oral History (presented above)

Mitigation Measure M-CR-1c: Documentation of Historical Resources. Prior to issuance of demolition permits, the project sponsor shall undertake Historic American Buildings/Historic American Landscapes Survey/Historic American Engineering Record-like (HABS/HALS/HAER-like) documentation of the resource's features. The documentation shall be undertaken by a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History, History, or Architecture (as appropriate) to prepare written and photographic documentation of the pedestrian bridge and its associated historic resources. The specific scope of the documentation shall be reviewed and approved by the planning department, but shall include the following elements:

- *Measured Drawings* – A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historic resource. Planning department staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plans, sections, elevations). Planning department staff will assist the consultant in determining the appropriate level of measured drawings.
- *HABS/HALS/HAER-like Photographs* – Either HABS/HALS/HAER standard large-format or digital photography shall be used. The scope of the digital photographs shall be reviewed by planning department staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS/HALS/HAER photography. Photograph views for the data set shall include contextual views; views of all side of the resource; oblique views of the resource; and detail views of character-defining features. All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historical photographs shall also be collected, reproduced, and included in the data set.
- *Video Recordation* – Video recordation shall be undertaken before demolition or site permits are issued. The project sponsor shall undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, one with experience recording architectural resources. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations Part 61). The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource.
- *Softcover Book* – A Print-on-Demand softcover book shall be produced that includes the content from previous historical reports, historical photographs, documentation photography,

measured drawings, and field notes. The Print-on-Demand book shall be made available to the public for distribution.

The project sponsor shall transmit the above documentation to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, California Historical Society, the planning department, the recreation and parks department, Prelinger Archives, the Northwest Information Center, and other interested neighborhood groups including the Chinese Culture Center. The documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested groups. Drafts of all documentation will be reviewed and approved by the planning department's staff before any demolition permit is granted for the affected historical resource.

Mitigation Measure M-CR-1d: Salvage Plan. Prior to any demolition that would remove character-defining features, the project sponsor shall consult with planning department staff as to whether any such features may be salvaged, in whole or in part, during demolition/alteration. The project sponsor shall make a good faith effort to salvage materials of historical interest to be utilized as part of the interpretative program or to be donated to community groups. A salvage plan will be reviewed and approved by the planning department's staff before any demolition permit is granted for the affected historical resource.

Significance after Mitigation: Mitigation Measures M-CR-1a, M-CR-1c, and M-CR-1d would create an interpretive program, document the pedestrian bridge, and require the preparation of a salvage plan. The identified mitigation would partially compensate for impacts associated with the proposed project through comprehensive documentation and memorialization of the historic resource. However, these mitigation measures would not reduce impacts to a less-than-significant level. As such, the impact on historic architectural resources would remain *significant and unavoidable with mitigation*.

NATIONAL REGISTER-ELIGIBLE CHINATOWN HISTORIC DISTRICT

As described above, Portsmouth Square and the pedestrian bridge are located within the boundaries of the National Register-eligible Chinatown Historic District, but neither historical resource contributes to the significance of the historic district. However, a decorative lamppost near the southwest corner of Washington and Kearny streets is located within the project site and is a contributing feature to the Chinatown Historic District. The building at 750 Kearny Street is outside the boundaries of the historic district and is not associated with any other identified historic districts.

Planning department preservation staff determined that the landscape design of the proposed project (i.e., the scale, materials, and spatial relationships) is generally compatible with the character of the historic district because the renovation of Portsmouth Square would maintain the existing use as a neighborhood-serving park and community event space. Additionally, the design of the proposed clubhouse was determined to be contextually appropriate to the Chinatown Historic District. Therefore, the proposed project would not materially impair the Chinatown Historic District and would result in *no impact* on the historic district.⁷⁹

⁷⁹ San Francisco Planning Department, *Part II Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square), 750 Kearny Street, and Kearny Street Pedestrian Bridge*, June 4, 2021, p. 5.

The proposed project's sidewalk improvements at the southwest corner of Kearny and Washington streets would occur in the vicinity of a replica lamppost (a contributing feature to the historic district). The proposed project would not propose remove or relocate the lamppost; however, it is possible the lamppost could be affected during construction. Although planning department preservation staff acknowledge that loss of a single lamppost would not be considered a material impairment to the historic district, preservation staff recommends implementing **Improvement Measure, Protection of the Lamppost in Place during Construction**.

Improvement Measure: Protection of the Lamppost in Place during Construction. Prior to any demolition activities on the project site, the project sponsor should prepare a plan for the protection of the lamppost in place during construction. Preservation staff would review and approve the protection plan prior to construction.

Impacts related to archeological resources, human remains, and tribal cultural resources are discussed in the Initial Study (see Appendix B).

OTHER CONSTRUCTION-RELATED IMPACTS

Construction activities at the project site would generate vibration that could potentially cause structural damage to adjacent and nearby buildings. As described under Impact NO-2 (see Appendix B, Initial Study, p. 45), drilling and compaction activities would occur as close as 25 feet from 838 Grant Avenue (formerly the Empress of China Restaurant), which is the closest historic resource to the project site. Within the project site, drilling and compaction activities would occur as close as 50 feet from 750 Kearny Street (Hilton Hotel and Chinese Cultural Center). The groundborne vibration levels would not exceed the Caltrans criterion of 0.25 inches per second peak particle velocity for historic structures. Therefore, the proposed project would have a *less-than-significant* impact on historical resources.

CUMULATIVE IMPACT EVALUATION

Impact C-CR-1: The proposed project, in combination with cumulative projects, could result in demolition and/or alteration of historical resources, as defined in CEQA Guidelines section 15064.5. (*Less than Significant*)

Table 3-1, Cumulative Projects within a 0.25-Mile Radius of the Proposed Project, p. 3-7, and Figure 3-1, Cumulative Projects, p. 3-9, in Chapter 3, Environmental Setting, Impacts, and Mitigation Measures, identify 11 cumulative development projects located within a 0.25-mile radius of the project site. The project site is adjacent to cumulative projects 9 and 10 located on Walter U. Lum Place, which is the western boundary of Portsmouth Square. These two cumulative projects would replace parts of a sewer line and repave the entire one-block-long street. These two cumulative projects and cumulative project 6 are located within the Chinatown Historic District. Cumulative project 6 would construct two stories on an existing building at the southwest corner of Grant Avenue and Clay Street.

PORTSMOUTH SQUARE

Cumulative projects 9 and 10 are adjacent to Portsmouth Square and confined to in-street work that is limited to the public right-of-way, and cumulative project 6 is located approximately 220 feet southwest of Portsmouth Square. Because these projects would not result in the demolition or alteration to Portsmouth

Square, they would not combine with the proposed project to result in a significant cumulative impact on a historic resource.

750 KEARNY STREET (HILTON HOTEL AND CHINESE CULTURE CENTER)

Cumulative projects 9 and 10 are located approximately 270 feet west and southwest of the hotel building at 750 Kearny Street and confined to in-street work that is limited to the public right-of-way, and cumulative project 6 is located approximately 525 feet southwest of the building. Because these projects would not result in demolition or alteration to the hotel building and Chinese Culture Center at 750 Kearny Street, they would not combine with the proposed project to result in a significant cumulative impact on a historic resource.

PEDESTRIAN BRIDGE

Cumulative projects 9 and 10 are located approximately 100 feet west of the pedestrian bridge and confined to in-street work that is limited to the public right-of-way, and cumulative project 6 is located approximately 400 feet southwest of the pedestrian bridge. Because these projects would not result in demolition or alteration to the pedestrian bridge, they would not combine with the proposed project to result in a significant cumulative impact on a historic resource.

NATIONAL REGISTER-ELIGIBLE CHINATOWN HISTORIC DISTRICT

The sites of the four cumulative projects listed above are located within the Chinatown Historic District. Cumulative projects 9 and 10 would replace and repave elements along Walter U. Lum Place on the west side of Portsmouth Square. The street itself is not a contributor to the Chinatown Historic District. Cumulative project 6 would alter the building at 749–757 Grant Avenue, which has been determined to be neither individually eligible as a historic resource nor as a contributor to the historic district.⁸⁰ The cumulative projects would not result in any significant impacts on the Chinatown Historic District.

Since the three cumulative projects adjacent to the project site and within the Chinatown Historic District would not result in any significant impacts on historic resources, the proposed project would not combine with cumulative projects to result in a significant cumulative impact, and no further analysis is required. As such, this impact would be *less than significant*, and no mitigation is required.

OTHER CONSTRUCTION-RELATED CUMULATIVE IMPACTS

Construction activities at the project site would generate vibration that could potentially cause structural damage to adjacent and nearby buildings. As described under Impact C-NO-1 (see Appendix B, Initial Study, p. 46), vibration effects resulting from construction of the proposed project would not be expected to combine with vibration effects from cumulative projects in the project vicinity to result in a significant cumulative impact. Therefore, cumulative ground-borne construction vibration impacts would be *less than significant*.

⁸⁰ Page & Turnbull, 749–757 Grant Avenue Historic Resource Evaluation Part I, prepared for the San Francisco Planning Department, January 2020, <https://citypln-m-extn1.sfgov.org/External/link.ashx?Action=Download&ObjectVersion=-1&vault={A4A7DACD-B0DC-4322-BD29-F6F07103C6E0}&objectGUID={62686F43-DE9B-42EB-AC9F-5A116D17C24D}&fileGUID={AF257B42-4B13-4D77-8625-E655A427C5E9}>, accessed June 30, 2021.

CHAPTER 4

ALTERNATIVES

4.A Introduction

This chapter presents the alternatives analysis, as required by CEQA, for the proposed project. The chapter includes a discussion of the CEQA requirements for an alternatives analysis and the methodology used for the selection of alternatives, with the intent of developing potentially feasible alternatives that avoid or substantially lessen the significant impacts identified for the proposed project while still meeting most of the basic project objectives. Because the proposed project would adversely affect historic architectural resources, preservation alternatives have been developed to consider strategies that would lessen such impacts. This section describes the process for developing alternatives and summarizes feedback received from the City's Historic Preservation Commission (HPC) regarding the preservation alternatives. This section identifies a reasonable range of historic preservation alternatives that fulfill CEQA criteria and evaluates the alternatives for their comparative merits with respect to minimizing adverse environmental effects, including those on historic architectural resources that would occur with the proposed project.

After identifying the alternatives, the chapter evaluates the alternatives' impacts compared to existing environmental conditions and compared to the impacts of the proposed project. Based on this analysis, this chapter then identifies the environmentally superior alternative. Finally, it describes other alternative concepts that were considered but eliminated from detailed consideration and the reasons for their elimination.

4.A.1 CEQA Requirements for Alternatives Analysis

CEQA Guidelines section 15126.6(a) states that an environmental impact report (EIR) must describe and evaluate a reasonable range of alternatives to the proposed project that would feasibly attain most of the project's basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An EIR is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

CEQA, the CEQA Guidelines, and the case law on the subject have found that feasibility can be based on a range of factors and influences. CEQA Guidelines section 15364 defines "feasibility" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." CEQA Guidelines section 15126.6(f)(1) states that the factors that may be taken into account when addressing the feasibility of alternatives include site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site (if the site is not already owned by the proponent).

The EIR must evaluate the comparative merits of the alternatives and include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Specifically, the CEQA Guidelines set forth the following criteria for selecting and evaluating alternatives:

- “An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.” (CEQA Guidelines section 15126.6(a))
- “[T]he discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” (CEQA Guidelines section 15126.6(b))
- “The range of potential alternatives shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.” (CEQA Guidelines section 15126.6(c))
- “The specific alternative of ‘no project’ shall also be evaluated along with its impact.” (CEQA Guidelines section 15126.6(e)(1))
- “The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making.” (CEQA Guidelines section 15126.6(f))

4.A.2 Alternatives Selection

This section describes the basis for determining the range of CEQA alternatives and identifies the specific alternatives that are analyzed in this EIR.

PROJECT OBJECTIVES

As presented in Section 2.B, Project Sponsor’s Objective, p. 2-1, the project sponsor identified six objectives associated with the proposed project, which are reiterated below in Table 4-1, p. 4-7, for use in the identification, selection, and evaluation of alternatives. As noted above, an EIR need only consider alternatives that would feasibly accomplish most of the project’s basic objectives.

SUMMARY OF SIGNIFICANT IMPACTS

As stated in the CEQA Guidelines section 15126.6(a), alternatives to a project selected for analysis in an EIR must substantially lessen or avoid any of the significant environmental impacts associated with the project. The following summarizes the conclusions for significant impacts identified in Chapter 3 of this EIR.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following impact would be significant and unavoidable after implementation of mitigation measures.

HISTORIC ARCHITECTURAL RESOURCES

- Impact CR-1: The proposed project would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code.

Specifically, the proposed project would demolish and remove the existing pedestrian bridge spanning Kearny Street, which would result in a significant and unavoidable impact on the bridge itself and on 750 Kearny Street, which includes the hotel building and Chinese Culture Center. The significant and unavoidable impact on 750 Kearny Street would result from the loss of the direct pedestrian connection between Chinatown and the Chinese Culture Center. The project would further result in a significant and unavoidable impact through demolition of this architecturally significant Brutalist structure that was designed by two master architects and that, as a pedestrian bridge, represents a rare property type in San Francisco.

ALTERNATIVES SCREENING AND SELECTION

In accordance with CEQA Guidelines section 15126.6(a), this EIR examines a reasonable range of alternatives to the proposed project or to the location of the project. An alternative selected for analysis must meet three criteria: (1) the alternative would attain most of the project's basic objectives, (2) the alternative would avoid or substantially lessen the significant environmental impacts of the proposed project, and (3) the alternative would be potentially feasible. An EIR need not consider an alternative whose impact cannot be reasonably ascertained and whose implementation is remote and speculative. Furthermore, an EIR need not consider every conceivable alternative but must consider a reasonable range of alternatives to foster informed decision-making and public participation.

DEVELOPMENT OF ALTERNATIVES

The alternatives selection process for the proposed project was focused on identifying strategies that address the significant and unavoidable impact of the proposed project while still accomplishing most of the project objectives. The significant and unavoidable impact identified for the proposed project is related to demolition and removal of the pedestrian bridge, which would result in significant and unavoidable impacts on both the bridge itself and the hotel building and Chinese Culture Center at 750 Kearny Street. Impacts to Portsmouth Square would be reduced to a less-than-significant level with mitigation, as described in Section 3.A and summarized below under 4.C, Alternatives Analysis. A preservation alternatives memorandum was prepared on June 7, 2021, which developed and analyzed a range of project alternatives that would either partially or fully preserve the character-defining features on the project site.⁸¹ The preservation alternatives memorandum is included in Appendix D3 of this EIR. This chapter is largely based on information in that report. This chapter analyzes a no project alternative, one partial preservation alternative and one full preservation alternative, which are described and analyzed in detail below. These alternatives are intended to provide the public and decision makers with a reasonable range of alternatives to consider, but do not include every possible alternative within that range. Key factors and limitations in the development of the alternatives are discussed below.

The project design team evaluated multiple design scenarios while developing the proposed project. This process involved seeking public input via five community workshops with 100 to 300 participants per workshop and approximately two dozen stakeholder groups in attendance. The project design team worked

⁸¹ Architecture and History, *Preservation Alternatives Analysis Portsmouth Square Improvement Project San Francisco, California*, June 7, 2021.

closely with RPD to ensure that the project objectives could be achieved. The desire for a much-enlarged Portsmouth Square clubhouse and the proposed location of the clubhouse informed the various project scenarios evaluated and, therefore, retention of the clubhouse location and increasing the size of the clubhouse were a key project objective to meet in the development of the preservation alternatives. Importantly, the proposed clubhouse location was selected because:

- Relocating the elevator and garage pavilion entry, which are currently located near Washington Street and close to the northwest corner of the park, is not feasible because of garage usage and binding operator contracts.
- Locating the clubhouse at either the southeast or southwest corners of the park would result in increased shadows within the site and disrupt circulation patterns to other areas of the park and neighborhood.
- Retaining, rather than relocating, the existing restroom pavilion, located near the southwest corner of the park, would take advantage of existing utilities and infrastructure and would help deliver the project within the established budget.
- Placing the playground and clubhouse near each other with easy interactive access is important from a programmatic perspective.
- Constructing a new building above the existing Portsmouth Square Garage presents certain structural limitations that would be satisfactorily resolved by placing the clubhouse at the proposed location.

Additionally, the preservation alternatives development was informed by a 2020 feasibility study completed by SOHA Engineers.⁸² According to the 2020 feasibility study, it was determined that partial retention of the bridge, which is itself a historic architectural resource and a character-defining feature of 750 Kearny Street, was not a feasible alternative due to structural reasons. The study found that the bridge structure includes both the bridge itself and the two-level support structure at the hotel building end. Because both are constructed of post-tensioned, lightweight concrete, removal must consider the location and anchorage of the *post-tensioning tendons*.⁸³ Accordingly, the logical location for the extent of bridge removal is at the construction joint near the support structure, thereby maintaining the integrity of the tendons. Because of the post-tensioning system and the need to maintain the tendons intact, it would not be practical, absent “major reconstruction” of the bridge, to retain a portion of the bridge structure that extends beyond the construction joint on the east side of Kearny Street. As such, maintaining the entirety of the porte cochère of 750 Kearny Street (a character-defining feature) created by the elevated pedestrian bridge was not a feasible alternative due to structural reasons. Removal of the pedestrian bridge up to the construction joint near the support structure would not adversely affect the lateral stability of the remaining structure (outdoor hotel terrace). Because the hotel’s outdoor terrace cantilevers beyond the eastern bridge support structure, the proposed project’s removal of the bridge at the construction joint would remove a portion of the deck, resulting in the creation of a notch in the second-floor terrace that would be about 22 feet wide (north–south) and about 13 feet deep (east–west). According to the feasibility study, this notch could be infilled relatively easily, in order to maintain the existing size of the second-floor terrace, although additional horizontal concrete support beams would be included (see Figure 2-12, Proposed Pedestrian Bridge Demolition Plan (East End Detail), p. 2-25).

⁸² SOHA Engineers, *Portsmouth Square Pedestrian Bridge Demolition Feasibility Study*, June 16, 2020.

⁸³ Post-tensioning is a construction technique that entails installing steel cables in the concrete formwork prior to pouring the concrete. Once the concrete is poured and cured sufficiently, but prior to the structure entering use, the cables—called tendons—are pulled tight to give the concrete added strength through “prestressing.”

The alternatives development focused primarily on the pedestrian bridge as it related to Portsmouth Square. Potential alternatives affecting 750 Kearny Street were rejected as infeasible because the owners of 750 Kearny Street are not a sponsor of the proposed project. As a portion of the pedestrian bridge is located on private property, RPD could not reasonably consider alterations to the eastern side of the remaining bridge other than necessary repair as described in the previous paragraph. Therefore, it was determined that any alternative that included new construction at 750 Kearny Street is not feasible.

HISTORIC PRESERVATION COMMISSION

Consistent with HPC resolution 0746 regarding evaluation of preservation alternatives during the EIR process, the HPC had the opportunity to provide early feedback on the draft preservation alternatives. On June 16, 2021, the preservation commission reviewed the two preservation alternatives.⁸⁴ The HPC found that the two alternatives represented a reasonable range of alternatives for the EIR analysis, and would avoid or reduce the significant adverse effects of the proposed project on historic architectural resources. One commissioner noted that the Full Preservation Alternative could be made more successful if the existing pedestrian bridge better correlated with the redesigned park, but also noted that this would be challenging because the existing bridge itself is not compatible with the existing site or Chinatown. Another commissioner requested earlier engagement with affected communities, particularly communities of color, during the preservation alternatives development process.

With regard to the HPC commissioner's comment that the design of the bridge under the Full Preservation Alternative be more compatible with the redesigned park and Chinatown, the project team considered modifications to the bridge design to increase compatibility with the proposed park design. Changes to the Full Preservation Alternative explored were re-cladding or modifying the bridge to better fit within the context of the setting, however, these were generally considered both infeasible, due to structural limitations (as outlined above), and undesirable, as such changes could result in a loss of integrity related to the bridge design and would increase the impact on historic resources under the Full Preservation Alternative. The project team considered modifications to the proposed park design in which new features or elements could materially or stylistically relate to the bridge's Brutalist style. For example, the project team considered expanding the use of board-form concrete finish from the eastern end of the clubhouse to extend over some portion of the southern and western elevations of the clubhouse. Additionally, the team considered incorporating Brutalist-inspired features such as raw concrete and heavy structural forms in the design of the upper plaza shade structure. The team also considered new lighting or other architectural features that reference the bridge's existing perforated metal light fixtures in the form of *cuboctahedrons*,⁸⁵ which would reference shapes commonly seen in Chinatown (see Figure 2-4, Existing Photographs of the Chinese Culture Center Entrance and East End of the Pedestrian Bridge, p. 2-11, for an example of a light fixture). Ultimately, the project team recognized that community feedback and support would be critical to successfully incorporate the bridge into a new park design and the greater Chinatown setting.

Although not specific to alternatives, more generally, Commissioners encouraged the project team to design the park in a way that related to the Chinatown neighborhood. As discussed in Chapter 2, Project Description, the project sponsor intended the design of the proposed project to reflect design elements of the Chinatown neighborhood and Chinese culture. To the extent the commissioner's feedback related to

⁸⁴ Historic Preservation Commission, memo Cara Ruppert, Recreation & Park Department Re: Meeting Notes from Review and Comment at the June 16, 2021 HPC Hearing for Preservation Alternatives for 733 Kearny Street, 750 Kearny Street, and Kearny Street Pedestrian Bridge.

⁸⁵ A cuboctahedron is a 14-sided polyhedron with eight triangular faces and six square faces.

public outreach specifically regarding the development of alternatives, particularly with communities of color, a summary of the project sponsor's outreach efforts early on in the project's design process is included in Section 2.B, Project Sponsor's Objectives, p. 2-1, and on p. 2-17 in Section 2.G, Proposed Project Characteristics. A summary of the CEQA public review process is provided in Section 1.D, CEQA Environmental Review Process, p. 1-3.

4.B Summary of Alternatives

Based on the screening process described above, the following three alternatives were selected for detailed analysis in this EIR:

- **Alternative A: No Project Alternative** – Under Alternative A, no improvements to the park would be made and there would be no modifications to the existing historical resources on and across Kearny Street. The project site, including the pedestrian bridge, would remain as is and the character-defining features of the project site would be retained and unaltered.
- **Alternative B: Full Preservation Alternative** – This alternative would retain all character-defining features, including the pedestrian bridge. As a result, the new clubhouse would be smaller, about 6,650 square feet in size, compared to approximately 8,300 square feet under the proposed project, and it would eliminate the upper-level outdoor terrace adjacent to the clubhouse. All other project features related to renovation of the park would be implemented.
- **Alternative C: Partial Preservation Alternative** – This alternative would be similar to the proposed project except that, following removal of the pedestrian bridge, a new overlook platform would be built at the location of the western bridge terminus that would function as an architectural reference to the bridge. All other project features related to renovation of the park would be implemented.

These three alternatives were determined to adequately represent the range of potentially feasible alternatives required under CEQA for this project. These alternatives would lessen and, in some cases, avoid the significant and unavoidable adverse impacts related to historic architectural resources that were identified for the proposed project. A “No Project Alternative” is included as Alternative A, as required by CEQA, even though it would not meet the basic project objectives. Alternatives B and C are potentially feasible options that would meet most of the basic project objectives to varying degrees; these two alternatives are the Full Preservation Alternative and Partial Preservation Alternative, respectively. The descriptions and assumptions are based on the alternatives presented in the preservation alternatives memorandum.⁸⁶

Table 4-1 provides a comparison of the alternative features, an impact summary related to historic architectural resources, and identifies whether the alternatives would fulfill the project objectives.

Figure 4-1, p. 4-12, illustrates the main differences between the proposed project and each of the two preservation alternatives, showing each design in an axonometric view (aerial view from an angled perspective).

⁸⁶ Architecture and History, *Preservation Alternatives Analysis Portsmouth Square Improvement Project San Francisco, California*, June 7, 2021.

Table 4-1 Comparison of Proposed Project and Alternatives

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
PROJECT CHARACTERISTICS				
Clubhouse Floor Area	8,300 sf	1,600 sf	6,650 sf	8,300 sf
Upper Plaza Event Space Area	8,000 sf	4,000 sf	8,000 sf	8,000 sf
Playground Square Area	6,500 sf	5,000 sf	6,500 sf	6,500 sf
Shade Structure	Yes	No	Yes	Yes
Stage	Yes	No	Yes	Yes
Retention of Kearny Street pedestrian bridge	No	Yes	Yes	No
ABILITY TO MEET PROJECT SPONSOR'S OBJECTIVES				
PROVIDE A RENOVATED PARK THAT IS SENSITIVE TO THE CULTURAL AND HISTORIC SETTING OF THE PROPERTY				
Provide a renovated park that is architecturally compatible with the Chinatown neighborhood while maintaining the existing park character.	Meets	Partially Meets; the existing park has programming limitations in its current configuration	Meets	Meets
Incorporate the existing monuments and art elements into a renovated park.	Meets	Meets	Meets	Meets
ALIGN PARK RENOVATION WITH COMMUNITY INPUT				
Be responsive to the recreational needs of the Chinatown neighborhood and provide for diverse groups of people of various ages and abilities.	Meets	Partially Meets; the existing plaza and clubhouse are not large enough to provide gatherings of all sizes	Partially Meets; a smaller clubhouse would not fully meet the community's needs for expanded programming	Meets

Chapter 4. Alternatives
4.B. Summary of Alternatives

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Maximize the implementation of community input received during the engagement phase.	Meets	Does Not Meet; the community has advocated for a renovated park that would provide for expanded services and programs	Partially Meets; the community has specifically noted the limitations that the bridge provides for expanded uses and renovations in the park and park safety	Partially Meets: the community has specifically noted the limitations that the bridge provides for expanded uses and renovations in the park and park safety
MAXIMIZE PARK COHESIVENESS AND USABILITY				
Improve spatial relationships, access, and circulation, both within the park and at the park-street frontage interface.	Meets	Does Not Meet	Partially Meets; this alternative would not allow for better circulation through the park and limits how the park could be renovated given the space occupied by the bridge	Meets
Maximize usable space and remove barriers or elements that divide usable space.	Meets	Does Not Meet	Partially Meets; the existing pedestrian bridge is a barrier to moving across and around the park	Meets
Create inviting and flexible spaces that can accommodate daily recreational activities and events of all sizes.	Meets	Partially Meets; this would not allow for expanded uses and flexible space	Meets	Meets
Establish a clubhouse that can flex to accommodate gatherings of multiple sizes.	Meets	Does Not Meet	Partially Meets; clubhouse size would be larger than existing but would still lack the size and layout needed to meet this objective	Meets

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Create a large multi-use upper plaza that can accommodate large events but is also comfortable for all event sizes.	Meets	Does Not Meet; the current upper plaza is too small to accommodate the size of gatherings requested by the community	Meets	Meets
Site new buildings in a manner that maximizes natural light, works with the existing garage structure and respects the topography of the site and the surrounding area.	Meets	Does Not Meet; no new buildings	Partially Meets; the bridge limits some natural light to the clubhouse as it would be setback from the bridge	Meets
Maximize direct connections between the clubhouse and the park that offer opportunities for indoor-outdoor uses.	Meets	Does Not Meet	Partially Meets; retaining the bridge would create obstacles to how users would flow in and out of the clubhouse	Meets
Create a unified “active recreation” area with fitness equipment and a children’s playground with direct access to the clubhouse.	Meets	Does Not Meet	Partially Meets; new playground would be located directly south of the existing bridge, but the bridge truncates the connection between the playground and clubhouse	Meets
CREATE A SAFE AND SECURE PARK AND STREETScape				
Create a single cohesive park that is both physically and visually connected and uses site elements and structures to connect instead of divide spaces.	Meets	Does Not Meet	Partially Meets; the new clubhouse would be accessible from the upper and lower levels of the park, but the existing pedestrian bridge would block views across the redesigned park	Partially Meets; the partial bridge would maintain the existing condition of covered outdoor spaces that creates a sense of insecurity

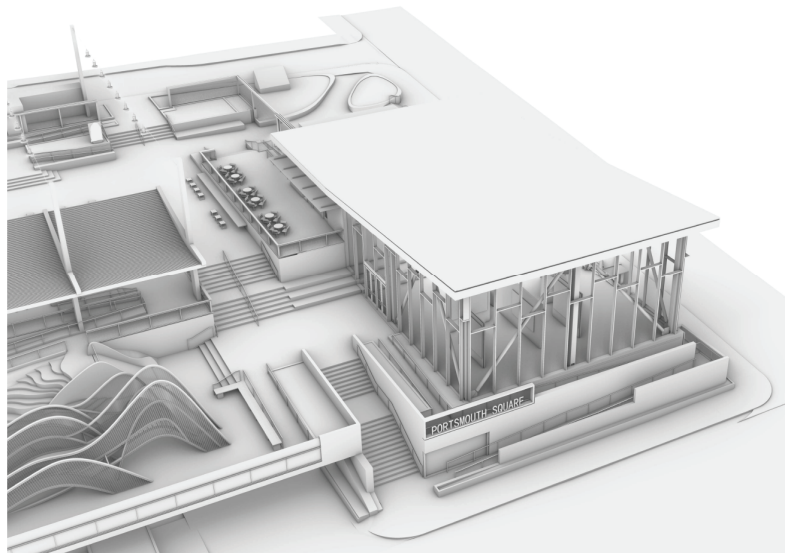
Chapter 4. Alternatives
4.B. Summary of Alternatives

Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Provide direct lines of sight to and from the clubhouse to maximize safety and visibility throughout the property.	Meets	Does Not Meet	Partially Meets; the reduced size clubhouse would be partially blocked by the existing pedestrian bridge, would reduce the availability of views between the upper and lower levels of the park, and would create covered outdoor spaces that would create a sense of insecurity	Meets
Provide a safe pedestrian experience both within the park and on the sidewalks.	Meets	Does Not Meet	Partially Meets; the reduced size clubhouse would be partially blocked by the existing pedestrian bridge	Partially Meets; the overlook would block some sight lines and create hidden areas within the park
MAINTAIN AND PRESERVE THE EXISTING GARAGE AND ITS OPERATIONS				
Minimize impacts to the garage structure and its operations both during construction and at completion.	Meets	Meets	Meets	Partially Meets; some structural improvement at the garage would be required
Upgrade the waterproofing of the garage and all roof drainage components to eliminate water intrusion into the garage and its structure.	Meets	Does Not Meet	Partially Meets; maintaining the bridge would complicate the waterproofing scheme for the garage upgrades	Meets
Protect the existing restroom and garage infrastructure on the park level and seamlessly incorporate them into the renovated park.	Meets	Meets	Meets	Meets

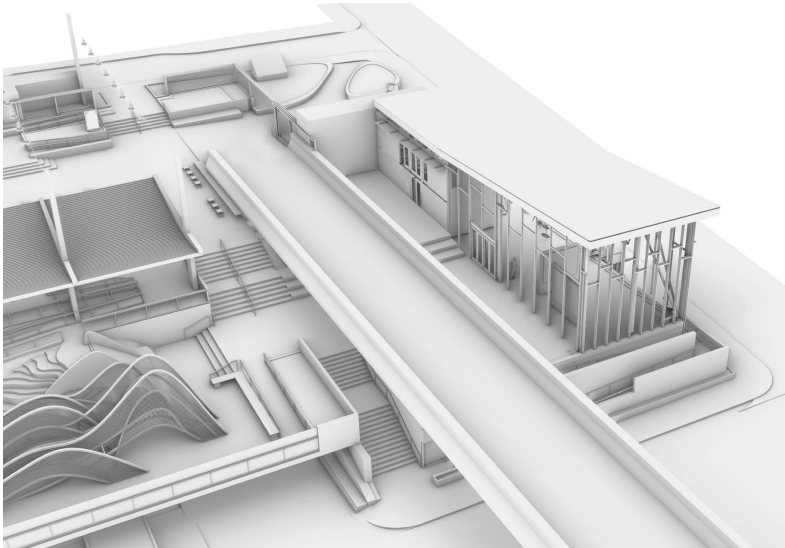
Project Characteristic/Project Objective	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
CREATE A SUSTAINABLE AND EASY-TO-MAINTAIN PARK				
Provide a “Zero Carbon” clubhouse by eliminating all carbon emissions and using 100% renewable energy.	Meets	Does Not Meet	Partially Meets; the pedestrian bridge would block daylight to the new clubhouse which would require greater reliance on artificial light	Meets
Utilize durable and long-lasting materials and building systems to withstand intense use and not create long-term maintenance burdens.	Meets	Does Not Meet	Partially Meets; the existing pedestrian bridge creates operational and maintenance burdens underneath the bridge for RPD; pest and bird clean up and debris management	Meets
Minimize the need for long-term pest management.	Meets	Does Not Meet	Does Not Meet	Meets
Design and implement a project that meets the established budget.	Meets	Does Not Meet	Meets	Partially Meets; construction of the overlook is currently an unfunded scope item

SOURCE: architecture + history llc, 2021

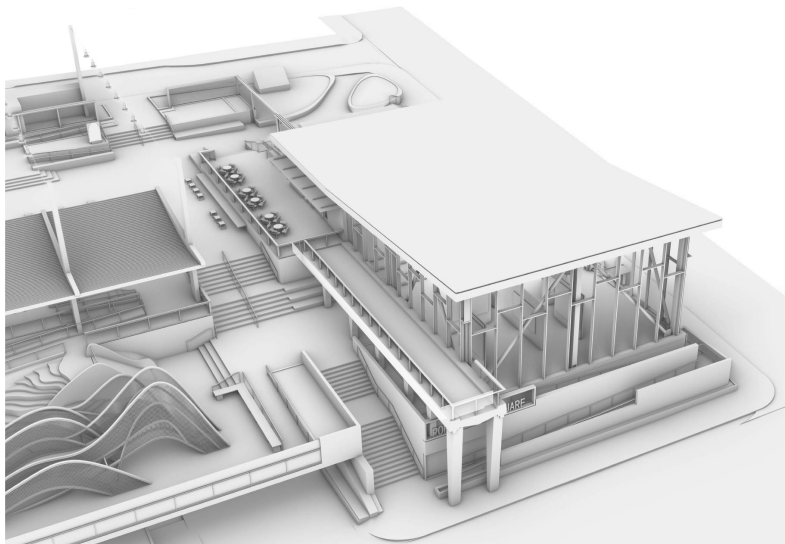
Proposed Project



Alternative B:
Full Preservation Alternative



Alternative C:
Partial Preservation Alternative



SOURCE: San Francisco Recreation and Parks Department, 2021

Portsmouth Square Improvement Project

FIGURE 4-1
COMPARISON OF PROPOSED PROJECT AND PRESERVATION ALTERNATIVES: AXONOMETRIC VIEWS

Detailed descriptions of each alternative are presented below, including the assumptions used in analyzing their environmental impacts. For each alternative, the descriptions include the land use plan and historic resource features.

4.C Alternatives Analysis

Section 3.A, Historic Architectural Resources, concluded that the proposed project would cause a substantial adverse change in the significance of a historical resource. Specifically, the proposed project would demolish and remove the existing pedestrian bridge spanning Kearny Street, which would result in a significant and unavoidable impact on the bridge itself and the hotel building and Chinese Culture Center at 750 Kearny Street through the loss of the direct pedestrian connection between Chinatown and the Chinese Culture Center (California Register Criterion 1, Events). The project would further result in a significant and unavoidable impact through demolition of this architecturally significant Brutalist structure that was designed by two master architects and that, as a pedestrian bridge, represents a rare property type in San Francisco (Criterion 3, Architecture).

Additionally, demolition of the bridge would result in a significant and unavoidable impact to the hotel building and Chinese Culture Center at 750 Kearny Street through the removal of the physical and symbolic connection between the hotel building and Chinatown that represents the hard-won efforts of those who advocated for and created the Chinese Culture Center (Criterion 1).⁸⁷ Section 3.A concluded that other impacts of the proposed project on historic architectural resources would be less-than-significant or less-than-significant with mitigation. Accordingly, the Full Preservation Alternative focuses on retention of the pedestrian bridge.

4.C.1 Alternative A: No Project Alternative

DESCRIPTION

Under Alternative A (No Project Alternative), there would be no renovation of Portsmouth Square, including no modifications to the existing historical architectural resources on and across Kearny Street. The project site would remain as-is; the character-defining features of the project site would be retained. The site's existing structures, including the clubhouse and pedestrian bridge, would remain; no modifications, repairs, or renovation would be conducted, and no work would be undertaken at the hotel building and Chinese Culture Center at 750 Kearny Street.

IMPACTS ANALYSIS

HISTORIC ARCHITECTURAL RESOURCES

Under Alternative A (No Project Alternative) the project site would remain as is and there would be no demolition of the pedestrian bridge or removal of any of the character-defining features of the hotel building and Chinese Culture Center at 750 Kearny Street. Therefore, this alternative would not cause material impairment to a historical resource. Alternative A would avoid the significant and unavoidable impact that would result from the demolition of the existing pedestrian bridge across Kearny Street—with respect to

⁸⁷ The hotel building would remain eligible for the California Register under Criterion 3 because, other than the connection to the bridge, the building's character-defining features would remain and the building would retain its association with master architect Clement Chen.

both the loss of the direct pedestrian connection between Chinatown and the Chinese Culture Center and the loss of an architecturally significant resource. Alternative A would also avoid the significant and unavoidable impact to the hotel building and Chinese Culture Center at 750 Kearny Street from removal of the physical and symbolic connection to Chinatown that represents the hard-won efforts of those who advocated for and created the Chinese Culture Center. Mitigation measures M-CR-1a through M-CR-1d would not apply to Alternative A. Alternative A would not result in any project-level impacts, nor would it contribute to any cumulative impacts related to historic architectural resources.

OTHER TOPICS

Under Alternative A, the project site would remain in its existing condition, with no new construction. Because no construction would occur under Alternative A, it would not have any project-level or cumulative impacts on any of the topics analyzed in the Initial Study (see Appendix B). Therefore, impacts under Alternative A related to land use and planning, aesthetics, population and housing, archeological resources and human remains, tribal cultural resources, transportation and circulation, noise, air quality, greenhouse gas emissions, recreation, wind, shadow, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, and energy would be less than those anticipated with implementation of the proposed project because no construction, ground-disturbing activities, or changes to operations would occur. Because all of these impacts would be avoided, none of the mitigation measures identified for the proposed project would be required under Alternative A.

As with the proposed project, Alternative A would have no impacts on mineral resources because none are present within the project site, and the topics of wildfire, agriculture, and forestry resources would not be applicable to Alternative A.

ABILITY TO MEET PROJECT OBJECTIVES

Because the proposed project would not be implemented under this alternative, Alternative A would not meet most of the project sponsor's objectives (see **Table 4-2**), including provision of a renovated park that is sensitive to the cultural and historic setting of the property; aligning park renovation with community input; maximizing park cohesiveness and usability; creating a safe and secure park and streetscape; being responsive to the recreational needs of the Chinatown neighborhood and provide for diverse groups of people of various ages and abilities; and creating a sustainable and easy-to-maintain park. The No Project Alternative would, however, maintain and preserve the existing garage and its operations and would retain the existing elevator building and restrooms in Portsmouth Square.

4.C.2 Alternative B: Full Preservation Alternative

DESCRIPTION

Alternative B (Full Preservation Alternative), shown in **Figure 4-2**, would not demolish the pedestrian bridge and would therefore retain all of the project site's character-defining features. However, with the bridge remaining in place, the southern wall of the new clubhouse would be moved northward almost 20 feet from the location under the proposed project in order to remain consistent with the proposed building materials (glazing) and provide the required separation between the structures as mandated in Chapter 7 of the San Francisco Building Code. The separation would allow for natural light on the new clubhouse's south facing exposure. Retention of the full pedestrian bridge would result in a clubhouse of approximately 6,650 square feet, compared to the

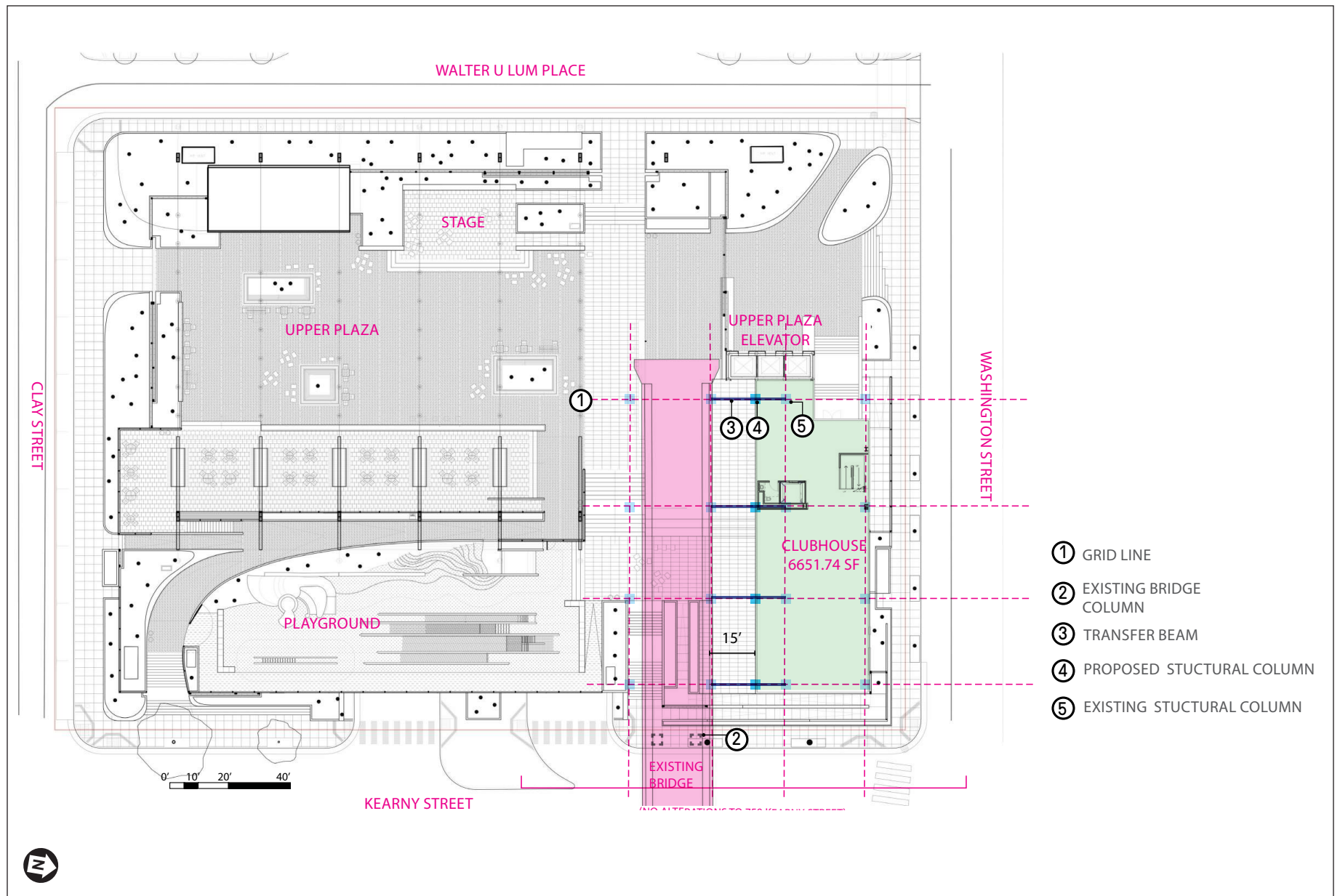
Table 4-2 Character-Defining Features Retained by the Proposed Project and Alternatives

Character-Defining Features	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
PORTSMOUTH SQUARE				
Location and boundaries of Portsmouth Square	Retained	Retained	Retained	Retained
Large open spaces for public gatherings and events	Retained	Retained	Retained	Retained
General mixture of park furniture for socializing in small and medium-sized groups	Retained	Retained	Retained	Retained
Dedicated area for child play area	Retained	Retained	Retained	Retained
Historic plaques, monuments and statues identified in the property description (regardless of location).	Retained	Retained	Retained	Retained
750 KEARNY STREET – HOTEL AND CHINESE CULTURE CENTER				
Location at the west end of the block bounded by Washington, Montgomery, Merchant, and Kearny streets	Retained	Retained	Retained	Retained
Footprint extending to the property lines, except for the setback from Kearny Street	Retained	Retained	Retained	Retained
Connection to Portsmouth Square via the elevated pedestrian bridge	Not Retained	Retained	Retained	Not Retained
Massing consisting of a tall, slender tower situated on a pyramidal base	Retained	Retained	Retained	Retained
Steel-frame construction	Retained	Retained	Retained	Retained
Flat roof	Retained	Retained	Retained	Retained
Concrete cladding with vertical lines created by wood formwork	Retained	Retained	Retained	Retained
Fenestration pattern and form, including bands of windows separated by cast-panel concrete spandrels with angled ledges on the tower and large expanses of fixed windows on the sloped walls of the base	Retained	Retained	Retained	Retained

Chapter 4. Alternatives
4.C. Alternatives Analysis

Character-Defining Features	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Horizontal, incised bands aligning with the spandrels	Retained	Retained	Retained	Retained
Narrow projections on the east and west façades with a central column of windows and columns of rectangular voids on each side	Retained	Retained	Retained	Retained
Sculptural overhang punctuated by deep, rectangular voids at the capital level	Retained	Retained	Retained	Retained
Full occupancy of third floor by local community group	Retained	Retained	Retained	Retained
Separate entrances for hotel and third floor community space	Not Retained	Retained	Retained	Not Retained
Dedicated entrance to third floor community space accessed via the Kearny Street pedestrian bridge and stairs	Not Retained	Retained	Retained	Not Retained
Porte cochère created by the elevated Kearny Street pedestrian bridge	Not Retained	Retained	Retained	Not Retained
KEARNY STREET PEDESTRIAN BRIDGE				
Reinforced concrete construction	Partially Retained at east end	Retained	Retained	Partially Retained at east end
Girders and two-column bents with tapered legs	Not Retained	Retained	Retained	Not Retained
Access points at the second and third stories of the hotel tower at the east end of bridge and from Portsmouth Square at the west end	Not Retained	Retained	Retained	Not Retained
Angular platform at the east end with a central staircase flanked by two shorter staircases	Retained	Retained	Retained	Retained
Exterior cladding featuring rectangular concrete panels decorated with vertical lines from wood formwork	Not Retained	Retained	Retained	Not Retained
Closed railing with smooth concrete cap	Not Retained	Retained	Retained	Not Retained
Brick paving	Not Retained	Retained	Retained	Not Retained
Curved interior walls	Not Retained	Retained	Retained	Not Retained

Character-Defining Features	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
Cuboctahedron light fixtures	Partially Retained at east end platform; remaining fixtures salvage and reuse as feasible	Retained	Retained	Partially Retained at east end platform; remaining fixtures salvage and reuse as feasible
Backless concrete benches in two lengths	Not Retained but would salvage and reuse as feasible	Retained	Retained	Not Retained but would salvage and reuse as feasible
Dedicated entrance to Chinese Culture Center at the third floor of 750 Kearny Street	Not Retained	Retained	Retained	Not Retained
Hotel (750 Kearny Street) porte cochère created by elevated span of bridge	Not Retained	Retained	Retained	Not Retained



SOURCE: RPD, 2021

Portsmouth Square Improvement Project

FIGURE 4-2
SITE PLAN - FULL PRESERVATION ALTERNATIVE

8,300-square-foot clubhouse proposed under the proposed project. Furthermore, retention of the bridge in the Full Preservation Alternative would eliminate the upper-level outdoor terrace that would be adjacent to and south of the second level of the clubhouse under the proposed project. Retention of the pedestrian bridge would also increase the physical distance between the clubhouse and the new playground and would result in a visual barrier between the two spaces. However, the remainder of the improvements proposed for Portsmouth Square could be implemented with this alternative. This includes renovation of the existing park and provision of a new children's playground and exercise equipment; a new shade structure with seating; a new entrance courtyard, event plaza, and stage; a new larger clubhouse than currently exists, albeit smaller than proposed under the project; and new park entrances, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, and ramps. Additionally, like the proposed project, portions of the adjacent streets and sidewalks would be improved, except that the safety concerns on the lower level of the park and on the sidewalk underneath the bridge would remain.

Demolition and construction activities would be similar under Alternative B as compared to the proposed project, except that the pedestrian bridge would not be demolished or removed, a smaller clubhouse would be built, and no work would occur on the hotel building and Chinese Culture Center at 750 Kearny Street. As a result, the Chinese Culture Center would continue to have a separate pedestrian entrance that is accessible via the connection between the pedestrian bridge and the central stairway from the hotel building's second-floor outdoor terrace to the third floor, where the Chinese Culture Center is located.⁸⁸

IMPACTS ANALYSIS

HISTORIC ARCHITECTURAL RESOURCES

As stated above, Section 3.A, Historic Architectural Resources, concluded that the proposed project would cause a substantial adverse change in the significance of historical resources because it would demolish the pedestrian bridge, thereby adversely affecting both the bridge itself and the hotel building and Chinese Culture Center at 750 Kearny Street. Accordingly, the Full Preservation Alternative focuses on retention of the pedestrian bridge.

Because Alternative B would retain the existing pedestrian bridge between Portsmouth Square and the 750 Kearny Street hotel building, this alternative would avoid the project's only significant and unavoidable impacts, both on the bridge itself and on the hotel building. The Full Preservation Alternative would also avoid the project's significant but mitigable impact on Portsmouth Square (removal of the physical and symbolic connection between the hotel building and Chinatown that represents the hard-won efforts of those who created the Chinese Culture Center). Relocation of six plaques and monuments would still occur under this alternative, and mitigation measure M-CR-1b, Plan for Removal, Relocation, Storage, and Reinstallation of All Plaques and Monuments, would therefore apply to this alternative.

Under this alternative, all other character-defining features of the project site would be retained. Accordingly, the Full Preservation Alternative would avoid all of the proposed project's significant and unavoidable impacts. As with the proposed project, because the cumulative projects would not result in demolition or alteration of 750 Kearny Street, the pedestrian bridge, or the Chinatown Historic District, they would not combine with Alternative B to result in a significant cumulative impact on a historic resource.

⁸⁸ The Chinese Culture Center is also accessible through the hotel lobby. The lobby access provides the only disabled-accessible entrance to the Chinese Culture Center, via an elevator, and is also the only interior entry to the Chinese Culture Center.

OTHER TOPICS

Alternative B would include the same park features as the proposed project, except the clubhouse footprint would be reduced from 8,300 square feet under the proposed project to 6,650 square feet under this alternative, and the existing pedestrian bridge would be retained. As a result, the construction and operational impacts of Alternative B under each of the Initial Study environmental topics would be similar to those of the proposed project. Specifically, impacts related to utilities and service systems, public services, population and housing, and greenhouse gas emissions (discussed in the Initial Study [see Appendix B]) would be similar to or incrementally less substantial than those of the proposed project, given the reduced size of the clubhouse. Impacts on utilities and service systems, public services, population and housing, and greenhouse gas emissions, would be less than significant, as with the proposed project.

The impacts of Alternative B related to site-specific conditions, such as those related to aesthetics, transportation and circulation, noise, air quality, biological resources, geology and soils, hydrology and water quality, and hazards and hazardous materials, would be similar to those of the proposed project. This would result in less overall construction and shorter construction time periods. These impacts would be less than significant, as with the proposed project. To address operational noise, mitigation measure M-NO-1, Construction Noise Control, would still apply to Alternative B; this impact would be less than significant with mitigation.

Alternative B would involve slightly less excavation and ground disturbance because the two bridge support structures in the Kearny Street sidewalk would remain. However, the potential to encounter undiscovered archaeological resources and human remains, tribal cultural resources and paleontological resources would be the same as they would be under the proposed project because the same ground disturbing activities would occur under this alternative as with the proposed project. Additionally, redesign of the park, identified as a tribal cultural resource, would occur similar to the proposed project except for the retention of the bridge and the size reduction of the clubhouse discussed above. Mitigation measure M-CR-2, Archeological and Native American Monitoring, and mitigation measure M-TCR-1, Tribal Cultural Resources Preservation Plan and Interpretive Program, included in the Initial Study, would be applicable to Alternative B, as with the proposed project. This would result in less-than-significant impacts with mitigation, as with the proposed project.

Alternative B would have similar construction and operational impacts as the proposed project; therefore, Alternative B would have a less-than-significant or a less-than-significant cumulative impact with mitigation for the Initial Study environmental topics discussed above.

As with the proposed project, Alternative B would have less-than-significant impacts related to recreation and energy, and no impacts on mineral resources because none are present within the project site. In addition, the topics of wildfire, agriculture, and forestry resources would not be applicable to Alternative B.

ABILITY TO MEET PROJECT OBJECTIVES

As shown in Table 4-1, p. 4-7, the Full Preservation Alternative would meet the project objectives related to providing a renovated park that is sensitive to the cultural and historic setting of the property; creating a large multi-use upper plaza that can accommodate large events but is also comfortable for all event sizes; and protecting the existing restroom and garage infrastructure on the park level and seamlessly incorporate them into the renovated park. However, the Full Preservation Alternative would not meet, or would only

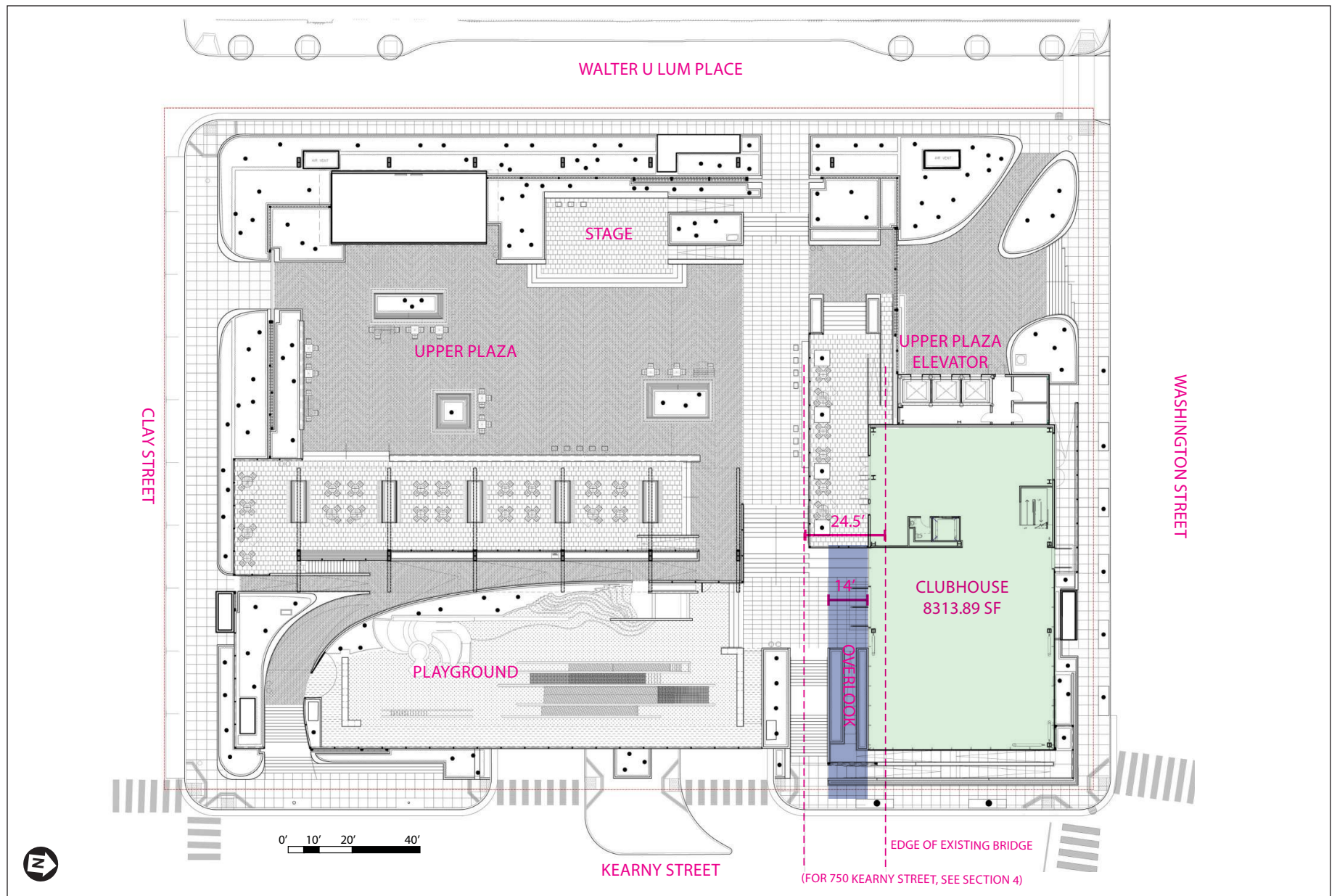
partially meet, many other project objectives. This alternative would not fully permit renovation of Portsmouth Square in accordance with community input; would only partially meet the various objectives aimed at maximizing park cohesiveness and usability, because the retained bridge would reduce the size of the clubhouse by 20 percent, compared to the proposed project, and would obstruct circulation between the clubhouse and the playground and other areas of the park. In addition, the Full Preservation Alternative would only partially meet objectives concerned with creation of a safe and secure park and streetscape because the retained bridge would obstruct views from the clubhouse to the south (towards the playground), physically and psychologically obstruct pedestrian movements between the clubhouse and playground, and shade outdoor spaces under the bridge that would create dark spaces that could attract anti-social activities. The Full Preservation Alternative would partially meet objectives concerned with continued operation of the garage because additional structural support would be required and proposed waterproofing and drainage improvements to the garage could be limited. Finally, this alternative would partially meet objectives concerned with a sustainable and easy-to-maintain park because retention of the bridge would increase ongoing maintenance for cleanup associated with birds and trash.

4.C.3 Alternative C: Partial Preservation Alternative

DESCRIPTION

Alternative C (Partial Preservation Alternative), shown in **Figure 4-3**, would create a new overlook platform at the location of the western terminus of the pedestrian bridge in Portsmouth Square. The overlook platform would be immediately adjacent to the new clubhouse and integrated into the southern wall of the new clubhouse. It would be accessible from the upper-level terrace adjacent to the southwestern corner of the clubhouse. The overlook would be about 12 feet wide, less than half the width of the current pedestrian bridge, and would be substantially less bulky, rendering it less visually intrusive than the existing bridge. The overlook would serve as an architectural reference to the bridge proposed to be demolished, and would project out over part of the width of the Kearny Street sidewalk. The overlook would be supported by concrete pillars that, while of lesser massing, would emulate the supports of the existing historic bridge. The concrete, metal and glass railing of this new overlook would be compatible with the proposed new clubhouse, which would retain the same architectural character and square footage of the proposed project's clubhouse. Moreover, the remainder of the improvements proposed for Portsmouth Square could be implemented with this alternative. This includes renovation of the existing park and provision of a new children's playground and exercise equipment; a new shade structure with seating; a new entrance courtyard, event plaza, and stage; and new park entrances, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, and ramps. Additionally, portions of the adjacent streets and sidewalks would be improved, as under the proposed project.

Demolition and construction activities would be nearly the same under Alternative C as those of the proposed project, except this alternative would construct the new outlook platform within Portsmouth Square. All other work in the park, demolition and removal of the existing pedestrian bridge, and work on the hotel building and Chinese Culture Center at 750 Kearny Street would be the same as with the proposed project. As a result, the Chinese Culture Center would lose its existing separate pedestrian entrance via the pedestrian bridge; however, access to the Chinese Culture Center would continue to be provided through the hotel lobby and from the staircase to the third floor from the existing second-floor terrace.



SOURCE: RPD, 2021

Portsmouth Square Improvement Project

FIGURE 4-3
SITE PLAN - PARTIAL PRESERVATION ALTERNATIVE

IMPACTS ANALYSIS

HISTORIC ARCHITECTURAL RESOURCES

As stated above, Section 3.A, Historic Architectural Resources, concluded that the proposed project would cause a substantial adverse change in the significance of historical resources because it would demolish the pedestrian bridge, thereby adversely affecting the historic features of both the bridge itself and the hotel building and Chinese Culture Center at 750 Kearny Street. Accordingly, the Partial Preservation Alternative focuses on lessening, although not fully avoiding, impacts due to demolition of the pedestrian bridge. Additionally, as described in Section 4.A.2, Alternatives Selection, p. 4-2, the development of the preservation alternatives was informed by a 2020 feasibility study that determined that, absent “major reconstruction” of the bridge, it would not be practical to retain a portion of the bridge structure that extends beyond the construction joint on the east side of Kearny Street, where the bridge meets the second-floor outdoor terrace of the hotel building.

Alternative C, like the proposed project, would demolish the existing pedestrian bridge between Portsmouth Square and the hotel building and Chinese Culture Center at 750 Kearny Street. Therefore, similar to the proposed project, this alternative would result in significant and unavoidable impacts, both on the bridge itself and on the hotel building. Under the Partial Preservation Alternative, however, the impacts on both the bridge and the hotel building that would result from the loss of the direct pedestrian connection between Chinatown and the Chinese Culture Center would be somewhat reduced by the construction of the new overlook platform at the location of the western terminus of the pedestrian bridge in Portsmouth Square, which would evoke a symbolic connection between the park and 750 Kearny Street. As described above, the overlook platform would be intended to recall the bridge proposed for demolition and to serve as an architectural and symbolic reference to the bridge, including through the use of concrete support pillars that reference the existing bridge supports. Nevertheless, because the Partial Preservation Alternative would demolish the existing bridge, impacts of this alternative on historic architectural resources would remain significant and unavoidable.

All of the above impacts on the pedestrian bridge and the hotel building would be reduced in severity, but not to a less-than-significant level, with implementation of mitigation measures M-CR-1a, Public Interpretive Program Including Oral History; M-CR-1c, Documentation of Historical Resource; and M-CR-1d, Salvage Plan. Like the proposed project, the Partial Preservation Alternative also would have a significant but mitigable impact on Portsmouth Square (removal of the physical and symbolic connection between the hotel building and Chinatown that represents the hard-won efforts of those who created the Chinese Culture Center). As with the proposed project, this impact would be reduced to a less-than-significant level with implementation of mitigation measure M-CR-1a, Public Interpretive Program Including Oral History; and M-CR-1b, Plan for Removal, Relocation, Storage, and Reinstallation of All Plaques and Monuments. Additionally, under the Partial Preservation Alternative, all other character-defining features of the project site would be retained. As with the proposed project, the cumulative projects would not combine with Alternative C to result in a significant cumulative impact on a historic resource.

OTHER TOPICS

Except for the new overlook platform, Alternative C would include the same park features as the proposed project, including the new clubhouse, which would have the same 8,300-square-foot floor area as under the proposed project.

As a result, the construction and operational impacts of Alternative C under each of the Initial Study environmental topics would be similar to those of the proposed project. Specifically, impacts related to utilities and service systems, public services, population and housing, and greenhouse gas emissions (discussed in the Initial Study [see Appendix B]) would be essentially the same as those of the proposed project, and would be less than significant, as with the proposed project.

The impacts of Alternative C related to site-specific conditions, such as those related to transportation and circulation, noise, air quality, biological resources, geology and soils, hydrology and water quality, and hazards and hazardous materials, would likewise be the same as or similar to those of the proposed project because the new overlook platform would not, in itself, result in any meaningful change in construction activity or operational impacts. These impacts would be less than significant, as with the proposed project. To address operational noise, mitigation measure M-NO-1, Construction Noise Control, would still apply to Alternative C; this impact would be less than significant with mitigation.

Alternative C would have essentially the same potential as the proposed project to encounter undiscovered archaeological resources and human remains, tribal cultural resources, and paleontological resources. Additionally, redesign of the park, identified as a tribal cultural resource, would occur similar to the proposed project. Mitigation measure M-CR-2, Archeological and Native American Monitoring, and mitigation measure M-TCR-1, Tribal Cultural Resources Preservation Plan and Interpretive Program, included in the Initial Study, would be applicable to Alternative C, as with the proposed project. This would result in less-than-significant impacts with mitigation.

Alternative C would have similar construction and operational impacts as the proposed project; therefore, Alternative C would have a less-than-significant or a less-than-significant cumulative impact with mitigation for the initial study environmental topics discussed above. As with the proposed project, Alternative C would have less-than-significant impacts related to recreation and energy, and no impacts on mineral resources none are present within the project site. In addition, the topics of wildfire, agriculture, and forestry resources would not be applicable to Alternative C.

ABILITY TO MEET PROJECT OBJECTIVES

In general, the Partial Preservation Alternative would meet the project objectives (see Table 4-1, p. 4-7), with the exception of providing direct lines of sight to and from the clubhouse to maximize safety and visibility; providing a safe pedestrian experience within the park because the overlook platform would partially obstruct views from the clubhouse to the south (towards the playground); and minimize impacts to the garage structure and its operations both during construction and at completion, because this alternative would require additional structural improvements to the garage. In addition, this alternative would partially meet project objectives related to implementation of community input because the community has specifically raised concerns that the bridge creates dark areas and negatively impacts park safety.

4.D Environmentally Superior Alternative

CEQA Guidelines section 15126.6(e) requires an EIR to identify the alternative to the proposed project that would have the least adverse environmental impacts (i.e., the “environmentally superior alternative”). If the No Project Alternative is environmentally superior to the project, the EIR must identify an environmentally superior alternative from among the other alternatives. Alternative A (No Project Alternative) would be environmentally

superior to the proposed project because it would not result in any changes to the historic resource. Of the alternatives that would renovate Portsmouth Square, Alternative B, Full Preservation Alternative, would avoid all of the proposed project's significant and unavoidable impacts through retention of the existing pedestrian bridge. Therefore, Alternative B, Full Preservation Alternative, is considered the environmentally superior alternative.

4.E Alternatives Considered but Rejected

CEQA Guidelines section 15126(c) requires an EIR to identify alternatives that were considered by the lead agency throughout the planning process but rejected due to infeasibility.

The alternatives selection process for the proposed project, as described above in Section 4.A.2, Alternatives Selection, p. 4-2, was focused on identifying strategies that address the significant and unavoidable impact of the proposed project while still accomplishing most of the project objectives. In preparing the preservation alternatives, two full preservation alternatives and two partial preservation alternatives were considered, but rejected, as described below.

The following alternatives were considered but rejected as infeasible:

4.E.1 Full Historic Preservation Alternative: Preserve Bridge and Include Modified Clubhouse with 25-Foot Clearance

This alternative would preserve the existing pedestrian bridge and provide a new clubhouse in a similar location, but with a smaller footprint than the proposed project. This alternative was considered because it would not trigger additional code and fire protection requirements, which would allow for full glazing on the south elevation of the clubhouse. This alternative would separate the south wall of the clubhouse from the existing pedestrian bridge by 25 feet. This alternative was not selected because it would result in a clubhouse building only about 40 percent as large as the clubhouse in the proposed project, and a clubhouse of that size was judged by the project sponsor to be inadequate to serve the project's spatial programmatic needs. This alternative would not fulfill as many of the project objectives and would not further reduce impacts in comparison to the Full Preservation Alternative.

4.E.2 Full Historic Preservation Alternative: Preserve Bridge and Include Modified Clubhouse with 5-Foot Clearance

This alternative would preserve the existing pedestrian bridge and provide a new clubhouse in a similar location but with a smaller footprint than the proposed project. This alternative would separate the south wall of the clubhouse from the existing pedestrian bridge by 5 feet, the minimum required by code. This alternative was not selected because it would have resulted in limited design enhancements on the southern wall such as reduced glazing due to building and fire code requirements for adequate separation and inclusion of fireproof materials. Reduced glazing on the southern wall per building code requirements would interrupt sightlines from the clubhouse, particularly between the clubhouse and the playground. This alternative would not fulfill as many of the project objectives and would not further reduce impacts in comparison to the Full Preservation Alternative.

4.E.3 Partial Preservation Alternative with an Extended Overlook and Modified Clubhouse

This alternative would construct a new elevated concrete deck/overlook in a portion of the footprint of the demolished pedestrian bridge, intersecting the new clubhouse with a design very similar to the existing Brutalist-style pedestrian bridge with a solid, concrete massing/railing. This alternative would incorporate the concrete deck/overlook into the design of the clubhouse and the roof and southern wall of the clubhouse would overlap the northern railing and a portion of the deck/overlook walkway. This alternative was not selected because it would be less architecturally compatible with the proposed clubhouse design and would interrupt sightlines from the clubhouse, and particularly between the clubhouse and the playground.

4.E.4 Partial Preservation Alternative – Create New Bridge to Interpret Historic Bridge

This alternative would demolish and remove the existing pedestrian bridge and construct a new, thinner pedestrian bridge to connect Portsmouth Square to the hotel building and Chinese Culture Center at 750 Kearny Street. This alternative would have allowed for a similar size clubhouse as the proposed project, but was rejected because it was determined that, by demolishing the existing bridge, it would adversely affect the bridge's architectural integrity. Additionally, as 750 Kearny Street is a privately owned property and not a sponsor of the proposed project, the ability of RPD to construct a new bridge on the property was determined infeasible. This alternative also would still result in impacts under California Register criterion 3, architecture.

CHAPTER 5

OTHER CEQA ISSUES

This chapter discusses the following topics in relation to the proposed project: growth inducement potential, significant environmental effects that cannot be avoided if the project is implemented, significant irreversible environmental changes that would result if the proposed project is implemented, and areas of known controversy and issues to be resolved.

5.A Growth-Inducing Impacts

This section analyzes the growth-inducement potential of the proposed project, as required by California Environmental Quality Act (CEQA) Guidelines section 15126.2(e). A project is considered growth inducing if it would directly or indirectly foster substantial employment or population growth, or the construction of a substantial number of additional housing units. Examples of projects that would be likely to result in significant adverse growth inducement include extensions or expansions of infrastructure systems beyond what is needed to serve planned growth, and development of new residential subdivisions in areas that are sparsely developed or undeveloped. The proposed project does not include new homes or businesses and would not extend any roads or other infrastructure into undeveloped areas where roads or other infrastructure currently do not exist, which could indirectly induce population growth. The proposed project would not increase population growth and therefore would not have a direct or indirect growth-inducing impact.

5.B Significant and Unavoidable Effects of the Proposed Project

In accordance with CEQA section 21067 and CEQA Guidelines sections 15126(b) and 15126.2(c), an EIR must identify significant and unavoidable environmental impacts that cannot be reduced to less-than-significant levels through regulatory compliance, design strategies, and/or mitigation incorporation. For the proposed project, only cultural resources (historic architectural resources) were identified as potentially subject to significant and unavoidable environmental effects as a result of project implementation. The findings of significant impacts are subject to final determination by the San Francisco Planning Commission as part of the certification process for this EIR.

As identified in Section 3.A, Historic Architectural Resources, under Impact CR-1, the proposed project would demolish the pedestrian bridge, a historic resource as defined by CEQA, which spans Kearny Street between the project site and the second floor of 750 Kearny Street (currently managed as a Hilton Hotel and Chinese Culture Center), which provides access via an outdoor central staircase to the Chinese Culture Center of San Francisco on the third floor of the hotel building. Demolition and removal of this historic resource would materially impair the significance of the resource and thus would result in a substantial adverse impact on a historic resource; therefore, demolition of the pedestrian bridge would be considered a significant impact under CEQA. Implementation of mitigation measures M-CR-1a, Public Interpretive Program Including Oral History; Documentation of Historical Resources; and M-CR-1d, Salvage Plan, would lessen the impact of the proposed demolition of the bridge. However, these mitigation measures would not reduce this impact to a less-than-significant level. Moreover, there is no feasible mitigation measure that could avoid this project-

related historic architectural resource impacts. Therefore, the impacts to the individually eligible historic resource on the project site would remain significant and unavoidable.

5.C Significant Irreversible Environmental Changes

In accordance with CEQA section 21100(b)(2)(B) and CEQA Guidelines section 15126.2(d), an EIR must identify any significant irreversible environmental changes that could result from implementation of the proposed project. This may include current or future uses of nonrenewable resources, and secondary or growth-inducing impacts that commit future uses of nonrenewable resources, and secondary or growth-inducing impacts that commit future generations to similar uses. According to the CEQA Guidelines, irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. In general, such irreversible commitments include resources such as energy consumed and construction materials used in construction of a proposed project, as well as the energy and natural resources (notably water) that would be required to sustain a project and its inhabitants or occupants over the usable life of the project.

The Initial Study (Appendix B) found that the proposed project would have less-than-significant impacts on land use and planning. Significant irreversible changes pertaining to long-term land use changes are not anticipated with project implementation and therefore are not discussed further in this analysis. Other irreversible changes that would occur as a result of project implementation are discussed below.

5.C.1 Irreversible Changes to an Environmental Resource

No significant environmental damage (e.g., accidental spills or the explosion of a hazardous material) is anticipated with implementation of the proposed project. Compliance with federal, state, and local regulations would ensure that construction and operation activities at the project site would not result in the release of hazardous materials into the environment and that associated impacts would be less than significant (refer to Section E.18, Hazards and Hazardous Materials, of the Initial Study in Appendix B). No irreversible changes, such as those that may occur from construction of a large-scale mining project, a hydroelectric dam project, or other industrial project, would result from development of the proposed project.

5.C.2 Irreversible Consumption of Nonrenewable Resources

Consumption of nonrenewable resources includes increased energy consumption, conversion of agricultural lands, and lost access to mining reserves. No agricultural lands would be converted and no access to mining reserves would be lost with construction of the proposed project (refer to Section E.19, Mineral Resources, and Section E.21, Agriculture and Forestry Resources, of the Initial Study in Appendix B).

Construction of the proposed project would require the use of energy, including energy produced from nonrenewable resources, and energy would be consumed during the operational period of the proposed project. Construction would also require the commitment of construction materials, such as steel, aluminum, and other metals, concrete, masonry, lumber, sand and gravel, and other such materials, as well as water. However, the proposed project would not commit future generations to an irreversible commitment of energy, primarily in the form of fossil fuels for heating and cooling of buildings, for automobile and truck fuel, and for energy production because the proposed project would redesign an existing park, but would not include any new park features that would result in a substantial increase in

energy use. As would be the case if the proposed project were not undertaken, the proposed project would continue to require an ongoing commitment of potable water for building tenants and landscaping.

New buildings in California are required to conform to energy conservation standards specified in California Code of Regulations title 24, which are among the most stringent in the United States. The standards establish energy budgets for different types of residential and nonresidential buildings with which all new buildings must comply. In addition, to ensure that all buildings are healthy, sustainable places to live, work, and learn, the San Francisco Green Building Code requirements are designed to reduce energy and water use, divert waste from landfills, encourage alternate modes of transportation, and support the health and comfort of building occupants in San Francisco. New construction in San Francisco must meet all applicable California and local building codes, provide onsite facilities for recycling and composting, and meet the city's green building requirements tied to the LEED and GreenPoint Rated green building rating systems, all of which would ensure that natural resources are conserved or recycled to the maximum extent feasible and that greenhouse gas emissions resulting from the proposed project would be minimized. With implementation of these conservation measures, the consumption of natural resources, including electricity and natural gas, would not increase with implementation of the proposed project given that the proposed project would redesign the existing park, but would not include any new energy-intensive uses that do not already exist at the park under existing conditions. Furthermore, the proposed project would not involve the wasteful, inefficient, or unnecessary consumption of energy resources, as discussed in the Initial Study (refer to Section E.20, Energy, of the Initial Study in Appendix B). Overall, the proposed project would be expected to use less energy and water over the lifetime of the proposed project than comparable structures not built to these same standards.

As further described in Section E.13, Utilities and Services Systems, of the Initial Study (see Appendix B), while the proposed project would incrementally increase the demand for water in San Francisco, the proposed project would not make a considerable contribution to a cumulative impact on water supply, and the impact would be less than significant. Increases in potable water use would be negligible, and the proposed project would be designed to incorporate water-conserving measures, such as low-flush toilets and urinals in the new clubhouse, as required by the San Francisco Green Building Ordinance and the city's Non-potable Water Ordinance. During construction activities, water may be used for soil compaction and dust control activities. Therefore, although water consumption would increase as a result of project construction, the proposed project would not involve the wasteful, inefficient, or unnecessary use of water resources, as discussed in the Initial Study.

As discussed in Section E.9, Greenhouse Gas Emissions, of the Initial Study (Appendix B), the proposed project would not result in any significant impacts associated with an increase in greenhouse gas emissions or conflict with measures adopted for the purpose of reducing such emissions because the proposed project would comply with the requirements of the city's Greenhouse Gas Reduction Strategy. In addition, the proposed project would not require the construction of major new utility lines to deliver energy or natural gas because these services are already provided in the area. Therefore, the proposed project would not result in a significant impact associated with the consumption of nonrenewable resources.

5.D Areas of Known Controversy and Issues to Be Resolved

Publication of the notice of preparation of an EIR initiated a 30-day public review and comment period that began on September 23, 2020, and ended on October 23, 2020. During the review and comment period, one

Chapter 5. Other CEQA Issues

5.D. Areas of Known Controversy and Issues to Be Resolved

agency (Native American Heritage Commission) and one individual submitted comments to the planning department. The comments regarded tribal cultural resources and the project description. The planning department has considered the comments made by the public in preparation of the Initial Study and draft EIR for the proposed project. Based on the comments received, park design features are a potential area of controversy for the proposed project.

CHAPTER 6

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APPENDIX A

Notice of Preparation and Comments Received



PUBLIC NOTICE

Notice of Preparation of Environmental Impact Report

Date: September 23, 2020
Case No.: **2018-013597ENV**
Project Title: **Portsmouth Square Improvement Project**
Zoning: P (Public) Use District
OS (Open Space) Height and Bulk District
Block/Lot: Assessor's Block 0209/Lot 017
Project Sponsor: Michael Degregorio, San Francisco Recreation and Park Department, 628.652.6649,
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Introduction

The San Francisco Planning Department has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in connection with the project listed above. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project's significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The San Francisco Planning Department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR. This NOP is also available online at: <https://sfplanning.org/environmental-review-documents>. To communicate with the Planning Department in Chinese, please contact the staff person listed above by phone and leave a voicemail message.

Project Summary

The San Francisco Recreation and Parks Department proposes to implement the Portsmouth Square Improvement Project (proposed project), which would replace the existing park features with a redesigned public park that would include new playgrounds, exercise equipment, shade structures, wayfinding, signage, sidewalks, planters, terraces, ramps, and a new 7,500-square-foot community clubhouse facility. The project would also waterproof the roof of the parking garage located underneath the park and remove portions of the pedestrian bridge spanning Kearny Street that connects a 27-story hotel building (currently managed as a Hilton) with Portsmouth Square.

Project Location and Site Characteristics

The 1.5-acre project site is generally bounded by Washington Street to the north, Kearny Street to the east, Clay Street to the south, and Walter U Lum Place to the west (see **Figure 1, Project Location**). For translated figures, please contact the staff person, listed above. The site contains Portsmouth Square, which is a public park located in the Chinatown neighborhood at 733 Kearny Street. The park is the main public space in the Chinatown neighborhood and provides open space for recreational activities and community events. The park is accessible by foot at each corner of the square, and by transit via the 8X, 8AX, and 8BX routes that stop on the west side of Kearny Street near the intersection of Clay and Kearny streets. Vehicular parking is provided in a public parking garage below the park. In addition, the park connects to the Hilton Hotel via a pedestrian bridge that extends between Portsmouth Square and the third floor of the Hilton Hotel, over Kearny Street. The bridge includes a series of concrete benches on either side of the walkway. Located on the Hilton's third floor is the Chinese Culture Center (a 20,000-square-foot facility that includes a 350-seat auditorium, a visual art center, a book shop, a conference room, and offices).¹

Portsmouth Square is on an easterly facing slope and rises from an elevation of approximately 30 feet above sea level on the east to about 50 feet above sea level on the west. The existing two-level park conforms to the natural topography of the site. The upper level contains a 4,000-square-foot event space and plaza, a covered pavilion, restrooms, elevators, and a play structure. The lower level contains scattered smaller spaces including a 1,600-square-foot indoor clubhouse beneath the pedestrian bridge, a play structure, a trellis, benches, and walkways. Beneath the park is the Portsmouth Square Garage, which was constructed in 1961 and contains four levels of public parking (500 spaces) approximately 26 feet below Kearny Street and 49 feet below Walter U Lum Place. The Portsmouth Square Garage is commonly used as a parking location for access to Chinatown.

Site History

Established in the early 19th century, Portsmouth Square is San Francisco's first public open space and predates the City of San Francisco. It was originally a modest dirt plaza that served as the civic and commercial hub of the early settlement of Yerba Buena. During the City's founding and transformation from the mid-19th century onward, Portsmouth Square served as a backdrop to some of the most important moments in city and state history: the site of the first City Hall and California's first public school; the Gold Rush; a staging ground and place of refuge after the 1906 earthquake; and community festivals, parades, and other affirmations of civic pride.

Currently, San Francisco's Chinatown is one of the most densely-populated urban areas west of Manhattan, with a high concentration of senior citizens and single-room occupancy dwellings. Nestled amid office towers and neighborhood shops, Portsmouth Square provides much-needed relief from this density in a neighborhood where open space is in high demand. Portsmouth Square serves as an important community gathering space for Chinatown residents, providing open space for an array of cultural, recreational and social activities.

¹ San Francisco Planning Department and San Francisco Recreation and Parks Department, *San Francisco Chinatown Portsmouth Square and Vicinity Existing Conditions Report*, p. 51, December 2014.



SOURCE: Esri, 2019; ESA, 2019

Portsmouth Square Improvement Project

Figure 1
Project Location

750 Kearny Street and Pedestrian Bridge

As shown in Figure 2, Existing Site Plan, the pedestrian bridge that extends from Portsmouth Square over Kearny Street to the Hilton Hotel was built in 1971, concurrent with construction of the present-day Hilton Hotel building located at 750 Kearny Street (Assessor's Block 0208/Lot 024). The bridge, measuring 28 feet wide by 210 feet long, is a reinforced concrete structure that is supported by cross beams and two, two-column bents on each side of the street.² The bridge has a closed concrete railing with a smooth concrete cap lined with hexagonal metal lights. In the existing conditions report, the bridge was determined to be in generally good condition although further evaluation is needed to determine its seismic performance.³

CURRENT HISTORIC STATUS

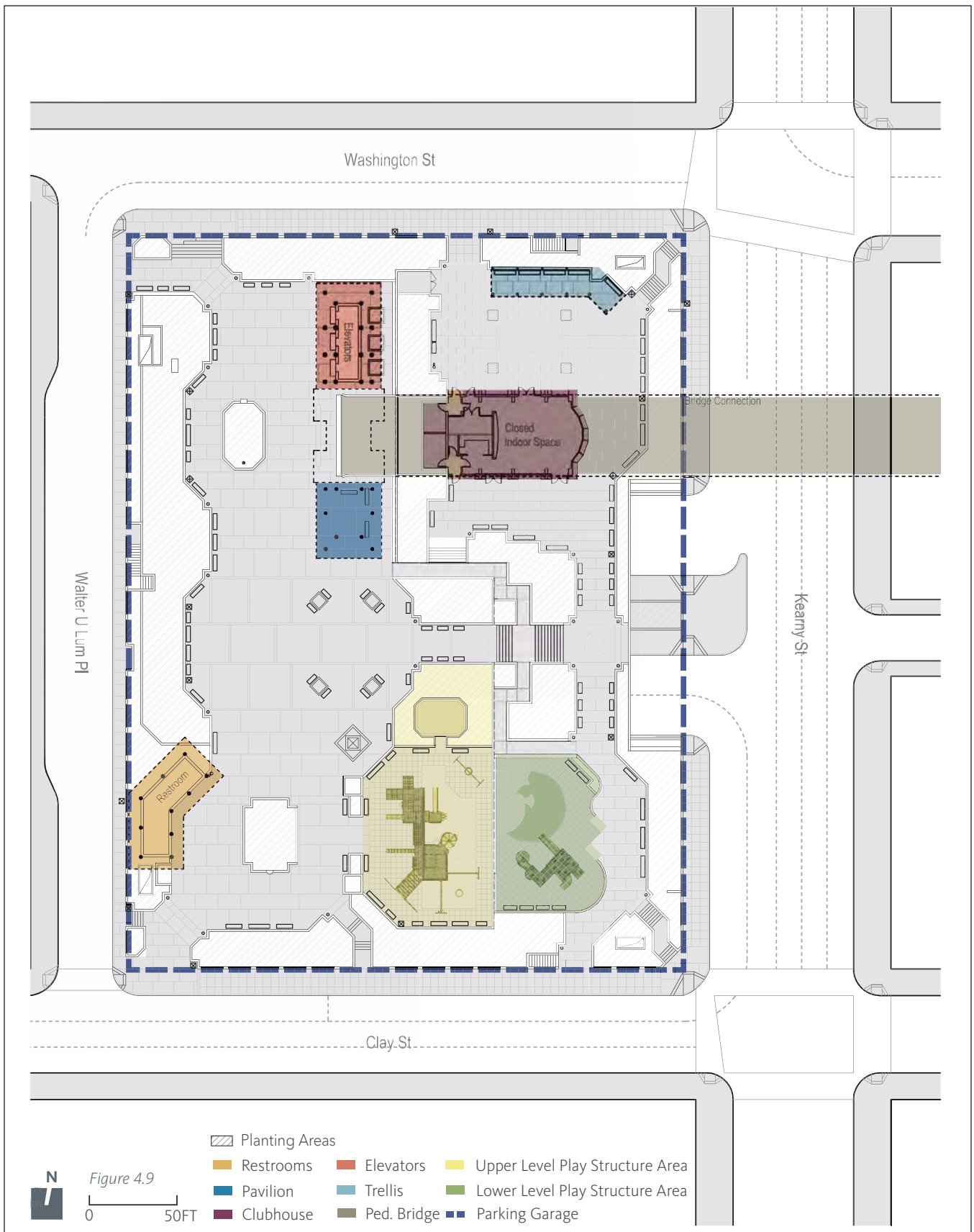
Planning Department staff has determined that Portsmouth Square is individually eligible for listing in the California Register of Historic Places under Criterion 1 (association with significant events) for its role as an important cultural space for the Chinatown community and for its association with important events and early development of San Francisco. As the city's earliest public square, the park was the site of the 1848 declaration of California independence, the proclamation of the discovery of gold in 1849, California's first public school, and the site of a refugee camp after the 1906 Earthquake. Portsmouth Square has also served as a public square and gathering space for San Franciscans since first being platted in 1833 and continues to serve the city up to present day. The park is particularly noteworthy as an important space that has served the Chinatown community for more than a century and continues to provide an open space for recreation, socializing, and cultural activities. Portsmouth Square is the site of annual events such as the Annual Chinatown Music Festival, Chinese New Year celebrations, along with parades, civic demonstrations, food drives, community meetings, and multiple regular performance arts events.

750 Kearny Street, site of the Hilton Hotel and associated pedestrian bridge, has been determined to be individually eligible for listing in the California Register of Historic Places under Criterion 1 (association with significant events) for its association with the growing political influence of San Francisco's Chinese community in the years after World War II. Members of the community successfully advocated for a community space and museum to be included when the property was developed. The Chinese Culture Center is located within a private hotel and is a testament to the dedicated efforts of Chinatown residents and Chinese Americans to establish a community-serving cultural space. Additionally, 750 Kearny Street is individually eligible for listing on the California Register under Criterion 3 (architectural significance) as an excellent example of the Brutalist style of architecture and designed by Master Architect Clement Chen. Brutalism is a subset of Late Modern architecture, and is known for exposed and expressive concrete structural systems; monumental massing and "heavy" appearance; the integration of bold, angular shapes and blockish, geometric forms; exposed concrete finishes; an overall lack of ornamentation; and articulated bases that rise above integral plazas and landscapes.⁴

² A bent is structure that "bends" the weight of a bridge to the support pile. Together, bents support the entire bridge.

³ San Francisco Planning Department and San Francisco Recreation and Parks Department, *San Francisco Chinatown Portsmouth Square and Vicinity Existing Conditions Report*, p. 51, December 2014.

⁴ Architectural Resources Group, *Historic Resource Evaluation for the Hilton Hotel, San Francisco, California, Prepared for the San Francisco Planning Department*, March, 2019.



SOURCE: San Francisco Planning Department and San Francisco Recreation and Parks Department, 2014; amended by ESA in 2020

Portsmouth Square Improvement Project

Figure 2
Existing Site Plan

Zoning and General Plan Land Use Designations

The project site is located within the eastern portion of the Chinatown Area Plan and is within the “P-Public” zoning district and the “OS-Open Space” height and bulk district.

Project Description

Except for the upper level restrooms and elevator facilities, all of the existing park features would be demolished, including the existing approximately 1,600-square-foot clubhouse, the approximately 4,000-square-foot plaza, the approximately 5,500 square feet of combined playground space, the approximately 1,600-square-foot shade structure, and all benches, walkways, and stairs. In addition, the pedestrian bridge spanning Kearny Street, as well as all planting areas and the 69 trees on the project site would be removed.

The proposed project would redesign and renovate nearly all of Portsmouth Square’s park features, waterproof the roof of the existing four-level underground parking garage, remove portions of the pedestrian bridge spanning Kearny Street, replace the clubhouse building, implement structural upgrades to the Portsmouth Square Garage, and replace landscaping.

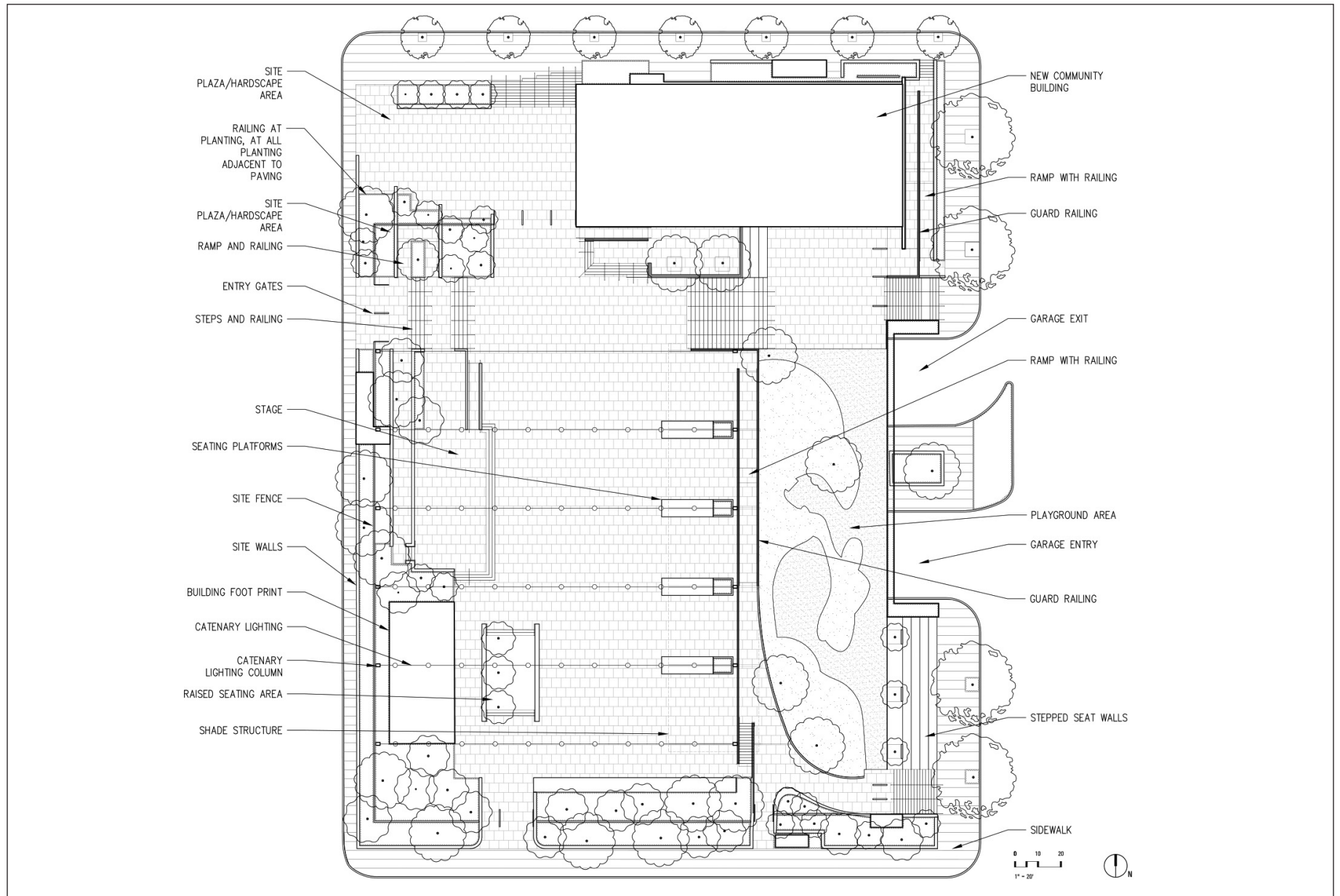
Redesigned Park Summary

As shown in Figure 3, Proposed Site Plan, Figure 4, Proposed Illustrative Site Plan, Figure 5, Proposed Illustrative Rendering, and Table 1, the renovated park would feature the following primary components on a two-level redesigned park: a 7,500-square-foot clubhouse spanning both the lower and upper levels; a 8,500-square-foot plaza and event space on the upper level; a 1,200-square-foot elevated stage terrace on the upper level; a 3,500-square-foot shade structure on the upper level; a 6,500-square-foot playground and fitness area on the lower level, and new planting areas. The conceptual landscaping plan provides for contiguous perimeter raised planting areas. These planting areas would include large trees for shading, smaller ornamental trees, and perennials.

UPPER LEVEL

The primary feature on the upper level of the redesigned park would be an enlarged event space, which would increase from the current approximately 4,500-square-foot space to about 8,000 square feet. This would include a 20-by-40-foot stage platform, as well as shade structures over a variety of seating types along the plaza edges (see Figure 5, Proposed Illustrative Rendering, and Figure 6, Proposed Cross-Section). The upper level would also include two entrance courts, one at the northwest corner of the park at the intersection of Walter U Lum Place and Washington Street, and one near the southwest corner of the park along Clay Street. The clubhouse, which would span both the upper and lower levels, would have a mezzanine area that would open to a porch on the upper level affording views of both the upper and lower terraces.

New landscaping would be provided along the south, west, and north corners of the upper level, and a grouping of trees would be planted near the existing restrooms. The existing upper level restrooms, elevators, staircase adjacent to the elevators, and elevator vents would remain.



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

Figure 3
Proposed Site Plan



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

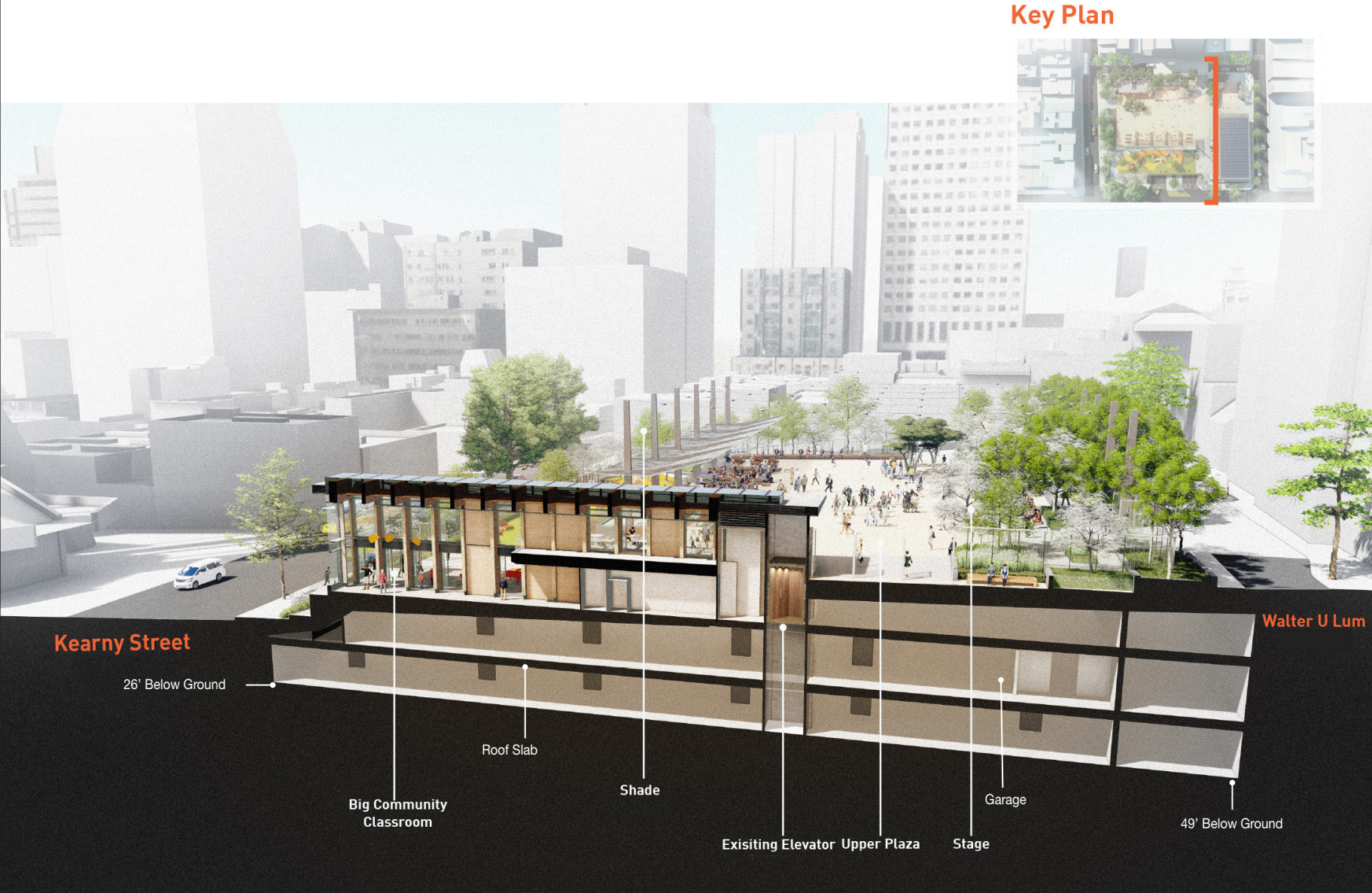
Figure 4
Proposed Illustrative Site Plan



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

Figure 5
Proposed Illustrative Rendering



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

Figure 6
Proposed Cross-Section

Table 1

Project Characteristics

	EXISTING FACILITY	PROPOSED PROJECT
PHYSICAL COMPONENTS		
Clubhouse	1,600 sf (lower level)	7,500 sf (upper and lower level; 5,900 sf net change)
Upper Level	4,000 sf plaza and playground	8,500 sf plaza and event space with a 1,200 sf elevated stage terrace and a 3,500 sf shade structure (4,500 sf net change in plaza area)
Playgrounds	5,500 sf of combined playground space on the upper and lower levels	6,500 sf playground and fitness area would occupy the lower level only (1,000 sf net change)
Hours of Operation	5 a.m. – midnight	7 a.m. – 10 p.m.
Fencing	None	Fully fenced and gated with access to elevators available at all times
Lighting	Pole lighting	New energy-efficient LED lighting will be provided on light poles and catenary lighting on upper level. Light levels would be increased throughout park.
Monuments	<p>Five monuments and statues:</p> <ul style="list-style-type: none"> Robert Louis Stevenson Monument (1897) Schoolhouse Monument (1957) Daughters of the American Revolution Plaque (1924) Portsmouth Square Plaque (1950) Goddess of Democracy Statue (1990) Andrew Smith Hallidie Plaque 	<p>All monuments and statues would remain on site as follows:</p> <ul style="list-style-type: none"> Robert Louis Stevenson Monument to be relocated from the planting area near the Walter U Lum/Washington Street corner to the southwestern entrance to the park Schoolhouse Monument to be maintained in approximately the same location in front of the restroom Daughters of the American Revolution Plaque to be relocated from the northwest corner of the plaza to near the northeastern gate to the park Portsmouth Square Plaque to be relocated from the lower plaza in front of the existing Clubhouse to the Clubhouse entry on Washington Street Goddess of Democracy Statue to be relocated from the central to upper plaza to the northwestern corner entrance to the park Andrew Smith Hallidie Plaque to be retained at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968)
Pedestrian Bridge	Pedestrian bridge spans Kearny Street providing access from Portsmouth Square to the Chinese Culture Center	Pedestrian bridge would be removed to improve park amenities, view corridors and user safety through additional natural light and ventilation to the park and sidewalk.
Clubhouse	1,600 sf (lower level)	7,500 sf (upper and lower level; 5,900 sf net change)

†Square feet = sf

Source: RPD, 2020

LOWER LEVEL

The primary entrance to the clubhouse would be located on the lower level at the northeastern corner of the project site accessible from the intersection of Washington and Kearny streets (see Figure 5, Proposed Illustrative Rendering, and Figure 6, Proposed Cross-Section). The north, south, and east façades of the clubhouse would be glazed to provide visibility to the upper and lower terraces from within, as well as to the adjacent streets. The clubhouse would feature a large lower floor that would open to a clubhouse porch on the lower level.

An approximately 6,500-square-foot playground and fitness area, two entrances to the project site, and bleacher seating overlooking Kearny Street would be constructed near the southeast corner of the project site, adjacent to the intersection of Clay and Kearny streets. The fitness equipment near the playground would be designed for use by senior citizens.

Pedestrian Bridge Removal

The majority of the pedestrian bridge spanning Kearny Street that connects Portsmouth Square with the third floor of the Hilton Hotel where the Chinese Culture Center is located would be removed. Removal of the majority of the bridge would improve view corridors and park safety by removing hidden corners and providing clear views from within the park; increase the amount of sunlight at the lower level of the park currently shaded at different times of the year by the bridge; and improve air circulation both at the park and at street level.

The pedestrian bridge on the Portsmouth Square side would be replaced with a park overlook adjacent to the proposed clubhouse that would terminate next to a staircase connecting the upper and lower levels (see Figure 5). Across Kearny Street, the portion of the bridge located on the Hilton Hotel property would be removed, while the existing bridge support columns would remain in place to support the second-floor outdoor terrace area in front of the Chinese Culture Center. The second-floor outdoor terrace area would continue to cover the ground-floor entrance to the Hilton Hotel, and would continue to allow access between the second and third floors of the Hilton Hotel. Two new structural beams would be installed to support the portion of the bridge cantilevered over the Hilton Hotel entry stairs, and these beams would not require excavation. The two beams would be attached to the existing structure.

Portsmouth Square Plaza Garage Waterproofing

As shown in Figure 6, the Portsmouth Square Plaza Garage, which extends 26 to 49 feet beneath the park and below ground, includes an extensive roof drainage system since the lower level of the garage is below the water table. The condition of the garage was assessed in a structural conditions report in 2002.⁵ The report concluded that seismic strengthening of the garage is not necessary, but that renovations should be made to the garage to improve drainage; therefore, the proposed project would include necessary waterproofing of the garage roof and elevator. Waterproofing the garage roof would entail removal of the existing roof covering during excavation of the project site, and installing a new waterproof membrane on top of the garage roof.

⁵ Degenkolb Engineers, Patri.Merker.Architects, HMC Engineers, Hesselberg Keesee & Associates, Inc., and Cahill Contractors, Inc. *Portsmouth Square Garage Structural Condition Appraisal and Renovation Study*, prepared for the City of San Francisco Portsmouth Plaza Parking Corporation, July 12, 2002 (revised September 20, 2002).

Structural Upgrades

The Portsmouth Square Plaza Garage roof is composed of a series of sloped roof slabs that are not required to be seismically and/or structurally upgraded to support the new clubhouse and redesigned park. However, the project sponsor would implement voluntary structural changes to the garage consisting of the following:

- Installation of fiber reinforced panels along certain garage walls to seismically strengthen the garage;
- To support the new clubhouse, steel and concrete would be added above the existing roof to carry all clubhouse loads directly to the existing columns below the garage roof; and
- Where point loads from new structures (such as the trellis columns) are greater than the current loads, the existing structure will be strengthened at those locations.

The weight of all park improvements would be coordinated so that they do not increase the overall weight on the existing garage.

Project Construction

Construction of the proposed project is anticipated to occur over a 24-month period and is anticipated to begin in the summer of 2023. During construction, the park would be closed to the public. Construction would consist of the following activities, some of which would overlap:

- Stage/mobilize equipment and crew (two months);
- Demolition of the pedestrian bridge (six months);
- Site demolition, including all recreational features and landscaping (four months). During this phase, the five monuments would be temporarily stored in an off- or on-site dry and secured area;
- Construct infrastructure (eight months);
- Construct the site, including all recreational features (eight months);
- Construct the new clubhouse (12 months);
- Remove equipment from site and re-open park (one month).

Demolition and reconstruction of the site would require soil excavation/disturbance of up to 24 inches in localized areas of the park to remove all existing vegetation and planting beds (see Figure 2).⁶ Approximately 412 cubic yards (11,124 square feet) of soil would be disturbed. The project sponsor is assessing the amount of soil that can be reused onsite to the greatest extent possible.

Installation of the structural concrete beams that would support the portion of the bridge cantilevered over the Hilton Hotel entry stairs would not require excavation. The two new beams would be bolted to the existing structure. The two existing rectangular concrete columns that support the east end of the bridge and extend through the underground floors of the hotel parking garage to the mat foundation below would remain. The two center support columns adjacent to the curb at the west side of Kearny Street and the two columns at the west end of the bridge that extend through the underground levels of the parking garage would be removed.

⁶ It should be noted that this does not include excavation below the ground surface; just the removal of existing soil that is located on top of the existing garage structure.

Demolition of the two center support columns would require excavation up to four feet below ground. This would occur adjacent to the Portsmouth Square Parking Garage walls. Demolition of the west end columns would require excavation up to 24 inches before reaching the roof of the parking garage below. The west end columns would be removed from all levels of the parking garage, as such approximately two parking spaces per floor would be inaccessible during bridge demolition.

Required project approvals

San Francisco Planning Commission

- Adoption of findings of consistency with the San Francisco General Plan and priority policies of Planning Code section 101.1.
- Certification of the Environmental Impact Report and adoption of findings under CEQA.
- Adoption of findings under CEQA.

San Francisco Recreation and Parks Commission

- Approval of the Portsmouth Square Improvement Project Conceptual Plan.
- Approval of award of construction contract.

San Francisco Department of Public Works

- Actions and approvals related to its jurisdictional authority, including permits for use of public rights of way during construction, final street space permits, and revocation of encroachment permit for pedestrian bridge over public right of way.

San Francisco Department of Building Inspection

- Review and approval of demolition, grading, and building permits.
- If any night construction work is proposed that would result in noise greater than five dBA above ambient noise levels, approval of a permit for nighttime construction is required.

San Francisco Public Utilities Commission

- Actions and approvals related to its jurisdictional authority, including connections to the City sewer system, an Erosion and Sediment Control Plan and post-construction stormwater design guidelines and stormwater control plan.

San Francisco Public Health Department

- Approval of a Dust Control Plan as required pursuant to Article 22B of the San Francisco Health Code.

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. As such, the San Francisco Planning Department will prepare an initial study and an EIR to evaluate the physical environmental effects of the proposed project. As required by CEQA, the EIR will further examine those issues identified in the initial study to have potentially significant effects, identify mitigation measures, and analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels. The initial study will be published as an appendix to the draft EIR and will be considered part of the EIR.

The EIR and initial study will be prepared in compliance with CEQA (California Public Resources Code, sections 21000 et seq.), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, and will address project-specific construction and operational impacts. The EIR and initial study are informational documents for use by governmental agencies and the public to aid in the planning and decision-making process. The EIR and initial study will disclose any physical environmental effects of the proposed project and identify possible ways of reducing or avoiding their potentially significant impacts.

The EIR and initial study will evaluate the environmental impacts of the proposed project resulting from construction and operation of the proposed project, and will propose mitigation measures for impacts determined to be significant. The EIR and initial study will also identify potential cumulative impacts that consider impacts of the proposed project in combination with impacts of other past, present, and reasonably foreseeable future projects. The EIR and initial study will address all topics in the San Francisco Planning Department's CEQA environmental checklist, including the following environmental topics:

- Land Use and Planning
- Aesthetics
- Population and Housing
- Cultural Resources
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

In addition, the EIR will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed project that would reduce or avoid one or more of the significant impacts of the project while still meeting most of the project objectives. Alternatives to be considered include a no project alternative, which considers reasonably foreseeable conditions at the project site if the proposed project is not implemented, as well as partial and full historic preservation alternatives, which consider alternative project scenarios that would partially and/or fully preserve the historic resource that would be demolished under the proposed project. Other alternatives will be evaluated as necessary, depending on the results of the impact analyses of the various environmental topics listed above. The EIR will also include a discussion of topics required by CEQA, including the project's growth-inducing impacts, significant unavoidable impacts, significant irreversible impacts, any known controversy associated with the project and its environmental effects, and issues to be resolved by decision-makers.

Finding

This project may have a significant effect on the environment and an EIR is required. This finding is based upon the criteria of the CEQA Guidelines, sections 15064 (Determining Significant Effect) and 15065 (Mandatory

Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Public Scoping Comments

Written comments pertaining to this NOP should be sent or emailed to Rachel Schuett, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or rachel.schuett@sfgov.org and should reference the project title and case number on the front of this notice.

State Agencies: If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions concerning environmental review of the proposed project, please contact Rachel Schuett at 628.652.7546 or rachel.schuett@sfgov.org.

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

September 23, 2020

Date



Lisa Gibson

Environmental Review Officer



準備環境影響報告書通知

日期：2020 年 9 月 23 日
個案號碼：2018-013597ENV
工程名稱：花園角廣場改善工程
分區使用：P (公共)
高度和容積區：OS (露天空間)
街區 / 地皮：估值官街區 0209/地皮 017
工程發起人：三藩市康樂和公園局
Michael Degregorio ,628.652.6649
michael.degregorio@sfgov.org
職員聯絡：Rachel Schuett – 628.652.7546
rachel.schuett@sfgov.org

引言

三藩市規劃局就上列的工程準備此環境影響報告 (EIR) 準備通知 (NOP) 。 EIR 的目的，是提供有關建議工程可能對環境有重大的物理影響、識別可以減少工程帶來的重大不利影響的方法，和說明並分析建議工程之可能選擇方案。三藩市規劃局發出此 NOP，目的是讓公眾以及對建議工程負責和感興趣的部門知情和準備一份 EIR。此 NOP 同時亦可上網 <https://sfplanning.org/environmental-review-documents> 查閱。如要用中文與三藩市規劃署進行溝通，請致電上述工作人員，並留言。

工程摘要

三藩市康樂和公園局建議實施花園角廣場改善工程 (建議工程)，以重新設計公園包括新的操場、運動設施、遮蔭結構、導向、標誌、人行道、種植床、階梯、坡道和一座新的 7,500 呎的社區會所設施，以取代目前公園的面貌。工程同時將為公園下面停車場的屋頂防水，並拆除跨越堅尼街連結一座 27 層酒店建築物 (目前的希爾頓酒店) 和花園角廣場的行人天橋。

工程地點和地點特性

佔地 1.5 英畝的地點，其界限一般為北面是華盛頓街，東面是堅尼街，南面是企李街，和西面是林華耀街 (參看圖 1，工程地點)。如有任何關於繪圖、圖表或其他資訊問題，請聯繫上述工作人員。地點包括的花園角廣場，是位於堅尼街 733 號華埠的一個公園。公園是華埠的主要公共空間，提供露天空間供康樂活動和社區活動

用。公園可從廣場每個角落步行進入，和乘坐公車 8X，8AX，與 8BX 線在堅尼街西面近企李街和堅尼街交界車站下車進入。公園下面的停車場，是一個公共停車場。此外，公園以一座行人天橋連結希爾頓酒店，架空於堅尼街連結希爾頓酒店的三樓。天橋人行道的兩邊，包括一系列混凝土座椅。在希爾頓酒店的三樓是中華文化中心（一座 20,000 平方呎的設施，包括一個 350 個座位的禮堂，一個視覺藝術中心，一家書店，一個會議室，和辦公室）。¹

花園角廣場位於一個向東的斜坡上，東起約在海平面 30 呎以上，西起約在海平面 50 呎以上。目前兩層的公園配合地點的天然地勢。上層包括一個 4,000 平方呎的空間和廣場、一座有蓋的亭、洗手間、電梯，和一個遊戲結構架。下層包括分散的較小的空間，包括一座 1,600 平方呎的室內會所，位於行人天橋的下面，一個遊戲結構架，棚架，座椅和人行道。公園下面是花園角停車場，於 1961 年興建，共四層（500 個車位），約在堅尼街下面 26 呎，和在林華耀街下面 49 呎。花園角停車場一般供前來華埠的車輛用。

地點歷史

花園角廣場於十九世紀初建立，是三藩市第一個公共露天空間，早於三藩市的建立。它開始是一個不大的泥地廣場，作為 Yerba Buena 早期定居的民用和商業中心。在城市建立和自十九世紀中葉的演變期內，花園角廣場成為城市和州歷史一些最重要時刻的背景：那是第一個市政廳和加州第一家公立學校的所在；尋金熱；1906 年大地震後的集結地和避難所；社區節日，遊行，和其他舉行居民自豪感活動的地方。

目前，三藩市華埠是曼哈頓以西城市地區人口最密集的地方，有很多的老年居民和單房建築物。它位於辦公大樓和鄰區的商店之間，花園角廣場為此極需露天空間的地方，提供人口密集急需的疏解。花園角廣場是華埠居民一個重要的社區聚集空間，提供露天空間供多種文化、康樂和社交活動用。

圖 1 工程地點

¹三藩市規劃局和三藩市康樂和公園局，*San Francisco Chinatown Portsmouth Square and Vicinity Existing Conditions Report*（三藩市華埠花園角廣場和附近現時情況報告），頁 51，2014 年 12 月。



SOURCE: Esri, 2019; ESA, 2019

Portsmouth Square Improvement Project

Figure 1
Project Location

堅尼街 750 號和行人天橋

如圖 2 目前地點計劃所示，從花園角廣場在堅尼街上面延伸至希爾頓酒店的行人天橋，是在 1971 年興建的，和希爾頓酒店現時位於堅尼街 750 號（估值官街段 0208 / 地皮 024）的建築物同時建造。天橋闊 28 呎，長 210 呎，是一座加固的混凝土結構，在街的兩邊由橫樑和兩根兩柱的彎架予以支持。² 天橋有一個封閉的混凝土欄杆，和一個光滑的混凝土帽，內襯六角型的金屬燈。在目前情況的報告中，決定天橋情況是一般良好，雖然需要進一步的評估，以決定其防震性能。³

目前的歷史性地位

規劃局職員決定，花園角廣場根據標準 1（和重要事件有關聯）符合列入加州歷史地點登記的資格，以其作為華埠社區一個重要的文化空間，和它與重要的事件及三藩市早期發展的關聯。在城市最早的公共廣場中，公園是 1848 年加州宣佈獨立、在 1849 年宣佈發現金礦、加州第一家公立學校和在 1906 年大地震之後難民營的地點。花園角廣場自 1833 年建立以來，直到現在一直是三藩市人的聚集空間。此公園特別值得注意的，是它服務華埠社區超過一個世紀，並繼續提供空間作康樂、社交和文化活動用。花園角廣場是像此類一年一度華埠音樂節、農曆新年慶祝等活動的地點，還有遊行、公民示威、食物募捐、社會集會和多種經常性的表演藝術活動。

希爾頓酒店所在地堅尼街 750 號和相關的行人天橋，已被決定根據標準 1（和重要事件有關聯）符合加州歷史性地點登記的資格，以其在二次大戰之後三藩市華裔社區政治影響力增加有關。社區成員，成功的爭取一個社區空間和博物館，包括入物業發展中。中華文化中心位於一家私營酒店內，是華埠居民和華美裔努力建立一個服務社區文化空間的證明。此外，堅尼街 750 號根據標準 3（建築重要性）亦符合加州歷史性地點登記的資格，以其是一個卓越的野獸派建築風格例子，此天橋由主建築師 Clement Chen 設計。野獸派是晚期現代建築的一個分支，以暴露和表現混凝土系統知名；巨大的體量和「沉重」的外觀；結合大膽的、有棱角的形狀和塊狀、幾何形式；露石的混凝土完成；整體不需裝飾；以及鉸接的基座，從廣場升起。⁴

² 彎曲結構是將橋的重量「彎曲」入支援柱。彎曲從而一起支持整座天橋。

³ 三藩市規劃局和三藩市康樂和公園局，*San Francisco Chinatown Portsmouth Square and Vicinity Existing Conditions Report*（三藩市華埠花園角廣場和附近現時情況報告），頁 51，2014 年 12 月。

⁴ Architectural Resources Group, *Historic Resource Evaluation for the Hilton Hotel, San Francisco, California, Prepared for the San Francisco Planning Department*, March, 2019.（歷史性資源評估加州三藩市希爾頓酒店，為三藩市規劃部準備，2019 年 3 月）



SOURCE: San Francisco Planning Department and San Francisco Recreation and Parks Department, 2014; amended by ESA in 2020

Portsmouth Square Improvement Project

Figure 2
Existing Site Plan

地區使用和土地使用一般規劃

工程地點位於華埠地區計劃東部，屬「P-Public」公共地區，和「OS-Open Space」露天空間高度和體量區。

工程說明

除了上層的洗手間和電梯設施，所有目前公園的特色均將拆除，包括目前約 1,600 平方呎的會所、約 4,000 平方呎的廣場、約 5,500 平方呎綜合操場空間、約 1,600 平方呎的遮蔭結構，和所有的座椅、人行道，與梯級。此外，距堅尼街的行人天橋以及工程地點的所有種植區和 69 棵樹，亦將移除。

建議工程將重新設計和修建幾乎所有花園角公園的設施，將目前四層的地下停車場屋頂進行防水，拆除部份連接堅尼街的行人天橋，更換會所，改善花園角廣場停車場的結構，和更換景觀。

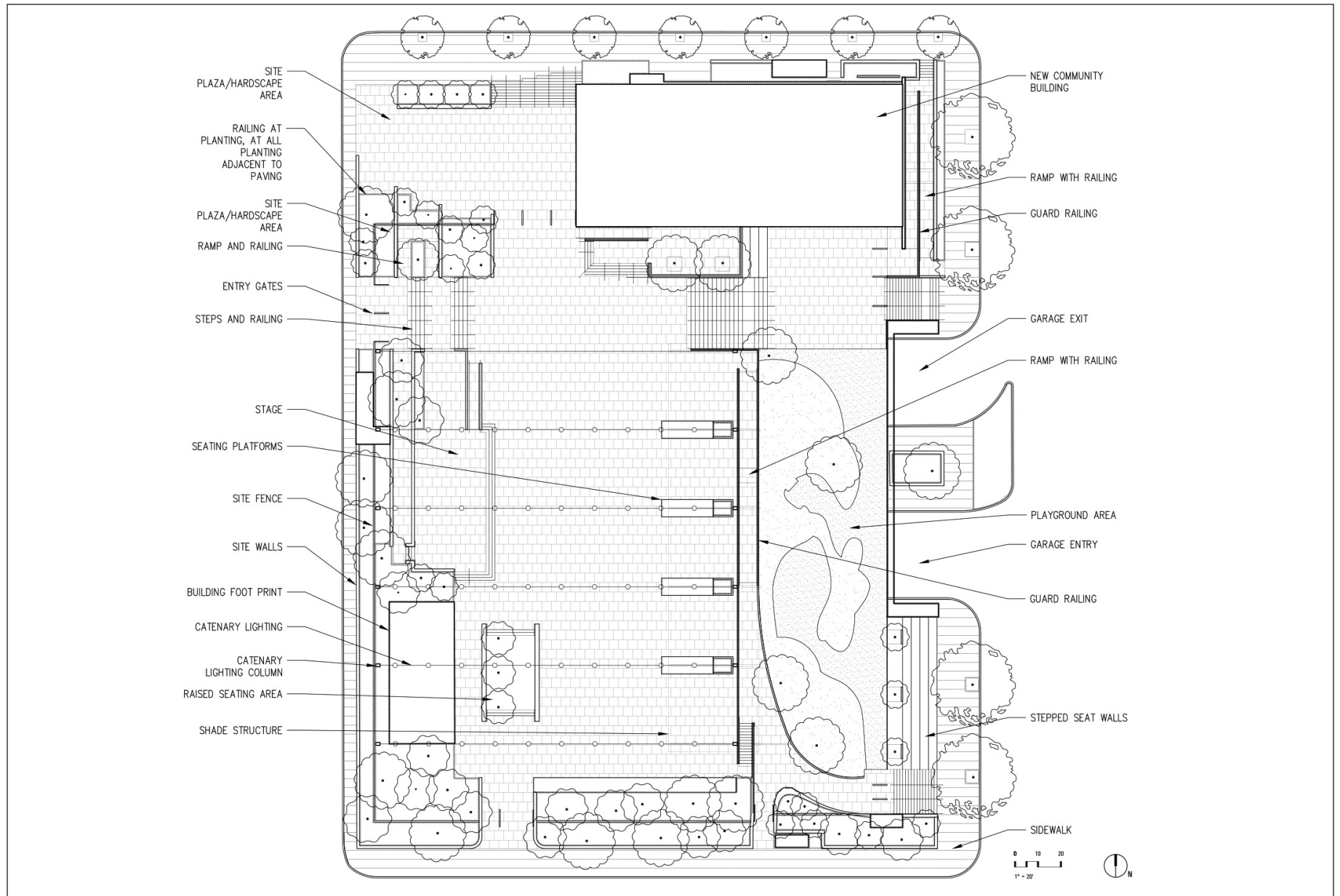
重新設計公園摘要

如表 1 圖 3 建議地點計劃，圖 4 建議說明性地點計劃和圖 5 建議說明性透視圖所示，修建的公園將在兩層重新設計的公園包括以下的主要部份：一座 7,500 平方呎的會所，跨越上下層；在上層一個 8,500 平方呎的廣場和活動空間；在上層一個 1,200 平方呎的升高舞台；在上層一個 3,500 平方呎的遮蔭結構；在下層一個 6,500 平方呎的操場和健身空間，以及一個新的種植區。這些種植區將包括遮蔭大樹、較小的裝飾性樹木，和多年生的植物。

上層

重新設計公園的上層，將是一個擴大的活動空間，從目前約 4,500 平方呎增加至 8,000 平方呎。這包括一個 20 乘 40 呎的舞台，以及沿廣場邊不同座位類型的遮蔭結構（見圖 5 建議說明性透視圖，和圖 6 建議橫截面）。上層將同時包括兩個入口，一個在公園的西北角，在林華耀街和華盛頓街街角，一個近企李街的西南角。會所將跨越上下層，將有一個夾層區，可以通向上層的門廊，看到上下台階的景色。

上層的南，西和北角，將會提供新的景觀，並在近目前洗手間的地方種植樹木。將保留目前上層的洗手間、電梯、電梯側的樓梯和電梯口。



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

Figure 3
Proposed Site Plan



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

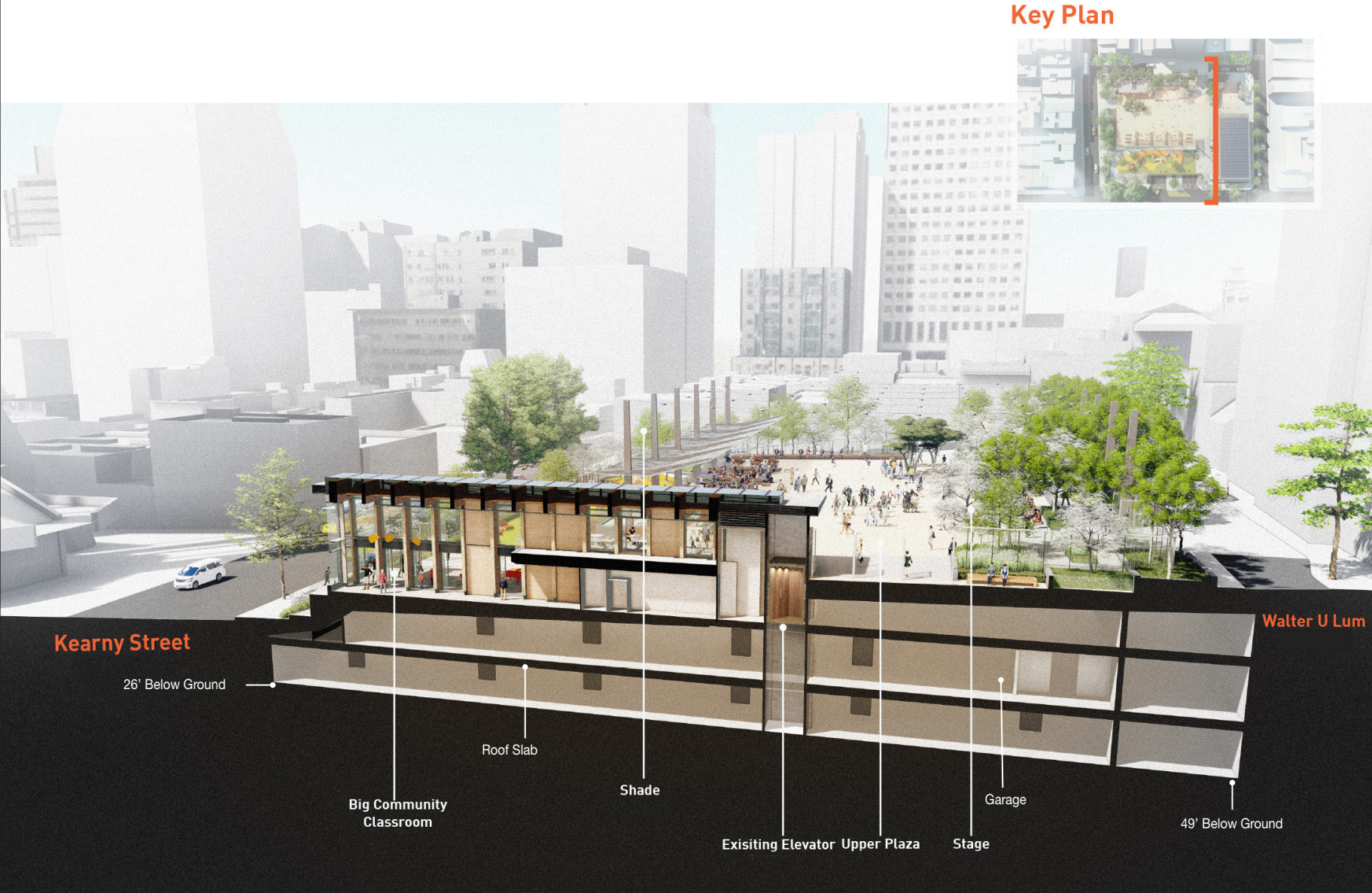
Figure 4
Proposed Illustrative Site Plan



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

Figure 5
Proposed Illustrative Rendering



SOURCE: SWA and MEI Joint Venture, 2018

Portsmouth Square Improvement Project

Figure 6
Proposed Cross-Section

2020 年 9 月 23 日

花園角廣場改善計劃

表 1

工程特性		
	目前設施	建議工程
物理組件		
會所	1,600 平方呎 (下層)	7,500 平方呎 (上下層；5,900 平方呎淨改變)
上層	4,000 平方呎廣場和操場	8,500 平方呎廣場和活動空間，連同一個 1,200 平方呎的升高舞台，以及一個 3,500 平方呎的遮蔭結構 (4,500 平方呎廣場區淨改變)
操場	5,500 平方呎結合上下層的操場	6,500 平方呎的操場和健身區，只佔下層 (1,000 平方呎淨改變)
開放時間	上午 5 時至午夜	上午 7 時至下午 10 時
柵欄	無	全部設置柵欄和大門，隨時可接進電梯
照明	燈柱照明	在上層將在燈柱照明提供新節能的 LED 照明和懸垂式照明。整個公園的照明度將會增加。
紀念碑	五個紀念碑和塑像： <ul style="list-style-type: none"> Robert Louis Stevenson 紀念碑 (1897) 校舍紀念碑 (1957) 美國革命女兒牌匾 (1924) 花園角廣場牌匾 (1950) 民主女神像 (1990) Andrew Smith Hallidie 牌匾 	所有紀念碑和塑像將予保留如下： <ul style="list-style-type: none"> Robert Louis Stevenson 紀念碑將從近林華耀街 / 華盛頓街角的種植區遷移至在公園西南的公園入口 校舍紀念碑將保留在約同一位置，在洗手間前面位置 美國革命女兒牌匾將從廣場的西北角移到近公園東北大門 花園角廣場牌匾將從目前廣場下層會所的前面移到華盛頓街會所的入口處 民主女神像將從廣場上層的中央移到公園西北角入口 Andrew Smith Hallidie 牌匾將保留在三藩市第一個纜車東面總站 (加州歷史地標編號 500，於 1968 年致獻)
行人天橋	從花園角廣場接進中華文化中心的跨堅尼街的行人天橋	將拆除行人天橋，從增加公園和人行道的天然光線與通風，改善公園的設施，景觀走廊和使用者的安全
會所	1,600 sf (下層)	7,500 sf (上下層；5,900 sf 淨改變)

†平方呎= sf

來源：RPD, 2020

下層

會所的主要入口將移往下層在工程地點的東北角，從華盛頓街和堅尼街的十字路口接進（見圖 5，建議說明性透視圖和圖 6，建議橫截面）。會所的北、南和東立面採用玻璃，可從裡面看到上下層的台階，以及毗鄰的街道。會所將有寬大的下層，可以通向會所下層的門廊。

將在工程地點近東南角企李街和堅尼街毗鄰建造一個約 6,500 平方呎的操場和健身區，兩個進入工程地點的入口，和俯瞰堅尼街的看台座位將會在工程地點的東南角興建。近操場的健身設施將設計供長者使用。

拆除行人天橋

連結花園角廣場和希爾頓酒店三樓中華文化中心的跨堅尼街行人天橋的大部份，將予拆除。拆除大部份的天橋，從移除隱藏的角落為公園提供一個清楚的視野，將改善景觀走廊和公園的安全；增加公園下層的陽光，目前在年中不同的時間因天橋而有遮蔭；並改善公園和街道的空氣流通。

花園角廣場的行人天橋將會被一個可以俯覽其毗鄰在建議工程中的會所的公園所取代，它的終點是一道連接上下層的樓梯（見圖 5）。在堅尼街對面，位於希爾頓酒店部份的天橋將予拆除，而目前支持天橋的柱將保留，以支持中華文化中心前面的二樓戶外台階。二樓戶外台階將繼續覆蓋希爾頓酒店地下的入口，並繼續可使接進酒店的二樓和三樓。將安裝兩根新的結構樑以支持在希爾頓酒店入口樓梯天橋的懸臂式部份，而這些結構樑無須進行挖土。兩根結構樑將附設在目前的結構上面。

花園角停車場防水工程

如圖 6 所示，花園角停車場，在公園和場地之下延伸 26 至 49 呎，包括一個大面積的屋頂排水系統，因為停車場的下層低於地下水位。停車場的情況，在 2002 年的一個結構情況報告中曾作評估。⁵報告的結論是無須加固停車場的防震功能，但應做修建改善排水；所以，建議工程將包括停車場屋頂和電梯所需的防水工程。停車場屋頂防水工程將在挖掘工程地點時拆除，並在停車場的屋頂安裝新的防水膜。

⁵Degenkolb Engineers, Patri.Merker.Architects, HMC Engineers, Hesselberg Keesee & Associates, Inc., and Cahill Contractors, Inc. *Portsmouth Square Garage Structural Condition Appraisal and Renovation Study*, prepared for the City of San Francisco Portsmouth Plaza Parking Corporation, July 12, 2002 (revised September 20, 2002). (花園角廣場停車場情況評估和修建研究，為三藩市花園角廣場停車場公司準備，2002 年 7 月 12 日（2002 年 9 月 20 日修訂）)

改善結構

花園角廣場停車場的屋頂，由一系列傾斜的屋頂板組成，無須作防震及 / 或結構性的改善，以支持新的會所和重新設計的公園。但是，工程發起人將自願在停車場實施包括以下的結構改變：

- 沿著停車場某些牆壁安裝纖維增強板，以增強停車場的防震力；
- 為支持新會所，將在目前的屋頂增加鋼材和混凝土，使停車場的負荷，直接加載到停車場屋頂下面的現有的立柱；和
- 在新結構的點負荷（例如格架柱）大於目前的負荷時，將在目前的結構上的那些地方進行加固。

協調所有公園改善工程的重量，從而不會加重目前停車場的整體重量。

興建工程

興建建議工程，預期需時為 24 個月，於 2023 年夏季開始。在施工期內，公園將關閉。施工將包括以下的活動，其中一些會有重疊：

- 調集 / 調動設備和人員（兩個月）；
- 拆除行人天橋（六個月）；
- 拆除地點，包括所有的康樂設施和園景（四個月）。在此階段，五座紀念碑將臨時存放在地點內或以外乾爽和保安的地方；
- 建造基建（八個月）；
- 建造地點，包括所有康樂設施（八個月）；
- 建造新的會所（十二個月）；
- 移除地點的設備和重開公園（一個月）。

拆除和重建地點需要挖掘 / 擾動公園局部地區至 24 吋的泥土，以移除所有目前的植物和種植床（見圖 2）。⁶約有 412 立方碼（11, 124 平方呎）的泥土將被擾動。工程發起人目前評估在最大限度方面，可重新使用挖出的泥土。

安裝結構樑以支持垂懸希爾頓入口樓梯部份將無須進行挖掘。兩根新樑將會固定在現有的結構上面。目前支持天橋東端和通過酒店的兩個矩形混凝土柱，並穿過酒店停車場地下層延伸到下面的席式地基將予保留。兩根在毗鄰堅尼街西面街邊緣的中心柱，和兩根在天橋西端延伸至停車場地下的柱將予拆除。拆除兩根中心支持柱需要挖掘泥土至地下四呎。此將出現在毗鄰花園角停車場的牆壁。拆除西端柱需要挖掘至 24 吋然後進入底下停車場的屋頂。將從停車場所有層拆除西端柱，因而每層約有兩個停車位在拆除天橋期內無法使用。

規定的工程審批

三藩市規劃委員會

- 通過與三藩市總計劃和規劃法 101.1 款優先政策一致的發現。
- 證明環境影響報告和採用通過 CEQA 的發現。
- 通過根據 CEQA 的發現。

三藩市康樂和公園局委員會

- 通過花園角改善工程概念計劃。
- 通過施工合約。

⁶應注意此並不包括場地表面下的挖掘；只是移除目前位於現時停車場結構頂的土壤。

三藩市工務局

- 與此管治部門權力有關之行動和批准，包括在施工期內使用公共通行權許可、最後街道空間許可、和撤銷拆除行人天橋侵佔公共通行權許可。

三藩市建築物檢查局

- 評審和通過拆除、陡度和建造許可。
- 如建議任何晚間工程會造成比環境噪音高於五個分貝以上，需要准予晚上施工的許可。

三藩市公用事業委員會

- 與此地區管治部門有關之行動和批准，包括連結市排水系統、一個侵蝕和泥沙控制計劃，以及施工後雨水設計準則和控制雨水計劃。

三藩市公共衛生局

- 根據三藩市健康法第 22B 款，通過一個控制灰塵的計劃。

可能環境問題摘要

建議工程可能對環境造成相當重大的影響。因此，三藩市規劃局將準備一份初步研究和一個環境影響報告以評估建議工程的實質環境影響。CEQA 規定環境影響報告將進一步觀察在初步研究識別可能有相當影響的問題、識別緩和措施，以及分析建議緩和措施是否可減輕環境影響至少於相當的水平。初步研究將以環境影響報告草本附錄印出，並屬環境影響報告之一部份。

環境影響報告和初步研究將按 CEQA (加州公共資源法第 21000 款以後各款)、CEQA 準則和三藩市行政令第 31 章準備，並將處理工程特定施工和營運影響議題。環境影響報告和初步研究是資訊文件，供政府部門和公眾使用，幫助計劃和決定過程。環境影響報告和初步研究將透露任何對建議工程之實質影響，以及識別減輕或避免其重要影響之可能方法。

環境影響報告和初步研究將評估建議工程因施工和營運造成之環境影響，以及建議緩和決定屬重要影響之措施。環境影響報告和初步研究同時將識別建議工程結合過去、現在和合理可預見之未來工程之可能累積影響。環境影響報告和初步研究將處理三藩市規劃局 CEQA 環境檢查清單所列的所有項目，包括以下的環境項目：

- | | |
|-----------|-------------|
| ● 土地使用和規劃 | ● 康樂 |
| ● 美觀 | ● 公用事業和服務系統 |
| ● 人口和房屋 | ● 公共服務 |
| ● 文化資源 | ● 生物資源 |
| ● 部族文化資源 | ● 地質和土壤 |
| ● 交通和流動 | ● 水文學和水質 |
| ● 噪音 | ● 危險和危險材料 |
| ● 空氣質素 | ● 礦物資源 |

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花園角廣場改善計劃

- 溫室氣體排放
- 風
- 陰影
- 能源
- 農業和森林資源
- 山火

此外，環境影響報告將包括一個比較其他建議工程可行的選擇以減少或避免一或多種對環境的相當影響而同時可達到工程的大部份目的。考慮的選擇包括無工程選擇，即如建議工程未能實施時，考慮在工程地點合理可預見之情況，以及部份和完全保留歷史性的選擇，考慮選擇工程是否部份及 / 或完全可保留建議工程拆除之歷史資源。其他選擇有需要亦將予以評估，要看上述環境項目之影響分析結果而定。環境影響報告將同時包括 CEQA 規定的項目討論，包括工程的增長影響、相當無可避免的影響、相當無法逆轉的影響、任何已知和工程和其環境影響的爭議，以及決策者將解決的問題。

發現

此工程可能對環境有重大的影響，因而需要一個環境影響報告。此發現是以 CEQA 準則第 15064 (決定重要的影日) 和 15065 (規定重大影響發現) 款的標準為根據。環境影響報告的目的，是提供建議工程對實質環境帶來之可能重大影響的資訊、識別將重要影響減至最低的可能方法，以及說明和分析建議工程的可能選擇。準備通知和環境影響之制定，並不表明市府是批或不批准工程。但是，在做出任何此類決定之前，決定者必須評審和考慮環境影響報告的資料。

公共評論

有關此準備通知的書面評論，可寄至或電郵發給三藩市規劃局的 Rachel Schuett, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, Ca 94103, 電郵 rachel.schuett@sfgov.org，並應包括在此通知前面的工程名稱和個案號碼。

州政府部門：如你是在一個負責或受托人部門工作，我們需要知道你的部門對環境資料的範圍和內容的看法，這些資料是與你的部門和建議工程的法定責任有密切關係。你的部門在考慮許可或批准此工程時可能需要使用環境影響報告。請包括你部門的一名聯絡人的姓名。如你對建議工程的環境評審有問題，請聯絡 Rachel Schuett，電話 628.652.7546，或電郵 rachel.schuett@sfgov.org。

公眾在向委員會或部門溝通時，無須提供個人的身份資料。所有書面或口頭溝通，包括提交個人聯絡資料，如被要求時可能公開給公眾查閱和複印，並可出現在部門的網頁或其他公共文件內。

September 23, 2020

日期



Lisa Gibson
環境評審官

Elliott Schwimmer

From: Calpin, Megan (CPC) <megan.calpin@sfgov.org>
Sent: Thursday, January 14, 2021 2:56 PM
To: Elliott Schwimmer
Subject: FW: Redesigning Chinatown's Historic Public Plaza and surrounding area. My initial comments.

Hi Elliott,

Here is the other comment Rachel forwarded to me just now (scroll all the way down). She double checked the 10/22 meeting notes and it says she noted there were only two comments, and the comment period closed on 10/23.

Thanks!
Megan

--

Megan Calpin (she/her), Environmental Planner
San Francisco Planning | (628) 652-7508

From: "Schuett, Rachel (CPC)" <rachel.schuett@sfgov.org>
Date: Thursday, January 14, 2021 at 2:43 PM
To: "Calpin, Megan (CPC)" <megan.calpin@sfgov.org>
Subject: Fw: Redesigning Chinatown's Historic Public Plaza and surrounding area. My initial comments.

Hi Megan,

These are comments that Dennis Hong wanted to include as comments on the NOP (you'll have to scroll all the way down). He also left me a VM letting me know that he was going to send me an email but that he was having some technical issues.

I believe that I phoned him back to acknowledge receipt of this email. However, he receives all of our notices and contacts me about every project, so I may have had a conversation with him about another project. I can check through my notes, but it will have to be later, today (I moved my Planning Department files downstairs 😊). . .

If you want to follow up with him, just to be sure his phone number is 415.239.5867, and he always appreciates a call.

Best,
Rachel

From: Dennis Hong <dennisj.gov88@yahoo.com>
Sent: Monday, October 19, 2020 4:49 PM
To: Ruppert, Cara (REC) <cara.ruppert@sfgov.org>
Cc: Ho, Jacqueline (REC) <jacqueline.ho@sfgov.org>; Schuett, Rachel (CPC) <rachel.schuett@sfgov.org>
Subject: Re: Redesigning Chinatown's Historic Public Plaza and surrounding area. My initial comments.

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

Hello Cara and all, Dennis here, I hope you and all are doing well. I'm just getting back in to my saddle, but still SIP and came across an email that this project's DEIR is out for response, I was unable to download this doc and unable to get a hard copy of it. But I wanted to see if my comments here were part of this current DEIR process (NOP's 9/23/2020 @2018-013597ENV - Portsmouth Square Improvement Project. Comments are due 10/23/2020. But I want to include these comments (below) as part of this DEIR.

I tried to down load this this morning, but it did not down load as a PDF. Your thoughts.

-----Best DHsf-----

On Wednesday, May 3, 2017, 4:38:35 PM PDT, Ruppert, Cara (REC) <cara.ruppert@sfgov.org> wrote:

Hello Mr. Hong,
Thank you so much for sending along your thoughtful comments. We will make sure that they are recorded and included. We look forward to seeing you at the meetings in a couple weeks!
Cara

Cara Ruppert
Project Manager

San Francisco Recreation and Park Department | City & County of San Francisco
30 Van Ness Avenue, Third Floor, Suite 3000 | San Francisco, CA | 94102

(415) 581-2547 | cara.ruppert@sfgov.org



Visit us at sfrecpark.org
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From: Dennis Hong [mailto:dennisj.gov88@yahoo.com]
Sent: Monday, May 01, 2017 3:49 PM
To: Ho, Jacqueline (REC) <jacqueline.ho@sfgov.org>; Ruppert, Cara (REC) <cara.ruppert@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Lee, Mayor (MYR) <mayoredwinlee@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; ljohnson@sfchronicle.com
Subject: Redesigning Chinatown's Historic Public Plaza and surrounding area. My initial comments.

Good afternoon everyone, These are some of my initial comments to this awesome long over due Project. Saturday morning I attempted to log on and do this survey. I do not do well with

navigating these www sites, still old school. But trust my input with Sat's Survey went thru. My name is Dennis Hong,

1. I grew up in North Beach Chinatown/Grant and Union.
2. For many years 1940-1968 (+/-), our family had a garment factory
right across the street @ 728 Washington and used this park alot.
3. I attend the church also across the street @ BUC. So, I pretty much know about this site. I also use the benches to sit and rest my
tired aching feet when in Chinatown shopping.
4. Here a few of my unsorted comments - only because I do not think I
completed the online survey @100%. I did come to the Saturday
event. The volunteers were too perfect! While they spoke to the
community users at the park. It was wonderful, because they were
professional, spoke all the various Chinese dialects, which incidentlly, I would of failed at.
5. At the same time it gave me more time to observe the Park better and closer.
6. Here are some of my concerns:
 - a. Because to me, the sand box- debris/glass, food (used to feed
the pigeons) animal droppings get mixed in with the sand, is a real serious health issue. That would be the first thing
that
should be off the list use some other material.
 - b. Proper signs: no feeding pigeons (in Cantonese needs to be installed).
 - c. Current fixtures, statures, benches, railings, etc. need
cleaning

and or possibly repainted.

d. Safety: the existing ground surface-i.e. the rubber matting is uneven (not flush and is peeling up) this is causing a tripping hazard. Two of the kids in that area had tripped that morning, but are OK.

e. Not knowing what the time line would be for this for this project

I had placed both a call to 311-Service Request # 7098053 for the current ADA ramp at corner of Walter Lum Place and at Washington Street to be fixed. - only because the road surface leading to the playground is uneven.

g. The ADA ramp access off Clay Street near Kearny seems to be pretty steep.

h. Another 311 Service Request # 7098060 was for the uneven surface of the rubber mattes used in the play area was causing tripping hazards for the kids to play in. The mattes are peeling up.

i. another item to add to the new space, might be electrical out/s for the musicians that use their instruments, the long extension cords used from the restrooms are not the solution for this.

To add to this, how does adding park speakers vs the

musicians bring their own set? The current in the park at the

end of the ramp in the shade.

j. Attention should be added to the maintenance of the pigeon droppings on the fixtures in the park.

k. The trees need to be trimmed.

l. More trees or canopies need to be added for shading over the

benches and the checker playing area.

m. Sand boxes are unhealthy.

I'm planing to be at the May workshops. But Saturday morning event at the park says it all, a really good start - the sponsor/s communicating with the end user/s.

If anyone has any questions to my ramblings, please feel free to respond to this email - dennisj.gov88@yahoo.com . I fact I would like to hear from anyone on his issue.

In closing, 1. I'm really looking forward to this long overdue project - renovation. 2. Can we some how expedite this project? 2. Thanks to all for this team work approach.

Best, Dennis



NATIVE AMERICAN HERITAGE COMMISSION

September 23, 2020

Rachel Schuett
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 2020090442, Portsmouth Square Improvement Project, San Francisco County

Dear Ms. Schuett:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

CHAIRPERSON
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Luiseño

VICE CHAIRPERSON
Reginald Pagaling
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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

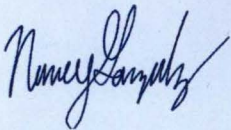
- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,



Nancy Gonzalez-Lopez
Cultural Resources Analyst

cc: State Clearinghouse

APPENDIX B

Initial Study

INITIAL STUDY

PORTSMOUTH SQUARE IMPROVEMENT PROJECT

PLANNING DEPARTMENT CASE NO. 2018-013597ENV

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A. Project Description

The project description for the Portsmouth Square Improvement Project is included as Chapter 2, Project Description, in the draft environmental impact report (EIR) to which this Initial Study is appended.

B. Project Setting

The project setting for the proposed project is included as Chapter 2, Project Description, in the EIR to which this Initial Study is appended.

C. Compatibility with Existing Zoning and Plans

	Applicable	Not Applicable
Discuss any variances, special authorizations, or changes proposed to the San Francisco planning code or zoning map, if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discuss any conflicts with any adopted plans and goals of the City or region, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discuss any approvals and/or permits from city departments other than the planning department or the building department, or from regional, state, or federal agencies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No variances, special authorizations, or changes to the San Francisco Planning Code (planning code) or zoning map are proposed as part of this project. Therefore, these issues are not applicable and are not discussed further.

This section discusses potential conflicts of the proposed project with applicable local plans and policies, as well as potential conflicts with regional plans and policies, as applicable. Conflicts with adopted plans and policies do not, in and of themselves, indicate a significant physical environmental effect. To the extent that adverse physical environmental impacts may result from such inconsistencies, these impacts are analyzed in this Initial Study under the specific environmental topic sections below in Section E, Evaluation of Environmental Effects, and Chapter 3, Environmental Setting, Impacts, and Mitigation Measures, of the EIR.

1. San Francisco Plans and Policies

Prior to issuing a permit for any project that requires an initial study under the California Environmental Quality Act (CEQA); issuing a permit for any demolition, conversion, or change of use; or taking any action that requires a finding of consistency with the general plan, the City is required to find that the proposed project or legislation is consistent with the San Francisco General Plan (general plan) priority policies. The case report and approval motions for the proposed project will contain the department's comprehensive project analysis and findings regarding the consistency of the proposed project with the priority policies.

SAN FRANCISCO GENERAL PLAN

The general plan establishes objectives and policies to guide land use decisions related to the physical development of San Francisco. The general plan is comprised of 10 elements, each of which addresses a particular topic that applies citywide: air quality; arts; commerce and industry; community facilities;

community safety; environmental protection; housing; recreation and open space; transportation; and urban design.

The general plan also includes area plans that outline goals and objectives for specific geographic areas, such as the Chinatown Area Plan and Downtown Area Plan, which include the project site. The Chinatown Area Plan contains policies and objectives that guide development in the Chinatown neighborhood.¹ The Chinatown Area Plan covers approximately 30 blocks on the eastern slopes of Nob Hill, as well as portions of Russian Hill. The Chinatown Area Plan contains objectives and policies that address preservation and conservation, land use, housing and open space, tourism, commerce, and transportation.¹ The Downtown Area Plan, which applies to all of San Francisco's downtown neighborhoods, contains objectives and policies that address "a compact mix of activities, historical values, and distinctive architecture and urban forms that engender a special excitement reflective of a world city."²

In addition to the Chinatown and Downtown area plans, the general plan elements applicable to planning considerations associated with the proposed project are the urban design and recreation and open space elements. The proposed project would not directly or substantially conflict with any goals, policies, or objectives of the general plan, with the exception of one policy included in the urban design element, and two policies in the recreation and open space element, as discussed below.

Objectives of the general plan's urban design element that are applicable to the proposed project include emphasis of the characteristic pattern, which gives to the city and its neighborhood an image, sense of purpose, and a means of orientation; conservation of resources that provide a sense of nature, continuity with the past, and freedom from overcrowding; and moderating major new development to complement the city pattern, the resources to be conserved, and the neighborhood environment. The proposed project would conflict with 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. As discussed in EIR Section 3.A, Historic Architectural Resources, Portsmouth Square, 750 Kearny Street (the hotel building and Chinese Culture Center), and the pedestrian bridge are each individually eligible for listing in the California Register of Historical Resources (California register). In addition, the pedestrian bridge is a character-defining feature of the hotel building and Chinese Culture Center located at 750 Kearny Street. As the proposed project would demolish and remove the pedestrian bridge, the project would be inconsistent with policy 2.4.

Objectives of the general plan's recreation and open space element that are applicable to the proposed project are to ensure a well-maintained, highly utilized, and integrated open space system, and engage communities in the stewardship of their recreation programs and open spaces. As noted above, given that the proposed project would demolish and remove the pedestrian bridge, an individually eligible historical resource, the project would conflict with policy 1.12: preserve historic and culturally significant landscapes, sites, structures, buildings and objects; and policy 1.13: preserve and protect character-defining features of historic resources in city parks, when it is necessary to make alterations to accommodate new needs or uses, of the recreation and open space element.

Any conflicts between the proposed project and policies related to physical environmental impacts are discussed in Section E, Evaluation of Environmental Effects, of this Initial Study and Chapter 3 of this EIR. The

¹ San Francisco Planning Department, *Chinatown Area Plan*, amended by Resolution 13907 adopted on July 6, 1995, <http://generalplan.sfplanning.org/Chinatown.htm>, accessed June 10, 2020.

² San Francisco Planning Department, *Downtown Area Plan*, https://generalplan.sfplanning.org/Downtown.htm#DTN_INT, accessed April 5, 2021.

compatibility of the proposed project with general plan policies unrelated to physical environmental impacts will be considered by decision makers when they decide whether to approve or disapprove the proposed project. Any potential conflicts identified as part of the process would not alter the physical environmental effects of the proposed project.

SAN FRANCISCO PLANNING CODE

The San Francisco Planning Code (planning code), which incorporates by reference the City's zoning maps, governs permitted uses, densities, and the configuration of buildings within San Francisco. Permits to construct new buildings (or to alter or demolish existing ones) may not be issued unless the proposed project complies with the planning code; an allowable exception or variance is granted; or legislative amendments to the planning code are included and adopted as part of the proposed project.

LAND USE

The project site is located on two parcels. Portsmouth Square (Assessor's Block 209, Lot 017) is currently zoned for P (Public) use.³ The Public zoning district applies to land that is owned by a governmental agency and has some form of public use, including open space. After implementation of the proposed project, the principle use of the park would remain open space; therefore, the proposed project would not conflict with the zoning designation of the project site.

750 Kearny Street (Assessor's Block 0208, Lot 024) is currently zoned C-3-O for downtown office use. After implementation of the proposed project, the principle use of the subject building as a hotel and Chinese Culture Center would remain; therefore, the proposed project does not conflict with the zoning designation of the project site.

HEIGHT AND BULK DISTRICTS

Portsmouth Square is in the OS (Open Space) height and bulk district.⁴ The Open Space height and bulk district is intended for principal or exclusive purpose as open space, with future development limited. This height and bulk district does not have height limits, and because the principle use of the park would remain open space, even after implementation of the proposed project, the proposed project would not conflict with the height and bulk designation of the project site.

750 Kearny Street is in the 200-S height and bulk district. The 200-S height and bulk district is intended to support high density office development. The proposed project would not result in a change to the height or massing of the subject building; therefore, the proposed project would not conflict with the height and bulk designation of the project site.

STREET TREES

Planning code section 138.1(c)(1) requires that the project sponsor shall plant and maintain street trees as set forth in article 16, sections 805(a) and (d) and 806(d) of the San Francisco Public Works Code. Sections 805(a) and (d) and 806(d) require that for every 20 feet of property frontage along each street, one 24-inch box tree be planted, with any remaining fraction of 10 feet or more of frontage requiring an additional tree.

³ City and County of San Francisco, *San Francisco Planning Code*, section 211, P (Public) Districts, https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-19790#rid-0-0-0-50175, accessed March 18, 2021.

⁴ Ibid.

The proposed project would comply with section 138.1(c)(1) by planting new street trees along the perimeter of the block on Kearny, Clay, and Washington streets, and Walter U. Lum Place.

THE ACCOUNTABLE PLANNING INITIATIVE (PROPOSITION M)

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added section 101.1 to the planning code to establish eight priority policies.⁵ These policies, and the applicable sections of this Initial Study and EIR that address the environmental issues associated with these policies, are:

1. Preservation and enhancement of existing neighborhood-serving retail uses and enhancement of future opportunities for resident employment in and ownership of such businesses (not applicable to the proposed project);
2. Conservation and protection of existing housing and neighborhood character to preserve the cultural and economic diversity of neighborhoods (Section E.1(b), Land Use and Planning);
3. Preservation and enhancement of affordable housing (not applicable to the proposed project);
4. Discouragement of commuter automobiles from impeding Muni service or overburden streets or neighborhood parking (Section E.5(a), Transportation and Circulation, regarding public transit);
5. Protection of industrial and service land uses from commercial office development and enhancement of opportunities for resident employment and business ownership (not applicable to the proposed project);
6. Maximization of preparedness from injury or loss of life in an earthquake (Section E.15(a) through E.15(d), Geology and Soils);
7. Preservation of landmarks and historic buildings (EIR Section 3.A, Historic Architectural Resources); and
8. Protection of parks and open space and their access to sunlight and vistas (Section E.10, Shadow, and Section E.11(a), Recreation).

Demolition and removal of the pedestrian bridge could be inconsistent with policy 7, which calls for the preservation of landmarks and historic buildings. The physical environmental impacts that could result from this potential conflict is discussed in the EIR Section 3.A, Historic Architectural Resources, as noted above.

2. Other Local Plans and Policies

In addition to the general plan, planning code, zoning maps, and the Accountable Planning Initiative, other local plans and policies that are relevant to the proposed project are discussed below.

- **San Francisco Transit First Policy** is a set of principles that emphasize the City's commitment that the use of public rights-of-way by pedestrians, bicyclists, and public transit be given priority over the private automobile. These principles are embodied in the policies and objectives of the Transportation Element of the San Francisco General Plan. All City boards, commissions, and departments are required by law to implement the City's Transit First Policy principles in conducting the City's affairs.

⁵ City and County of San Francisco, *San Francisco Planning Code*, section 101.1, <http://www.amlegal.com/pdffiles/sanfran/2008-11-04-PropM.pdf>, accessed March 23, 2020.

- **San Francisco Bicycle Plan** is a citywide bicycle transportation plan that identifies short-term, long-term, and other minor improvements to San Francisco's bicycle route network. The overall goal of the San Francisco Bicycle Plan is to make bicycling an integral part of daily life in San Francisco.
- **San Francisco Better Streets Plan** was adopted in 2010 to support the City's efforts to enhance the streetscape and the pedestrian environment. It classifies the city's public streets and rights-of-way and creates a unified set of standards, guidelines, and implementation strategies that govern how the City designs, builds, and maintains its public streets and rights-of-way.
- **San Francisco Climate Action Strategy** is a local action plan that examines the causes of global climate change and the human activities that contribute to global warming. It provides projections regarding climate change impacts on California and San Francisco, based on recent scientific reports; presents estimates of San Francisco's baseline greenhouse gas emissions inventory and reduction targets; and describes recommended actions for reducing the city's greenhouse gas emissions.
- **San Francisco Recreation and Park Department Strategic Plan** sets forth core strategies, objectives, and initiatives to achieve San Francisco Recreation and Park Department's (RPD) goals. The five core strategies include the following: 1) inspire place: keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow; 2) inspire play: promote active living, well-being, and community for San Francisco's diverse and growing population; 3) inspire investment: through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all; 4) inspire stewardship: protect and enhance San Francisco's precious natural resources through conservation, education, and sustainable land/facility management practices; and 5) inspire our team: encourage innovation and cultivate a connected, engaged, and aligned workforce that delivers outstanding service.
- **San Francisco Recreation and Park Department Capital Plan** is an annual report that outlines RPD's capital planning needs during the life of the five-year strategic plan.

The proposed project has been reviewed against these local plans and policies and would not obviously or substantially conflict with any of them.

3. Regional Plans and Policies

In addition to local plans and policies, several regional planning agencies have environmental, land use, and transportation plans and policies that consider growth and development in the nine-county San Francisco Bay Area. Some of these plans and policies are advisory; some include specific goals and provisions that must be adhered to when evaluating a project under CEQA. The regional plans and policies that are relevant to the proposed project are discussed below.

- **The Bay Area Air Quality Management District's (air district) Bay Area 2017 Clean Air Plan** requires implementation of "all feasible measures" to reduce ozone and provide a control strategy for reducing ozone, particulate matter, toxic air contaminants, and greenhouse gases. The 2017 Clean Air Plan describes the status of local air quality and identifies the emission control measures that are to be implemented.⁶

⁶ Bay Area Air Quality Management District, *2017 Clean Air Plan: Spare the Air, Cool the Climate*, April 19, 2017, <http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a-proposed-final-cap-vol-1-pdf.pdf?la=en>, accessed December 4, 2020.

- **The Regional Water Quality Control Board’s Water Quality Control Plan for the San Francisco Bay Basin** is a master water quality control planning document. It designates beneficial uses and water quality objectives for waters of the state, including surface waters and groundwater, and includes implementation programs to achieve water quality objectives.⁷

Because of the location, size, and nature of the proposed project, no conflicts with regional plans and policies are anticipated. See applicable sections in this Initial Study: E.8, Air Quality, and E.17, Hydrology and Water Quality.

D. Summary of Environmental Effects

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hydrology and Water Quality
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Wind	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Shadow	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Recreation	<input type="checkbox"/> Energy
<input checked="" type="checkbox"/> Tribal Cultural Resources	<input type="checkbox"/> Utilities and Service Systems	<input type="checkbox"/> Agriculture and Forestry Resources
<input type="checkbox"/> Transportation and Circulation	<input type="checkbox"/> Public Services	<input type="checkbox"/> Wildfire
<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Geology and Soils	

1. Approach to Environmental Review

This Initial Study examines the proposed project to identify potential effects on the environment. For each item on the initial study checklist, the evaluation considered the impacts of the proposed project both individually and cumulatively, with the exception of greenhouse gas emissions, which are evaluated only in the cumulative context. All items on the initial study checklist that have been checked “Less than Significant Impact with Mitigation Incorporated,” “Less than Significant Impact,” “No Impact,” or “Not Applicable,” indicate that, upon evaluation, the planning department has determined that the proposed project could not have a significant adverse environmental effect relating to that issue. A discussion is included for those issues checked “Less than Significant Impact with Mitigation Incorporated” and “Less than Significant Impact” and for most items checked “No Impact” or “Not Applicable.” For all of the items checked “No Impact” or “Not Applicable” without discussion, the conclusions regarding potential significant adverse environmental effects are based upon field observation, staff experience, and expertise on similar projects,

⁷ California Regional Water Quality Control Board, San Francisco Region, Water Quality Control Plan (Basin Plan) for the San Francisco Bay Basin, November 5, 2019, https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/planningtmdls/basinplan/web/docs/ADA_compliant/BP_all_chapters.pdf, accessed May 28, 2021.

and/or standard reference material available within the planning department, such as the department's Transportation Impact Analysis Guidelines for Environmental Review, or the California Natural Diversity Database and maps, published by the California Department of Fish and Wildlife.

CEQA Guidelines section 15125 states that the environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The environmental setting typically includes the existing physical conditions on the project site and vicinity, including projects that are under construction. The environmental analysis then presents existing and existing-plus-project scenarios to identify environmental impacts that would occur from implementation of a proposed project. This analysis uses the existing environmental setting as the baseline physical conditions to determine whether an impact is significant.

For the analysis of potential cumulative effects, each environmental topic herein briefly identifies the cumulative context relevant to that topic. For example, for shadow impacts, the cumulative context would be nearby projects that could contribute to cumulative shadow effects on the same open space affected by the proposed project. In other cases, such as air quality, the context would be the San Francisco Bay Basin.

AUTOMOBILE DELAY AND VEHICLE MILES TRAVELED

CEQA section 21099(b)(1) requires the Governor's Office of Planning and Research to develop revisions to the CEQA Guidelines to establish criteria for determining the significance of transportation impacts from projects that "promote a reduction in greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." CEQA section 21099(b)(2) states that, upon certification of the revised guidelines for determining transportation impacts, pursuant to section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment under CEQA.

In January 2016, the Governor's Office of Planning and Research published for public review and comment its Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA,⁸ which recommends using a vehicle miles traveled (VMT) metric to measure a project's transportation impacts. On March 3, 2016, the San Francisco Planning Commission adopted the Governor's Office of Planning and Research recommendation to use the VMT metric instead of automobile delay in evaluating the transportation impacts of projects (Resolution 19579). (Note: The VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel, such as riding transit, walking, and bicycling.) Accordingly, this initial study does not contain a discussion of impacts regarding automobile delay. Instead, an impact analysis regarding VMT and induced automobile travel is provided in Section E.6, Transportation and Circulation.

2. Effects Found to Be Potentially Significant

The designation of topics as "Potentially Significant" in the initial study means that the EIR will consider the topic in greater depth and determine whether the impact would be significant. The proposed project could have a significant effect on historic architectural resources because of the potential for such resources to be disturbed by the proposed project. Accordingly, this topic is analyzed further in the EIR.

⁸ State Office of Planning and Research, *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*, January, 20, 2016, http://www.opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_Proposal_January_20_2016.pdf, accessed March 18, 2021.

3. Effects Found Not to Be Significant

The following potential individual and cumulative environmental effects were determined to be either less than significant, or would be reduced to less than significant with mitigation measures identified in this initial study.

- Land Use and Planning
- Aesthetics
- Population and Housing
- Cultural Resources (archeological resources and human remains)
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy Resources
- Agricultural and Forestry Resources
- Wildfire

These items are discussed and mitigation measures are included, where appropriate, in Section E of this initial study. They require no further environmental analysis in an EIR. All mitigation measures identified in this initial study are listed in Section F, Mitigation Measures. These measures have been agreed to by the project sponsor and will be implemented.

CUMULATIVE IMPACTS

The cumulative impact analyses for topics addressed in Section E, Evaluation of Environmental Effects, uses a combination of list-based and citywide-projections-based approaches. Reasonably foreseeable development and infrastructure projects that could potentially contribute to cumulative impacts on various resource topics are listed in Table 3-1, p. 3-7, and mapped on Figure 3-1, p. 3-9, in EIR Chapter 3.

E. Evaluation of Environmental Effects

1. Land Use and Planning

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
1. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact LU-1: The proposed project would not physically divide an established community. (*Less than Significant*)

The division of an established community typically involves the construction of a physical barrier to neighborhood access, such as a new freeway, or the removal of a means of access, such as a bridge or a roadway. The proposed project would replace the existing Portsmouth Square park features with a redesigned park and structures, implement parking garage structural improvements, and remove the pedestrian bridge over Kearny Street connecting the park with the Chinese Culture Center. The proposed project would not permanently alter the established street grid or permanently close any streets or sidewalks. Portions of the sidewalk, parking lanes, and travel lanes adjacent to the project site would be closed for periods of time during project construction; however, these closures would be temporary, and access would be restored after construction.

Implementing the proposed project would demolish and remove the pedestrian bridge, which is an existing means of access between Portsmouth Square, the hotel building, and the Chinese Culture Center. However, adequate and accessible pedestrian access between the hotel building, Chinese Culture Center, and Portsmouth Square would still be provided via crosswalks at the Kearny and Clay streets and Kearny and Washington streets intersections, and the culture center would be accessible via the ground floor entrance to the hotel. Therefore, the proposed project would not physically divide an established community, impacts would be *less than significant*, and no mitigation measures are necessary.

Impact LU-2: The proposed project would not cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. (*Less than Significant*)

A land use impact would be significant if the proposed project would conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Environmental plans and policies are those that directly address environmental issues and/or contain targets or standards that must be met to preserve or improve the characteristics of the city's physical environment. As described in this Initial Study Section C, Compatibility with Existing Zoning and Plans, the proposed project would not conflict with any adopted environmental plan or policy, with the exception of the historic preservation

policies contained in the general plan and the Accountable Planning Initiative. Physical environmental impacts resulting from these conflicts with historic preservation policies are discussed in Section 3.A, Historic Architectural Resources, of the EIR.

To the extent that conflicts with the general plan or planning code may result in substantial physical environmental impacts, this Initial Study discloses and analyzes these physical impacts under the relevant environmental topic sections. Moreover, the proposed project would not result in any permanent land use changes; therefore, it would not be expected to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. In addition, the proposed project would not conflict with any adopted environmental plan or policy, including the 2017 Bay Area Clean Air Plan (discussed in Section E.8, Air Quality), the City and County of San Francisco Strategies to Address Greenhouse Gas Emissions (GHG Reduction Strategy) (discussed in Section E.9, Greenhouse Gas Emissions), and San Francisco's Urban Forestry Ordinance (discussed in Section E.15, Biological Resources). Therefore, the proposed project would have a *less-than-significant* impact with regard to conflicts with land use plans, policies, or regulations, and no mitigation measures are necessary.

Impact C-LU-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to land use and planning. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site. Most of the cumulative projects are mixed-use projects that would include office, hotel, residential, and commercial uses. These projects would result in intensification of land uses in the project vicinity. However, they would be infill projects and would be consistent with the planning vision for the area, as adopted in the Chinatown Area Plan, and therefore would not result in conflicts with land use plans or policies adopted for the purpose of avoiding or mitigating environmental impacts. In addition, the cumulative projects would not combine with the proposed project to alter the land use pattern of the immediate area or physically divide an established community. Therefore, the proposed project, in combination with cumulative projects, would not result in significant cumulative land use impacts. Accordingly, cumulative impacts related to land use would be *less than significant*, and no mitigation measures are necessary.

2. Aesthetics

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
2. AESTHETICS. Except as provided in Public Resources Code section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact AE-1: The proposed project would not have a substantial adverse effect on a scenic vista. (*Less than Significant*)

A *scenic vista* is defined as a vantage point with a broad and expansive view of a significant landscape feature (e.g., a mountain range, lake, or coastline) or of a significant historic or architectural feature (e.g., views of a historic tower or building). The urban design element of the general plan identifies the importance of protecting major views in the city, with attention to views of open space and water.⁹ Other than views of the project site, there are no scenic views of open space, San Francisco Bay, or the ocean available from the project site. However, long-range views of the East Bay hills, the San Francisco Ferry Terminal, and the San Francisco – Oakland Bay Bridge are available from the vicinity of the project site, including from Washington Street and Walter U. Lum Place, and Clay Street and Walter U. Lum Place, looking east.

The project site is 0.6 mile from the waterfront, is in a densely developed area of the Chinatown neighborhood, and is surrounded by a number of mid-rise buildings on the south, west, and north, and high-rise buildings to the east (see **Figures 1 to 4**, pp. 13–16). Construction of the proposed project would result in short-term visual changes in the immediate area because of the presence of construction equipment and materials, trailers, and stockpiles. The proposed project would comply with the San Francisco Recreation and Park Department’s (project sponsor or RPD) standard construction measure 4, which requires that the

⁹ San Francisco Planning Department, *Urban Design Element*, new plan adopted by Planning Commission Motion No. 20226 on June 28, 2018, and Board of Supervisors Ordinance No. 274-18 on November 13, 2018, https://generalplan.sfplanning.org/I5_Urban_Design.htm, accessed March 18, 2021.

and Park Department's (project sponsor or RPD) standard construction measure 4, which requires that the project site be maintained in a clean and orderly state and that construction staging areas be sited away from public view and on currently paved or previously disturbed areas, where possible.¹⁰

The only permanent visual change on the project site with the potential to affect scenic vistas would be the increase in the height of the clubhouse from a one- to two-story building. The new clubhouse would not obstruct views of the bay available in the vicinity of the project site. The only scenic views—those from Washington Street and Walter U. Lum Place and Clay Street and Walter U. Lum Place looking east toward the bay, would not be obstructed by the new 29-foot-tall clubhouse.

For this reason, the proposed project would not degrade scenic views of the San Francisco Bay or the waterfront, this impact would be *less than significant*, and no mitigation measures are necessary.

Impact AE-2: The proposed project would not damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. (No Impact)

There are no state-designated scenic highways in San Francisco.¹¹ The closest officially designated state scenic highways are Interstate 580, approximately 8 miles east, and a segment of State Route 280 located approximately 11 miles southwest of the project site. Because there are no official scenic highways in the vicinity of the project site, there would be *no impact* related to scenic resources within a state scenic highway corridor.

Impact AE-3: The proposed project would be in an urbanized area and would not conflict with applicable zoning or other regulations governing scenic quality. (Less than Significant)

The project site is located on a parcel that is currently zoned for Public use and in an Open Space height and bulk district.¹² The Public zoning district applies to land that is owned by a governmental agency and has some form of public use, including open space. The Open Space height and bulk district is intended for principal or exclusive purpose as open space, with future development limited. This height and bulk district does not have height limits, and because the principle use of the park would remain open space after implementation of the proposed project, the proposed project would not conflict with the zoning designation of the project site.

Therefore, the proposed project would not conflict with applicable zoning or general plan regulations governing scenic quality. This impact would be *less than significant*, and no mitigation measures are necessary.

¹⁰ The full text of the standard construction measures can be found in the proposed project's Environmental Mitigation Monitoring and Reporting Program (MMRP), which has been prepared pursuant to CEQA guidelines section 21081.6. This document is available for review on the following website: <https://sfplanning.org/resource/permits-my-neighborhood>. The file can be accessed by entering the project address (733 Kearny Street) into the search box, clicking on the blue dot on the project site, and then clicking on the "Documents" button under the ENV application number on the right side of the screen.

¹¹ California Department of Transportation, *List of Officially Designated County Scenic Highways*, 2015, <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf>, accessed March 18, 2021.

¹² City and County of San Francisco, *San Francisco Planning Code*, Section 211, P (Public) Districts, https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-19790#rid-0-0-0-50175, accessed March 18, 2021.



SOURCE: ESA, 2020

Portsmouth Square Improvement Project

FIGURE 1
VIEWPOINT LOCATION MAP



Existing Conditions



Proposed Conditions

SOURCE: San Francisco Recreation & Parks,
Portsmouth Square Improvement Project: Chinatown CDC Review –
Schematic Phase Presentation, September 25, 2020.

Portsmouth Square Improvement Project

FIGURE 2
RENDERING OF THE PROPOSED PROJECT FROM KEARNY STREET
AND WASHINGTON STREET LOOKING SOUTH



Existing Conditions



Proposed Conditions

SOURCE: San Francisco Recreation & Parks,
Portsmouth Square Improvement Project: Chinatown CDC Review –
Schematic Phase Presentation, September 25, 2020.

Portsmouth Square Improvement Project

FIGURE 3
RENDERING OF THE PROPOSED PROJECT FROM WASHINGTON STREET
AND WALTER U LUM PLACE LOOKING EAST



Existing Conditions



Proposed Conditions

SOURCE: San Francisco Recreation & Parks,
Portsmouth Square Improvement Project: Chinatown CDC Review –
Schematic Phase Presentation, September 25, 2020.

Portsmouth Square Improvement Project

FIGURE 4
RENDERING OF THE PROPOSED PROJECT FROM KEARNY STREET
AND CLAY STREET LOOKING NORTH

Impact AE-4: The proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area or substantially affect other people or properties. (*Less than Significant*)

The project site's existing light sources include historically themed acorn light fixtures to light pedestrian areas, city-standard street lights near intersections on Kearny Street, and a decorative Chinatown themed sidewalk lamppost on Washington Street near Kearny Street. Other sources of light and glare in the project area are interior and exterior lighting typical of buildings in an urban environment. Cars and trucks traveling to, from, and within the project area also represent a source of glare.

The proposed project may require full closure of Kearny Street for erection and removal of the temporary pedestrian bridge support structure. The San Francisco Municipal Transportation Authority (SFMTA) may require Kearny Street to be closed at night only, thus, the proposed project could involve nighttime construction with associated lighting at various times during the six-month bridge demolition period.

The project sponsor will implement RPD's standard construction measure 4, which requires that all nighttime lighting be directed away from residential areas and shielded to prevent light spillover effects, which would reduce the visibility of nighttime lighting.¹³ Construction-related nighttime lighting would be temporary and would be removed once construction is complete.

The proposed project would install new sources of lighting to enable evening use of the park and to improve safety. New lighting sources would include a catenary system above the upper level plaza and underneath the shade structure on the upper level, and pole lights near the entrance areas to the park and on the lower level. Recessed or play facility LED lighting would be in the playground and fitness area on the lower level, and all staircases on the project site would have recessed LED lighting. Existing street lights would be maintained or replaced during construction. All new lighting sources would be LED fixtures, and would be designed to prevent light spill from the project site. The majority of the new lighting sources would be turned off after the park is closed (10 p.m.); however, new lighting near the northwest entrance to the park in the vicinity of the elevators would remain on overnight. In compliance with planning code section 139, the proposed project would be required to use non-reflective glass and downward-directed and shielded outdoor lighting, and controlled illumination of outdoor signage.¹⁴

With regard to daytime glare, the new clubhouse would have larger windows, which would represent a minor increase in the amount of reflective surfaces. However, the proposed project would comply with San Francisco Planning Commission Resolution 9212, which generally prohibits the use of mirrored or reflective glass in new buildings.

Overall, the proposed project would result in new sources of light that would increase nighttime lighting levels throughout the project site and a minor amount of new daytime glare due to the development of the clubhouse. However, compliance with standard construction measures and City regulations to shield and control lighting would reduce light or glare that could adversely affect daytime or nighttime views in the area. This impact would be *less than significant*, and no mitigation measures are necessary.

¹³ Refer to Chapter 3, Environmental Setting, Impacts, and Mitigation Measures, pp. 3-4 to 3-5 of the EIR, for an explanation of RPD's standard construction measures.

¹⁴ City and County of San Francisco, *San Francisco Planning Code*, section 139.
https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-17747, accessed April 27, 2021.

Impact C-AE-1: The proposed project, in combination with cumulative projects, would not result in cumulatively significant impacts related to aesthetics. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identify cumulative projects located within a 0.25-mile radius of the project site. Only one cumulative project, 749-757 Grant Avenue, could combine with the aesthetic effects from the proposed project. The cumulative project would add two stories and two dwelling units to an existing building, which would result in a four-story building, which is the same height as or shorter than adjacent buildings. This cumulative project may be visible from the project site; however, this project, in combination with the proposed project, would not obstruct scenic vistas or conflict with regulations governing scenic quality. Therefore, the proposed project would not combine with cumulative projects to result in a significant cumulative impact related to aesthetics. This impact would be *less than significant*, and no mitigation measures are necessary.

3. Population and Housing

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
3. POPULATION AND HOUSING. Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact PH-1: The proposed project would not induce substantial unplanned population growth, either directly or indirectly. (*No Impact*)

In general, a project would be considered growth-inducing if its implementation would result in substantial population increases, either through the development of new homes and businesses or through the construction of infrastructure, such as the extension of roads, that could lead to substantial new development.

The proposed project does not include construction of new homes or businesses, nor would it extend roads or infrastructure. The new clubhouse would be approximately 6,700 square feet larger than the existing clubhouse. The proposed project would result in a net increase of 7 new employees.¹⁵ This increase would not be substantial nor would it represent unplanned growth given that, between 2020 and 2040, the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) projects

¹⁵ The employment projections are based on employee density factor for cultural, institutional, and entertainment uses of one employee per 1,000 square feet. Keyser Marston Associates, Inc., *Jobs Housing Nexus Analysis, San Francisco, California*, May 2019.

that the number of health, educational, and recreational jobs will increase by 21,570.¹⁶ In addition, there would be no change in the number of RPD maintenance employees assigned to Portsmouth Square. Therefore, operation of the proposed project would not generate demand for new housing or result in direct or indirect substantial unplanned population growth.

Project construction would result in an increase in temporary construction employment by approximately 45 employees per day. It is anticipated that construction employees who do not already live in San Francisco would commute from their residences elsewhere in the Bay Area rather than permanently relocating to the city from more distant locations. Because this type of construction work is temporary, filling these jobs with existing Bay Area residents is typical for employers in various construction trades. Once construction is complete, construction workers typically seek employment at other job sites in the region that require their particular skills. Thus, construction of the proposed project would not generate substantial unplanned population growth in the city or region.

The proposed project would renovate an existing public park, expand the square footage of park clubhouse, and demolish and remove an existing pedestrian bridge that connects the park to the hotel building and Chinese Culture Center across Kearny Street. Existing daily park users are anticipated to be from the existing neighborhood and nearby neighborhoods. Tourists to San Francisco may also visit the park. The proposed project is not anticipated to increase long-term residents in the neighborhood.

As such the proposed project would not induce substantial unplanned population growth either directly or indirectly; therefore, the proposed project would have *no impact* with respect to growth inducement, and no mitigation measures are required.

Impact PH-2: The proposed project would not displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing. (No Impact)

The proposed project would not displace any residents or housing units, since no housing units currently exist on the project site. Therefore, the proposed project would have *no impact* related to the displacement of housing units or people and would not necessitate the construction of replacement housing, and no mitigation measures are required.

Impact C-PH-1: The proposed project, in combination with cumulative projects, would not result in a cumulative impact on population and housing. (No Impact)

The proposed project would have *no impact* with respect to population and housing. Therefore, the proposed project would not combine with the effects of other projects to create a significant cumulative impact.

¹⁶ Association of Bay Area Governments and Metropolitan Transportation Commission, *Projections 2040: Forecasts for Population, Household, and Employment for the Nine County San Francisco Bay Area Region*, https://mtc.data.socrata.com/api/views/grqz-amra/files/bf2d7a33-b68e-473d-800f-956d08207b77?download=true&filename=formatated_tables_juris.xlsx, accessed May 5, 2021.

4. Cultural Resources

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
4. CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact CR-1: The proposed project could cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines section 15064.5. (Potentially Significant)

The proposed project would demolish and remove the pedestrian bridge on the project site, which is a historical resource, and therefore has the potential to result in a significant impact related to historical resources. As such, this topic is addressed in Section 3.A, Historic Architectural Resources, of the EIR.

Impact CR-2: The proposed project could cause a substantial adverse change in the significance of an archeological resource pursuant to CEQA Guidelines section 15064.5. (Less than Significant with Mitigation)

This section discusses archeological resources, both as potential historical resources according to CEQA Guidelines section 15064.5 and as unique archeological resources as defined in CEQA section 21083.2(g). The potential for encountering archeological resources is based on a number of factors: archeological sensitivity criteria and models, local geology, site history, and the extent of potential soils disturbance or modification, as well as any documented information on known archeological resources in the vicinity.

A preliminary archeological review was completed by the planning department for the proposed project.¹⁷ According to the preliminary archeological review there are no known prehistoric archeological resources on the project site or within 0.25-mile of the project site. The Citywide Prehistoric Resources Sensitivity Model identifies the project site as having high sensitivity for near surface prehistoric resources and little to no sensitivity for deeply buried prehistoric resources.¹⁸ The nearest historical water source was a creek 300 feet to the south of the project site that drained into Yerba Buena Cove, which was 500 feet east of the project site.

¹⁷ San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review: 733 Kearny Street (Portsmouth Square Improvement Project)*, March 25, 2021, updated May 25, 2021.

¹⁸ Jack Meyer and Paul Brandy, *Geoarcheological Assessment and Site Sensitivity Model for the City and County of San Francisco, California*. Report prepared by Far Western for the Environmental Planning Division of the San Francisco Planning Department. 2019.

During the 1840s, three structures were located on the western edge of the project site, including the Mexican-era customs house and an American-period school and jail. The adobe customs house was erected in 1844 and John B. Montgomery first raised the American flag at the custom house on July 9, 1846. Although the custom duties were moved to another building by 1850, the adobe served as the alcalde headquarters and later as offices for lawyers and bankers. The Vigilance Committee hung John Jenkins at the adobe on June 9, 1851 and the building was destroyed by fire later in 1851.¹⁹ A San Francisco Chronicle newspaper article published on January 29, 1910, reported that workmen discovered Mexican-era and US Army materials as well as the foundations of the customs house during sewer work near Walter U. Lum Place and Washington Street (NWIC P-38-004401). The first public school in California was erected in 1847 on the west side of Portsmouth Square south of the customs house in the location of present-day Walter U. Lum Place. This building, known as the Public Institute, also served as a town hall, courthouse, Sunday school, church, and place of entertainment.²⁰

A review of historical maps indicates that Portsmouth Square functioned as an open public plaza during the 19th century bounded by Brenham Place (now Walter U. Lum Place), Washington Street, Clay Street, and Kearny Street. Historical photos (CHS FN-34965) indicate that the park was used as a temporary camp, as well as a cemetery for the dead, after the 1906 fires and earthquake and fires. The burials were likely removed from the park shortly after the disaster, as indicated by a photo of bodies being removed (SFPL AAC-3917). The existing subterranean parking garage was constructed in 1961. During construction of the parking garage, the project site was extensively excavated to approximately 26 feet below Kearny Street and 49 feet below Walter U. Lum Place. A 1961 plan (RP-107-61-1-A-11) indicates that the shoring for the garage extended at least 30 inches west of the garage edge into Walter U Lum Place.

The proposed project would require excavation of approximately 43 cubic yards of soil to a depth of 4 feet for demolition and removal of the pedestrian bridge support structures on the Kearny Street sidewalk, 2 feet within the park, 2 feet outside the edges of the garage footprint for waterproofing, and less than a foot for demolition and reconstruction of portions of the adjacent sidewalks, curb ramps, and gutters. Curb ramps on the opposite side of the street that connect to curb ramps adjacent to the project site also would be replaced. These would occur at the following intersections: Kearny and Washington streets, Washington Street and Walter U. Lum Place, Walter U. Lum Place and Clay Street, and Clay and Kearny streets.

The potential for archeological resources is low within the footprint of the existing garage based on the extensive ground disturbance from the construction of the underground parking garage. There is, however, potential for prehistoric and historical archeological resources in previously undisturbed locations along Walter U. Lum Place.²¹ Although existing documentation indicates that the 2 feet west of the western boundary of the garage was likely disturbed during construction of the garage in the 1960s, the project site outside the footprint of the garage retains sensitivity for redeposited prehistoric and historical resources. Redeposited prehistoric and Mexican and early American Period resources could be significant archaeological resources.

A potential impact on an archeological resource that is found to qualify as an historical resource under CEQA Guidelines section 15064.5, or on a unique archeological resource as defined in CEQA section 21083.2(g),

¹⁹ Purdy, Helen Throop. "Portsmouth Square (A Paper Read before the California Historical Society March 25, 1924)." California Historical Society Quarterly, vol. 3, no. 1, 1924, pp. 30–44. JSTOR, www.jstor.org/stable/25613601.

²⁰ Ibid.

²¹ San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review of 733 Kearny Street (Portsmouth Square Improvement Project)*, March 25, 2021.

should any such resource be present, would be potentially significant. To reduce impacts on archeological resources, the project sponsor would be required to implement **Mitigation Measure M-CR-2, Archeological and Native American Monitoring**, which would include development of an archeological monitoring program for areas outside of the footprint of the parking garage on Walter U. Lum Place and Washington Street and layout procedures in the event of a discovery of significant cultural resources. Actions described under this mitigation measure would ensure that any prehistoric or historical archeological resources encountered by excavations at the project site would be appropriately identified, documented, and treated. Mitigation Measure M-CR-2 includes recommendations identified through tribal cultural resource consultation discussed in the Tribal Cultural Resources section below and therefore supersedes RPD's standard construction measures.

Mitigation Measure M-CR-2: Archeological and Native American Monitoring. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the environmental review officer (ERO) for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction, where appropriate, of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of *construction* can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5(a)(c).

A local Native American representative shall be present throughout the archeological investigation program undertaken pursuant to this measure. The local Native American representative at their discretion shall provide a Native American cultural sensitivity training to all project contractors.

Archeological Monitoring Program. The archeological monitoring program shall minimally include the following provisions:

- Prior to issuance of any demolition or building permit, the project sponsor shall submit the project-specific construction contract document/specifications and a proposed schedule for compliance to the ERO or the ERO's designee for approval. The contract document/specifications shall require the contractor to hire an archeological consultant selected from a planning department-provided list of three to develop a scope of the Archeological Monitoring Plan (AMP) in consultation with the project sponsor, local Native American representative, and ERO. The project sponsor shall ensure the contractor submit the scope to the ERO for review and approval within 30 days of receiving a Notice to Proceed from the project sponsor and prior to commencement of demolition.
- While developing the scope of the AMP, the ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to Archeological resources and to their depositional context;

- Prior to ground disturbance the archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- Prior to ground disturbance the local Native American monitor shall advise all project contractors on appropriate protocol and cultural sensitivity upon the discovery of a Native American cultural resource;
- The archeological and Native American monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant, Native American monitor, and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. Ecofacts are biological or geological objects or deposits related to human activity, but not manufactured by humans. Examples of ecofactual materials include animal bones, charcoal, plants, and pollen that can tell us about past diet or environments.

Discovery Treatment Determination. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archeological consultant and Native American monitor determines that a significant archeological resource or tribal cultural resource is present and that the resource could be adversely affected by the proposed project, the ERO shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource. The archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction. If a tribal cultural resources preservation plan is required under Mitigation Measure M-TCR-1, the archeological resources preservation plan may be prepared as a component of that plan if the tribal cultural resource is also a Native American archeological resource. The consultant shall submit a draft preservation plan to the planning department for review and approval. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive or cultural significance than research significance and that interpretive use of the resource is feasible.

Consultation with Descendant Communities. As outlined above, a local Native American representative will be present on site during the archeological program. On discovery of an

archeological site associated with a potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Archeological Resources Report (ARR) shall be provided to the representative of the descendant group.

Archeological Data Recovery Plan. An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: (1) a resource has potential to be significant, (2) preservation in place is not feasible, and (3) the ERO determines that an archeological data recovery program is warranted. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Funerary Objects. The treatment of human remains and of funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being

granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains.

The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement (Agreement) with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.

Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor and MLD are unable to reach an Agreement on the treatment of the remains and/or associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains and/or associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project Archeological treatment document, and other relevant agreement established between the project sponsor, Medical Examiner and the ERO.

Archeological Public Interpretation Plan. The project archeological consultant shall submit an Archeological Public Interpretation Plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of local Native American representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to occupancy of the project. The APIP can be coordinated with the Public Interpretation Land Acknowledgment outlined below at the discretion of the local Native American representatives, ERO, and project sponsor.

Archeological Resources Report. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. The archeological consultant shall submit a draft Archeological Resources Report (ARR) to the ERO that evaluates the historical value of any discovered archeological resource, describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements.

Once approved by the ERO copies of the final ARR shall be distributed as follows: California Historical Resources Information System, Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the approved ARR to the NWIC. The environmental planning division of the planning department shall receive one bound hardcopy of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The digital ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.

Curation. Significant archeological collections shall be permanently curated at an established curatorial facility selected in consultation with the ERO and the local Native American representative or other affiliated descendent community representative.

With implementation of Mitigation Measure M-CR-2, the impact on archeological resources would be *less than significant with mitigation*.

Impact CR-3: The proposed project could disturb human remains, including those interred outside of formal cemeteries. (*Less than Significant with Mitigation*)

There are no known or suspected human remains, including those interred outside of formal cemeteries, located in the immediate vicinity of the project site. It is unlikely, but possible, that human remains could be encountered during construction, as this area was documented as a temporary cemetery. In the unlikely event that human remains are encountered during construction, any inadvertent damage to human remains would be considered a significant impact. **Mitigation Measure M-CR-2, Archeological and Native American Monitoring**, includes required procedures to address, protect, and treat human remains should any be discovered during construction. With implementation of Mitigation Measure M-CR-2, the proposed project's impacts on human remains would be *less than significant with mitigation*.

Impact C-CR-1: The proposed project, in combination with cumulative projects, could result in demolition and/or alteration of historical resources, as defined in CEQA Guidelines section 15064.5. (*Potentially Significant*)

This topic is analyzed in Section 3.A, Historic Architectural Resources, of the EIR.

Impact C-CR-2: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts to cultural resources. (*Less than Significant with Mitigation*)

Project-related impacts on archeological resources and human remains are generally site-specific and limited to a project's construction area. As shown in the Table 3-1 on page 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3, the closest cumulative projects are two public projects immediately adjacent to the park, which include a public works repaving project of the full width of Walter U. Lum Place roadway from Washington to Clay streets and a San Francisco Public Utilities Commission (SFPUC) project to partially replace the sewer line on Walter U. Lum Place. The repaving project does not propose subgrade soil disturbance. The sewer replacement project proposes to replace 30 to 40 feet of the existing 18-inch sewer between 50 and 90 feet north of the corner of Clay Street and Walter U. Lum Place. The sewer is 9 feet below the street level and

would be replaced in kind and would likely have at least 10 feet of soil disturbance from open cut trenching. Cumulative archeological and human remain impacts are possible based on the close proximity of the adjacent projects. The proposed project in combination with the cumulative projects could result in a significant cumulative impact on archeological resources associated with Native Americans and with 1840 to 1850s development on the west side of Portsmouth Square. As such, the potential disturbance of archeological resources within the project site could make a cumulatively considerable contribution to a cumulative loss of significant archeological information which would contribute to the development of California, Bay Area, and San Francisco history.

As discussed above, implementation of the approved plans for monitoring would preserve and realize the information potential of archeological resources. The recovery, documentation, and interpretation of information about archeological resources that may be encountered within the project site would enhance knowledge of prehistory and history. This information would be available to future archeological studies, contributing to the collective body of scientific and historic knowledge. With implementation of **Mitigation Measure M-CR-2, Archeological and Native American Monitoring**, proposed project's contribution to any significant cumulative impacts would not be cumulatively considerable and the impact would be *less than significant with mitigation*.

5. Tribal Cultural Resources

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
5. TRIBAL CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact TCR-1: The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074. (*Less than Significant with Mitigation*)

CEQA section 21074.2 requires the lead agency to consider the effects of a project on tribal cultural resources. As defined in section 21074, *tribal cultural resources* are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are listed, or determined to be eligible for listing, on the national, state, or local register of historical resources.

Pursuant to CEQA section 21080.3.1(d), on April 9, 2021, the planning department contacted Native American individuals and organizations for the San Francisco area, providing a description of the project and requesting comments on the identification, presence, and significance of tribal cultural resources in the project vicinity. During the 30-day comment period, one Native American tribal representative contacted the planning department to request consultation. The planning department consulted with Kanyon Sayers-Roods of the Indian Canyon Ohlone on May 6, 2021. Ms. Sayer-Roods identified Portsmouth Square as a public plaza in San Francisco with cultural significance to the Ohlone community. Ms. Sayer-Roods recommended Native American Sensitivity Training for the construction crew that would be conducted by local native persons prior to the start of construction, monitoring of soils disturbance outside the footprint of

the garage by archeological monitors and local tribal representatives, public interpretation land acknowledgement installed on site and developed in consultation with local tribal representatives, planting California native plants in proposed landscaping, and that the proposed clubhouse, plaza space, and/or stage to be available for monthly events organized by the local Native American community. As relevant, these recommendations are incorporated in to M-CR-2 discussed above and M-TCR-1 identified below.

Based on prior Native American consultation, prehistoric archeological resources are considered to be potential tribal cultural resources. A tribal cultural resource is adversely affected when a project impacts its significance, which would occur if such a resource were disturbed or destroyed. If a prehistoric archeological resource were found to be present within the project site, the resource would be considered a potential tribal cultural resource, and construction damage to the resource would be a significant impact.

Mitigation Measure M-CR-2 requires monitoring during construction in undisturbed areas outside of the footprint of the parking garage on Walter U. Lum Place and Washington Street. The disturbance of previously unidentified Native American archeological resources, which is presumed to be a tribal cultural resource, would be considered a significant impact. If a potential tribal cultural resource is discovered during construction, the project sponsor would be required to implement **Mitigation Measure M-TCR-1, Tribal Cultural Resources Preservation Plan and Interpretive Program**. Additionally, as Portsmouth Square was identified as a tribal cultural resource, the Public Land Acknowledgement Interpretative Program and Native American Events on Project Site components of M-TCR-1 identified during local Native American consultation shall be implemented by the project sponsor.

Mitigation Measure M-TCR-1: Tribal Cultural Resources Preservation Plan and Interpretive Program. *Public Interpretation Land Acknowledgement.* In consultation with the local Native American representatives, the project sponsor shall design and install public interpretation at the project site acknowledging that this project is built on traditional Ohlone land. The interpretive program developed in coordination with local Native American artists and/or representatives, may include a combination of artistic interpretative educational panels or other informational displays, a plaque, native planting (such as sages, sagebrush, dogbane, sedges [basketry], elderberry, or soap root), or other interpretative elements. The project sponsor shall prepare an interpretation plan in consultation with affiliated local Native American representatives and the ERO to guide the interpretive and acknowledgment program. The plan shall identify, as appropriate, proposed locations for the interpretation as outlined above, the proposed content and materials of the interpretation, the producers or artists of the displays or installation, and a long-term maintenance program. If Native American cultural resources are found during project construction, interpretation of these resources may be included in the interpretative program in consultation with the local Native American representatives and the ERO. This interpretation program can be completed in coordination with the interpretation required under Mitigation Measure M-CR-2.

Native American Events on Project Site. The Project Sponsor shall provide permitting opportunities for events throughout the remodeled Portsmouth Square to the local Native American community through its publicly available website, RPD's presence in the permit center, and through RPD's permitting contact phone number.

Preservation in place. In the event of the discovery of an archeological resource of Native American origin, the environmental review officer (ERO), the project sponsor, and the local tribal representative, shall be consulted to determine whether preservation in place would be feasible and

effective. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the archeological consultant in consultation with a local tribal representative shall prepare a tribal cultural resources preservation plan (TCRPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft TCRPP to the ERO for review and approval. If preservation in place is not feasible, the local tribal representative, archeological consultant, and ERO shall consultant on appropriate treatment as outlined in Mitigation Measure M-CR-2, which requires a public interpretation program to be prepared in consultation with local Native American representatives.

Implementation of Mitigation Measure M-TCR-1 would require consultation with affiliated Native American tribal representatives on the treatment of tribal cultural resources discovered during construction and ensure that any such resource would be preserved and/or that the associated cultural legacy would be presented and interpreted to the public. The measure requires public interpretation of the layers of history present at the site and an acknowledgement of the indigenous inhabitants of the land. In addition, the measure acknowledges that Portsmouth Square would be available for public events and gatherings organized by the local Native American community. These steps would ensure that the project would not cause a substantial adverse change in the significance of tribal cultural resources and that the proposed project's impact would be *less than significant with mitigation*.

Impact C-TCR-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts to tribal cultural resources. (*Less than Significant with Mitigation*)

Project-related impacts on tribal cultural resources are generally site-specific and limited to a project's construction area and adjacent areas that may overlie the same resource. As shown in Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3, the closest cumulative projects are two public projects immediately adjacent to the Portsmouth Square project, which include a Department of Public Works repaving project of the full width of Walter U. Lum Place roadway from Washington to Clay streets and a SFPUC project to partially replace the sewer line on Walter U. Lum Place. The repaving project does not propose subgrade soil disturbance. The sewer project would require open cut trenching. Cumulative tribal cultural resource impacts are possible based on the close proximity of the adjacent projects. The proposed project in combination with the cumulative projects could result in a significant cumulative impact on prehistoric archeological resources, which are considered tribal cultural resources. As such, the potential impact to tribal cultural resource within the project site could make a cumulatively considerable contribution to a cumulative loss of significant tribal cultural resources.

If tribal cultural resources are discovered during project work, M-TCR-1 would preserve tribal cultural resources in place or if preservation in place is not feasible, then an interpretive program would be required that would acknowledge and enhance the public knowledge of local Ohlone cultural legacy in association with affiliated Native American tribal representatives. With implementation of **Mitigation Measure M-TCR-1, Tribal Cultural Resources Preservation Plan and Interpretive Program** the proposed project's contribution to any significant cumulative impacts would not be cumulatively considerable and the impact would be *less than significant with mitigation*.

6. Transportation and Circulation

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
6. TRANSPORTATION AND CIRCULATION. Would the project:					
a) Involve construction that would require a substantially extended duration or intensive activity, the effects of which would create potentially hazardous conditions for people walking, bicycling, or driving, or public transit operations; or interfere with emergency access or accessibility for people walking or bicycling; or substantially delay public transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Interfere with accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially delay public transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Cause substantial additional vehicle miles travelled or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in a loading deficit, the secondary effects of which would create potentially hazardous conditions for people walking, bicycling, or driving; or substantially delay public transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Result in a substantial vehicular parking deficit, the secondary effects of which would create potentially hazardous conditions for people walking, bicycling, or driving; or interfere with accessibility for people walking or bicycling or inadequate access for emergency vehicles; or substantially delay public transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A transportation study determination request was submitted to the planning department.²² Because the proposed project would not substantially increase the number of p.m. peak vehicle trips and no transit stops are located adjacent to the project site, the planning department determined that a transportation study is not required. Therefore, the following analysis of the proposed project's potential impacts on transportation

²² San Francisco Planning Department, *Transportation Study Determination Request: 733 Kearny Street – Portsmouth Square Improvement Project*, December 9, 2019.

and circulation conditions is qualitative and based on the *Portsmouth Square Existing Conditions Report*, which was prepared in December 2014 to support the conceptual design development of the proposed project.²³

Impact TR-1: Construction of the proposed project would not require a substantially extended duration or an intense activity that would create potentially hazardous conditions for people walking, bicycling, or driving, or for public transit operations; would not interfere with emergency access or accessibility for people walking or bicycling; and would not substantially delay public transit. (*Less than Significant*)

Construction of the proposed project is anticipated to occur over a period of approximately 24 months, beginning in winter 2022-2023. Construction would begin with staging and mobilization; then demolition and removal of the pedestrian bridge, recreational features, and landscaping; then construction of infrastructure, recreational features, the new clubhouse, and structural upgrades and re-waterproofing the parking garage; and then equipment from the site would be removed. The proposed project would require the removal of approximately 5,615 cubic yards of soil and debris from the project site, and approximately 500 cubic yards of soil to be imported to the site. According to the City's Construction Analysis Screening Criteria Checklist,²⁴ the proposed project would meet the project site context criterion because it would result in less than 20,000 cubic yards of material moved from the site. In addition, the proposed project would meet the construction duration and magnitude screening criterion because it would be constructed in less than 30 months. Because the proposed project meets these screening criteria, a detailed construction analysis is not required.

The San Francisco Regulations for Working in San Francisco Streets (the Blue Book)^{25,26} contain regulations that are prepared and regularly updated by the SFMTA under the authority derived from the San Francisco Transportation Code. The Blue Book serves as a guide for all City agencies (public works, SFMTA, public utilities commission, the port, etc.), utility crews, private contractors, and others who work in San Francisco's public rights-of-way. It establishes rules and guidance so that work can be done safely and with the least possible interference with people walking, bicycling, taking transit, or driving and/or transit operations. It also contains relevant general information, contact information, and procedures related to working in the public right-of-way when it is controlled by agencies other than SFMTA.

Prior to construction of the proposed project, the project sponsor and/or construction contractor(s) would be required to meet with public works and SFMTA staff to develop and review construction plans in preparation for obtaining relevant construction permits. This may include reviewing truck routing plans for the disposal of excavated materials, material delivery and storage, as well as staging for construction vehicles. If SFMTA determines that a construction project impacts transit routing or alters the flow of vehicle, bicycle, or pedestrian traffic, a logistic plan would be required so that SFMTA permit staff can confirm what permits from SFMTA or public works are required for the project.

²³ San Francisco Planning Department and San Francisco Recreation & Park Department, *Portsmouth Square Existing Conditions Report*, December 2014. https://sfplanning.org/sites/default/files/documents/citywide/portsmouth-square/Portsmouth_Square_Final_Report_lores.pdf, accessed April 4, 2021.

²⁴ San Francisco Planning Department, *Transportation Impact Analysis Guidelines*, Appendix N Construction, October 2019, <https://citypln-m-extn1.sfgov.org/SharedLinks.aspx?accesskey=d69b4f751e1470911f7b9c07acf81f415c89d1e79d5ab61faf0b9d993d524e36&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>, accessed May 11, 2021.

²⁵ San Francisco Municipal Transportation Agency, *Regulations for Working in San Francisco Streets*, 8th Edition, January 2012, https://www.sfmta.com/sites/default/files/reports-and-documents/2020/06/blue_book_8th_edition_6-23-20.pdf, accessed February 2021.

²⁶ The authority for the Blue Book comes from the *San Francisco Transportation Code*, https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_transportation/0-0-0-2, accessed February 2021.

Should the proposed project's construction activities not comply with regulations in the Blue Book or the traffic routing specifications in the City contract or when two or more contractors work at a time on any one block,²⁷ the contractor would be required to apply for a special traffic permit from SFMTA prior to the commencement of on-site work. Some examples of circumstances when special traffic permits are required include, but are not limited to, closing a street or an alley, closing a sidewalk, closing or detouring a bicycle route, moving a bus zone outside the limits of the project, inability to provide the required number of lanes, and/or construction work occurring within one block of an existing construction site.

As part of its review for special traffic permits, SFMTA, in coordination with public works, may include necessary measures in the special traffic permit to ensure the safety and accessibility of people walking, bicycling, driving, and public transit operations at or near the project site.

If a special traffic permit is required, the project contractor may not commence construction activities until the permit is issued. A special traffic permit is issued for no more than 30 calendar days, after which the contractor is required to renew to perform further construction activities.²⁸ SFMTA may refuse to issue, extend, or revoke a special traffic permit depending on transportation network conditions at or near the project site. Penalties may be assessed for violating the terms of a special traffic permit and/or the regulations described in the Blue Book or failing to obtain a special traffic permit when one is required. Additional penalty or six months in jail or both may be applied for the fourth and subsequent violations in a 12-month period.²⁹

In addition to the regulations presented in the manual, all traffic control, warning and guidance devices must conform to the California Manual on Uniform Traffic Control Devices.³⁰

The construction contractor would also be required to adhere to the public works code³¹ and obtain all necessary permits for construction in the public-right-of-way. Specifically, the public works code section 724 requires that a property owner obtain a street space occupancy permit from public works for occupying any part of the fronting street or sidewalk for any purpose, including building construction operations. Section 724 also establishes requirements for the temporary occupation of the public right-of-way including, but not limited to, clearances for traffic-signal equipment, notice to all impacted fronting property owners, pedestrian clearances, construction worker parking plans in certain use districts, debris management, and clearances for San Francisco Fire Department equipment. Further, section 724 also requires that lights, barriers, barricades, signs, cones, and other devices be provided to ensure pedestrian and traffic safety.

The public works code section 2.4.20 addresses permits to excavate. For a permit for major work³² or excavation that will affect the public right-of-way that is 30 consecutive calendar days or longer contractors

²⁷ San Francisco Municipal Transportation Agency, *Regulations for Working in San Francisco Streets, 8th Edition*, January 2012, https://www.sfmta.com/sites/default/files/reports-and-documents/2020/06/blue_book_8th_edition_6-23-20.pdf, accessed February 2021.

²⁸ Ibid.

²⁹ Ibid.

³⁰ California Manual on Uniform Traffic Control Devices (MUTCD) Rev 5, 2014, <https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/ca-mutcd/rev-5/camutcd2014-rev5-a11y.pdf>, assessed February 2021.

³¹ City and County of San Francisco, *San Francisco Public Works Code*, https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_publicworks/0-0-0-2, accessed February 2021.

³² The public works code section 2.4.4 defines "major work" as any reasonably foreseeable excavation that will affect the public right-of-way for more than 15 consecutive calendar days.

are required to submit for public works review a contractor parking plan, including a proposal to reduce parking demand in the project site vicinity.

Public Works Order No. 167,840,³³ identifies requirements related to the placement of various types of barricades at construction sites, such as A-frames, barrier caution tapes, fencing, and barricades around crosswalks. These requirements are intended to protect pedestrians near construction sites consistent with all local, state, and federal codes, including the Americans with Disabilities Act and California Building Code Title 24.

In addition to the regulations in the Blue Book and the public works code, the contractor would be responsible for complying with all City, state, and federal codes rules and regulations. These regulations include any requirements for work on public rights-of-way under the jurisdiction of the California Department of Transportation, the port, or the RPD.

Given the proposed project's context, construction duration, and magnitude, the proposed project would meet the department's screening criteria set forth in the *Transportation Impact Analysis Guidelines for Environmental Review*³⁴ for the types of construction activities that would typically not result in significant construction-related transportation effects.³⁵ Additionally, construction activities would comply with all applicable City codes and regulations. In view of the above, impacts related to hazardous conditions for people walking, bicycling, or driving, public transit operations, emergency access, accessibility for people walking or bicycling, or public transit delay would be *less than significant*.

Impact TR-2: The proposed project would not create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations. (*Less than Significant*)

Washington and Kearny streets adjacent to the project site are identified as part of the City's Vision Zero High Injury Network.³⁶ As one of the core principles of Vision Zero, the commitment to equity prioritizes actions that improve conditions for vulnerable populations, which includes older adults, youth, homeless or marginally housed residents, low-income people, people of color, non-English speaking people, immigrants and people with disabilities.³⁷ Many of the vulnerable populations identified above are park users or live, work, or shop in the area around the project site.³⁸

Construction of the proposed project would occur on the project site, with the exception of the demolition and removal of the pedestrian bridge, which would result in the demolition of two columns in the west sidewalk of Kearny Street (adjacent to the Portsmouth Square Garage exit), installing utility connections

³³ San Francisco Public Works, *Guidelines for the Placement of Barricades at Construction Sites (Order No.167,840)*, 2008.

http://sfpublicworks.org/sites/default/files/Guidelines_for_Placement_of_Barricades_0.pdf, accessed June 24, 2020.

³⁴ San Francisco Planning Department, *Transportation Impact Analysis Guidelines*, Appendix N Construction, October 2019, <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=d69b4f751e1470911f7b9c07acf81f415c89d1e79d5ab61faf0b9d993d524e36&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>, accessed May 11, 2021.

³⁵ San Francisco Planning Department, *Transportation Impact Analysis Guidelines Update: Summary of Changes Memorandum*, February 14, 2019, last updated in October 2019, <https://sfplanning.org/project/transportation-impact-analysis-guidelines-environmental-review-update>, accessed April 4, 2021.

³⁶ In 2014, the San Francisco Board of Supervisors adopted a resolution to implement an action plan that would reduce traffic fatalities to zero by 2024 through engineering, education, and enforcement (resolution 91-14). The numerous San Francisco agencies responsible for the action plan adopted similar resolutions. In 2017, the Board of Supervisors amended the Transportation and Urban Design elements of the San Francisco General Plan to implement Vision Zero (ordinance 175-17).

³⁷ Vision Zero SF, *Vision Zero Action Strategy – Eliminating Traffic Deaths in San Francisco*, February 28, 2019, https://www.visionzerosf.org/wp-content/uploads/2019/04/VZAS_040419_web.pdf, accessed on March 4, 2021.

³⁸ San Francisco Planning Department and San Francisco Recreation & Park Department, *Portsmouth Square Existing Conditions Report*, December 2014.

underneath the sidewalks adjacent to the project site, and curb ramp repair for curb ramps on the opposite side of the street at all four intersections surrounding the project site. Demolition of the two columns in the west sidewalk on Kearny Street and the curb ramp improvements would be the only permanent changes to the public right-of-way. The proposed project would not alter the existing street grid or reconfigure intersections or introduce any physical features in the public right-of-way that would increase hazards for people walking, bicycling, or driving, or public transit. Furthermore, as noted previously, the planning department determined that the proposed project would not substantially increase the number of p.m. peak vehicle trips and, therefore, traffic volumes on adjacent Vision Zero High Injury Network roadways (i.e., Washington and Kearny streets) would remain similar to existing conditions.

Demolition and removal of the pedestrian bridge across Kearny Street between Portsmouth Square and the hotel building would require pedestrians to cross Kearny Street at-grade at the signalized intersections at either Washington or Clay streets. Additionally, a gate on the western terminus of the bridge providing access to the pedestrian bridge is periodically closed and the bridge is not a consistent means of access to the hotel or Chinese Culture Center even during daylight hours. Furthermore, the existing at-grade crossings across Kearny Street at Washington and Clay streets are equipped with the following safety features for all crosswalk locations: pedestrian signal heads with bilingual (English and Chinese) signage, striped crosswalks, and Americans with Disabilities Act (ADA)-accessible ramps (to be repaired/reconstructed as part of the proposed project). As of 2016, the crossing at Kearny and Clay streets includes a pedestrian scramble; as of February 2020, right-turn lanes are restricted on red lights at the intersection of Kearny and Washington street; and the SFTMA implemented a pedestrian scramble at Kearny and Washington streets in spring 2020.³⁹ As discussed in EIR Chapter 2, Project Description, existing pedestrian usage of the bridge was observed to be relatively light compared to usage of Portsmouth Square. Therefore, pedestrians accustomed to using the pedestrian bridge across Kearny Street would utilize the at-grade signalized crosswalks at Washington and Clay streets where they could be safely accommodated.

Based on the discussion above, the proposed project would not exacerbate or create hazardous conditions for people walking, bicycling, or driving, or public transit operations; therefore, impacts would be *less than significant*, and no mitigation measures are necessary.

Impact TR-3: The proposed project would not interfere with accessibility for people walking or bicycling to and from the project site and adjoining areas, and would not result in inadequate emergency access. (*Less than Significant*)

Implementation of the proposed project would not alter the established street grid or roadway network, or permanently close any streets or sidewalks. Demolition of the two columns in the west sidewalk on Kearny Street would be the only permanent change to the public right-of-way. There are no bicycle facilities on the roadways adjacent to the project site, and the proposed project would not include any features that would interfere with bicyclists using the travel lanes. Sidewalks along all project site frontages would be rebuilt, including the replacement of the curb ramps adjacent to the project site as well as the curb ramps on the opposite sides of the streets that connect to the project site; demolition and removal of the pedestrian bridge support columns would increase the available sidewalk width on the project site's Kearny Street

³⁹ A pedestrian scramble, also known as an exclusive pedestrian phase, allows pedestrians to cross without conflicting vehicle turning movements. People crossing the street can do so in all directions, including diagonally. San Francisco County Transportation Authority and San Francisco Municipal Transportation Agency, *District 3 Pedestrian Safety Improvements*, May 28, 2020. https://www.sfcta.org/sites/default/files/2020-07/SFCTA_Board_District3PedestrianSafetyImprovementsEnclosure_2020-07-14.pdf, accessed April 4, 2021.

frontage. The proposed project would not involve activities that would interfere with access or circulation for people walking or bicycling.

Emergency access to the project site would remain the same with the proposed project as under existing conditions. Emergency vehicles would continue to access the project site from all street frontages. Similar to existing conditions, emergency vehicle access to the new clubhouse building would continue to be from either Kearny or Washington streets. The planning department determined that the proposed project would result in low p.m. peak volume of vehicle trips as compared to existing conditions,⁴⁰ and thus would not substantially impede emergency vehicle access or disrupt emergency vehicle response times. Therefore, the proposed project's impacts on emergency access would be *less than significant*, and no mitigation measures are necessary.

Impact TR-4: The proposed project would not substantially delay public transit. (*Less than Significant*)

The *Transportation Impact Analysis Guidelines for Environmental Review* set forth a screening criterion for projects that would typically not result in significant effects related to public transit delay. Although the proposed project's trip generation was not calculated, the planning department determined that the project would not substantially increase the number of p.m. peak vehicle trips.⁴¹ Based on this determination, the proposed project would generate fewer than 300 vehicle trips during the p.m. peak hour, which is the screening criterion for transit delay. The project meets the screening criterion; therefore, impacts on transit delay and operations would be *less than significant*. No mitigation measures are necessary.

Impact TR-5: The proposed project would not cause substantial additional vehicle miles traveled or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network. (*Less than Significant*)

The existing average daily VMT per capita for transportation analysis zone 793, in which the project site is located, is 2.8 for residential uses, 7.8 for office uses, and 8.2 for retail uses, which are all below the existing regional VMT per capita minus 15 percent. The project site is located in an area of San Francisco where the existing VMT is more than 15 percent below the regional VMT thresholds. The proposed project would renovate the park and construct a new, larger clubhouse and event space; however, such improvements are intended to improve the function of the park and are not expected to result in substantial increases in demand. As noted previously, the planning department determined that the proposed project would not substantially increase the number of p.m. peak vehicle trips, or exceed the VMT and vehicular parking map-based screening criteria.⁴² Therefore, the proposed project would not cause substantial additional VMT. Impacts related to VMT would be *less than significant*, and no mitigation measures are necessary.

⁴⁰ San Francisco Planning Department, *Transportation Study Determination Request: 733 Kearny Street – Portsmouth Square Improvement Project*, December 9, 2019.

⁴¹ Ibid.

⁴² Ibid.

Impact TR-6: The proposed project would not result in a loading deficit, the secondary effects of which would create potentially hazardous conditions for people walking, bicycling, or driving, and would not substantially delay public transit. (*Less than Significant*)

The curb space along the east side of Kearny Street across from the project site is marked as commercial loading, with parking restricted from 7 a.m. to 9 a.m. and from 3 p.m. to 7 p.m. On the south side of Clay Street across from the project site, there are five commercial loading zones with parking restricted from 7 a.m. to 9 a.m. The north side of Washington Street across from the project site has several commercial loading zones with restricted parking from 8 a.m. to 6 p.m.

The proposed project would not include any changes to the existing loading facilities, nor would it create any new loading facilities. The proposed project would redesign the park and construct a new, larger clubhouse and event space; however, such improvements are intended to improve the function of the park and are not expected to result in substantial increases in loading demand. Therefore, the proposed project would not result in a loading deficit, secondary effects of project loading activities would be *less than significant*, and no mitigation measures are necessary.

Impact TR-7: The proposed project would not result in a substantial vehicular parking deficit that would create potentially hazardous conditions for people walking, bicycling, or driving; would not interfere with accessibility for people walking or bicycling or result in inadequate access for emergency vehicles; and would not substantially delay public transit. (*Less than Significant*)

On-street parking surrounding the Portsmouth Square area is limited with a high turnover of the spaces.⁴³ On Clay Street between Walter U. Lum Place and Kearny Street, there are 12 metered spaces. On Washington Street, between Walter U. Lum Place and Kearny Street, there are 22 metered spaces. There is no street parking on either Kearny Street or Walter U. Lum Place. The Portsmouth Square Garage, underneath the project site, has 460 self-park spaces. Valet parking, which usually begins at noon when the parking garage is approaching its self-park capacity, increases the capacity of the parking garage to up to 590 parked vehicles. The parking garage typically experiences its peak season from mid-January to early March, which coincides with the Chinese New Year.

During construction, temporary vertical supports between the parking garage and the hotel building necessary for demolition and removal of the pedestrian bridge would require a beam at the parking garage's roof level, and supplemental steel columns at all levels below. This would result in the temporary loss of up to 16 parking spaces (four parking spaces per floor) during the approximately six-month bridge demolition and removal. Because the proposed project's temporary parking reduction (a loss of 16 parking spaces for six months) would occur during construction when the park would be closed to the public but the parking garage would remain operational, the temporary loss in parking would not result in a parking deficit that would create potentially hazardous conditions for people walking, bicycling, or driving; therefore, impacts would be *less than significant*.

Once in operation, the proposed project's renovated park would contain a new, larger clubhouse and event space and additional park features, such as a new children's playground and event stage; however, such improvements are intended to improve the function of the park and are not expected to result in substantial increases in parking demand. The proposed project would not make any permanent changes to the existing

⁴³ San Francisco Planning Department and San Francisco Recreation & Park Department, *San Francisco Chinatown Portsmouth Square and Vicinity Existing Conditions Report*, December 2014.

on- and off-street parking facilities described above, nor would it create any new parking facilities. The park already serves as a gathering place and host to many annual events. The renovation of the park would not create potentially hazardous conditions for people walking, bicycling, or driving; therefore, impacts would be *less than significant*, and no mitigation measures are necessary.

Impact C-TR-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts related to transportation and circulation. (*Less than Significant*)

The cumulative context for transportation and circulation effects is typically localized in the immediate vicinity of the project site or at the neighborhood level. The cumulative projects listed in Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site, including mixed-use projects, hotel projects, and two utility projects. The 749-757 Grant Avenue project and the two utility projects on Walter U. Lum Place (curb/ramp repairs at the Clay Street intersection, sewer line replacement/roadway repaving between Washington and Clay streets), would occur within one block of the project site. As discussed under Impact TR-1, a detailed construction analysis is not required for the proposed project because it meets the criteria set forth in the City's Construction Analysis Screening Criteria Checklist.

Given the uncertainty of the construction timing for the above cumulative projects, if construction periods do overlap for the proposed project and these cumulative projects, the proposed project would be required to obtain a special traffic permit from SFMTA prior to the commencement of any construction work and comply with all applicable requirements in the Blue Book and public works code. As conditions for the special traffic permit, the project sponsor would be required to work with various City departments to develop measures to minimize potential construction impacts related to construction vehicle routing, traffic control, transit vehicle operations, and accessibility and safety for people walking and biking adjacent to the construction area. Therefore, because construction activities associated with the proposed project and the cumulative projects would be temporary and limited in duration, and conducted in accordance with City requirements, the proposed project, in combination with cumulative projects, would result in less-than-significant cumulative construction-related transportation impacts.

The cumulative projects would result in an intensification of land uses in the project vicinity and could result in an increase in vehicle, bicycle, and pedestrian traffic. However, the proposed project would not create potentially hazardous conditions for people walking or bicycling to and from the project site and adjoining areas, nor would it substantially delay public transit or interfere with emergency access. Therefore, the proposed project, in combination with the cumulative projects, would have less-than-significant cumulative operational impacts on people walking and bicycling, public transit delay, and emergency access.

VMT, by its very nature, is largely a cumulative impact. It is likely that no single project by itself would be sufficient in size to prevent the region or state from meeting its VMT reduction goals. Instead, a project's individual VMT contributes to cumulative VMT impacts. The project-level thresholds for VMT and induced automobile travel are based on the levels at which new projects are not anticipated to conflict with state and regional long-term greenhouse gas (GHG) emission reduction targets and statewide VMT per capita reduction targets set in 2020. Because the proposed project would not exceed the project-level thresholds for VMT and induced automobile travel (Impact TR-5), the proposed project would not combine with cumulative projects to cause substantial additional VMT. Therefore, this impact is less than significant.

For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative impact related to transportation and circulation. This impact would be *less than significant*, and no mitigation measures are necessary.

7. Noise

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
7. NOISE. Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not located within an airport land use plan area, within 2 miles of a public airport, or within the vicinity of a private airstrip. Therefore, topic E.7(c) is not applicable to the proposed project.

NOISE

Noise is generally defined as unwanted sound that annoys or disturbs people and may cause an adverse psychological or physiological effect on human health. Some land uses are more tolerant of noise than others. For example, schools, hospitals, churches, hotels, and residences are considered more sensitive to noise intrusion than commercial or industrial activities.

Sound is characterized by various parameters that include the frequency, the speed of propagation, and the pressure level (amplitude). The sound pressure level is the most common descriptor used to characterize the loudness of an ambient sound level. The decibel (dB) scale, a logarithmic scale, is used to quantify sound intensity. Noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called *A-weighting*, written as “dBA” and referred to as A-weighted decibels. A-weighting has become the standard metric for environmental noise assessment.

VIBRATION

Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Several different methods are used to quantify vibration. *Peak particle velocity* is defined as the maximum instantaneous peak of the vibration signal. The peak particle velocity is most frequently used to describe the physical impacts of vibration on buildings. Typical groundborne vibration generated by human activities attenuates rapidly with distance from the source of the vibration. Sensitive receptors to vibration include people (especially residents, the elderly, and sick people), structures (especially older masonry structures), and vibration-sensitive equipment (medical equipment).⁴⁴

Impact NO-1: Construction of the proposed project would generate substantial temporary or periodic increases in ambient noise levels in the project vicinity. (*Less than Significant with Mitigation*)

The construction period for the proposed project would last approximately 24 months. Construction equipment and activities would generate noise that could be considered an annoyance by occupants of nearby properties. Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and affected sensitive receptor, and the presence (or absence) of barriers. Noise impacts would primarily occur during operation of heavy duty construction equipment that would be associated with demolition and removal of the existing structures and pedestrian bridge, excavation, and structural upgrades to the parking garage and existing infrastructure.

EXISTING NOISE LEVELS IN THE PROJECT VICINITY

Ambient noise levels in the project vicinity are typical of noise levels found in downtown San Francisco, which are dominated by vehicular traffic, including cars, trucks, Muni buses, and emergency vehicles. At the time of this analysis, statewide shelter-in-place mandates associated with the COVID-19 pandemic have substantially reduced existing noise levels, and noise monitoring would not be representative of conditions typically experienced in the Chinatown area. The roadside noise levels in the project area are 60–70+ dBA based on the San Francisco Department of Public Health (health department) citywide noise map, which are representative of more typical traffic levels in the project area.⁴⁵

EXISTING SENSITIVE RECEPTORS

Noise-sensitive receptors include residences, hotels, schools, senior care facilities, day care facilities, and hospitals. The nearest noise-sensitive receptors to the project site are second- and third-story residential units above ground-floor retail across Clay, Kearny, and Washington streets, approximately 50 feet to the south, east, and north, respectively. Across Walter U. Lum Place west of Portsmouth Square, residential uses are located on the second through fifth stories of one building. In addition, the hotel building is located across Kearny Street, approximately 180 feet east of Portsmouth Square, and approximately 50 feet east of the east terminus of the pedestrian bridge. There are no existing hospitals or skilled nursing facilities close to the project site.

⁴⁴ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf, accessed March, 22, 2021.

⁴⁵ San Francisco Planning Department, Map 1: Background Noise Levels – 2009, https://generalplan.sfplanning.org/images/16.environmental/ENV_Map1_Background_Noise%20Levels.pdf, accessed March 5, 2021.

NIGHTTIME CONSTRUCTION NOISE EVALUATION

To demolish and remove the pedestrian bridge, a temporary support structure would be placed in the middle of Kearny Street for approximately six months. The support structure may require temporary nighttime closure of Kearny Street for erection and removal of the temporary support structure. Erection of the structure could occur overnight for two to three weeks, and removal of the structure could occur at night for approximately one week. Equipment anticipated to be operating at night could include cranes, lifts, forklifts, welders, generators, jackhammers, and drills. Section 2908 of the San Francisco Police Code prohibits any person between the hours of 8 p.m. of any day and 7 a.m. of the following day from erecting, constructing, demolishing, excavating for, altering, or repairing any building or structure if the noise level created is in excess of the ambient noise level by 5 dBA at the nearest property line, unless a special permit has been applied for and granted. Nighttime construction related to the demolition and removal of the pedestrian bridge may at times result in noise levels at the hotel building and Chinese Culture Center that exceed the ambient noise level by 5 dBA. However, the project sponsor would receive a special permit from the director of public works or the director of the building department for noise that would exceed the ambient noise level by 5 dBA at the nearest property plane. The project sponsor would comply with all requirements of the special permit to engage in nighttime work; therefore, nighttime noise would be subject to the limits of the permit that is granted. As such, nighttime construction noise resulting from the proposed project would be *less than significant*.

DAYTIME CONSTRUCTION NOISE EVALUATION

Construction noise is regulated by the Article 29 of the San Francisco Police Code.

Table 1 shows the maximum hourly noise levels (L_{max}) produced by the various types of standard construction equipment proposed by the project sponsor at a reference distance of 50 feet between the equipment and noise sensitive receptor, as well as the 100-foot distance dictated by the Article 29 of the police code. Section 2907 of the police code prohibits operation of any powered construction equipment (non-impact), regardless of age or date of acquisition, if such operation emits noise at a level in excess of 80 dBA when measured at a distance of 100 feet from such equipment. As shown in Table 1, the construction equipment would operate within the constraints of the standards identified in Article 29 of the police code. The proposed project would not result in a substantial temporary increase in ambient noise levels in the vicinity of the project site in excess of standards established in section 2907(a) of the police code.

Table 1 Maximum Noise Levels from Construction Equipment

Construction Equipment	Noise Level at 50 Feet (dB, L _{max})	Noise Level at 100 Feet (dB, L _{max})
Air Compressors	78	72
Backhoes	78	72
Crane	81	75
Compactor	80	74
Excavator	81	75
Generator Sets	81	75
Haul Truck	77	71
Paver	77	71
Rollers	80	74
Front-End Loaders	79	73
Concrete Pump	81	75
Concrete Truck	79	73
Truck Mount Drill	79	73

SOURCE: Federal Highway Administration, *Roadway Construction Noise Model User's Guide*, 2006.

The police code does not specify quantitative noise limits for impact equipment or combined noise impacts from the simultaneous operation of multiple pieces of construction equipment. The Federal Transit Administration (FTA) has developed general quantitative assessment criteria for analyzing construction noise, which is based on the simultaneous operation of the two noisiest pieces of equipment. Therefore, the quantitative evaluation of daytime construction noise effects is based on FTA's general assessment criterion of 90 dBA L_{eq} for residential sensitive receptors.⁴⁶ The planning department also evaluates whether construction noise would result in an increase of 10 dBA over existing noise levels ("ambient + 10 dBA") at sensitive receptors, which generally represents a perceived doubling of loudness. Based on the lower end of estimated daytime ambient noise levels of 65 dBA based on the City's background noise levels map,⁴⁷ the applicable daytime noise standard would therefore be 75 dBA at the nearest sensitive receptor.

Some land uses are more sensitive to noise levels than others because of the types of activities typically associated with the uses. Residences, hotels, schools, senior care facilities, day care facilities, and hospitals are generally more sensitive to noise than commercial and industrial land uses. Currently, the nearest sensitive receptors to the project site are the residences across Clay Street, Washington Street, and Walter U. Lum Place, as well as the 750 Kearny Street hotel building and Chinese Culture Center.

The Federal Highway Administration's Roadway Construction Noise Model was used to determine the noise generated by construction activities for the proposed project. The model assumed simultaneous operation

⁴⁶ L_{eq} is a single decibel value which takes into account the total sound energy over the period of time of interest.

⁴⁷ San Francisco Planning Department, Map 1: Background Noise Levels, 2009, https://generalplan.sfplanning.org/images/16.environmental/ENV_Map1_Background_Noise%20Levels.pdf, accessed March 5, 2021.

of the two noisiest pieces of construction equipment.⁴⁸ **Table 2** shows the predicted noise levels from the two noisiest pieces of equipment (excavator and crane) at each of the four nearest sensitive receptors. As shown in Table 2, construction noise from the worst-case construction stage scenarios would be below the 90 dBA daytime criterion for residential sensitive receptors. Therefore, the proposed project would not generate a substantial temporary increase in ambient noise levels in the vicinity of the project site in excess of the daytime construction criteria developed by the FTA. This impact would be less than significant.

Table 2 also identifies whether the resultant noise levels would exceed the ambient level by more than 10 dBA. As shown in the Table 2, the resultant noise level increase would be less than 10 dBA for the sensitive receptors at the Kearny Street residences and at 750 Kearny Street. However, the increase over ambient noise levels would be up to 13 dBA at the exterior of the second- and third-story residential units across Clay and Washington streets and Walter U. Lum Place. Because construction activities would increase ambient noise levels by 10 dBA or more at these sensitive receptor locations intermittently over the approximately 24 months of construction, this impact would be significant. Implementing **Mitigation Measure M-NO-1, Construction Noise Control**, would reduce construction noise levels at these sensitive receptor locations.

Table 2 Daytime Noise Levels from Construction

Receptor	Existing Daytime Noise Level (dBA, L_{eq}) ^a	Loudest Two Noise Sources	Usage Factor ^b (percent)	Distance to Receptor (feet)	Adjusted L_{eq} Level (dBA) ^c	Exceed Exterior 90 dBA Daytime Standard?	Existing-plus-Construction Resultant Noise Level (dBA) ^d	Exceed Ambient + 10 dBA standard?
Clay Street residences	65	Excavator/ Crane	40/ 16	50	78	No	78	Yes
Washington Street residences	65	Excavator/ Crane	40/ 16	50	78	No	78	Yes
Walter U. Lum Place residences	65	Excavator/ Crane	40/ 16	50	78	No	78	Yes
Kearny Street residences	65	Excavator/ Crane	40/ 16	100	72	No	73	No
750 Kearny Street (hotel use)	65	Excavator/ Crane	40/ 16	180	67	No	69	No

SOURCE: Data compiled by Environmental Science Associates in 2020.

NOTES:

Noise levels exceeding the thresholds are shown in **bold**.

^a L_{eq} represents the constant sound level. The reported existing level is the lower-end estimate of the roadside noise level for the area.

^b Usage factor is the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

^c The L_{eq} level is adjusted for distance and percentage of usage.

Mitigation Measure M-NO-1: Construction Noise Control. Prior to issuance of any demolition or building permit, the project sponsor shall submit the project-specific construction contract document/specifications and proposed schedule for compliance to the ERO or the ERO's designee

⁴⁸ The model inputs include acoustical use factors, maximum (L_{max}) values, and equivalent (or average) (L_{eq}) values at various distances depending on the sensitive receptor location analyzed.

for approval. The contract document/specifications shall require the project sponsor's contractor to develop a construction noise control plan and submit it for ERO review and approval within 30 days of receiving a Notice to Proceed from the project sponsor and prior to commencement of demolition. The construction noise control plan shall be prepared by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The construction noise control plan shall identify noise control measures to meet a performance target of construction activities not resulting in a noise level greater than 90 dBA at noise sensitive receptors and 10 dBA above the ambient noise level at noise sensitive receptors. The property owner shall ensure that requirements of the construction noise control plan are included in contract specifications. If nighttime construction is required, the plan shall include specific measures to reduce nighttime construction noise. The plan shall also include measures for notifying the public of construction activities, complaint procedures, and a plan for monitoring construction noise levels in the event complaints are received. The construction noise control plan shall include the following measures to the degree feasible, or other effective measures, to reduce construction noise levels:

- Use construction equipment that is in good working order, and inspect mufflers for proper functionality;
- Select "quiet" construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures);
- Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors;
- Prohibit the idling of inactive construction equipment for more than 5 minutes;
- Locate stationary noise sources (such as compressors) as far from nearby noise sensitive receptors as possible, muffle such noise sources, and construct barriers around such sources and/or the construction site;
- Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors;
- Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible; and
- Install temporary barriers, barrier-backed sound curtains and/or acoustical panels around working powered impact equipment and, if necessary, around the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that completely closes the gaps, and dense enough to attenuate noise.

The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures and monitoring of construction noise levels:

- Designation of an on-site construction noise manager for the project;
- Notification of neighboring noise sensitive receptors within 300 feet of the project construction area at least 30 days in advance of high-intensity noise-generating activities (e.g., pier drilling,

pile driving, and other activities that may generate noise levels greater than 90 dBA at noise sensitive receptors) about the estimated duration of the activity;

- A sign posted on-site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction;
- A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint;
- A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors (residences, hospitals, convalescent homes, schools, churches, hotels and motels, and sensitive wildlife habitat); and
- Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures.

With implementation of Mitigation Measure M-NO-1, impacts related to construction noise would be *less than significant*.

Impact NO-2: Construction of the proposed project would not generate excessive groundborne vibration or groundborne noise levels. (*Less than Significant*)

Construction activities involving impact activities such as drilling and compaction, could produce detectable groundborne vibration at nearby buildings and sensitive receptors unless proper precautions are followed.

The existing residential uses in the immediate vicinity of the project site could be exposed to some degree of groundborne vibration or groundborne noise generated by project construction activities. Depending on the level of vibration generated, the results can range from no perceptible effects, to low rumbling sounds and perceptible vibrations, to structural damage. Groundborne vibrations from construction activities rarely reach levels that can damage structures, but they may be perceived in buildings very close to a construction site. The nearest structures to the project site are across Clay and Washington streets and Walter U. Lum Place, about 50 feet from the project site. Some of these structures may be historic with regard to their age of construction; therefore, this analysis conservatively applies the impact criterion applicable to historic structures. One known historic resource at 838 Grant Avenue (formerly the Empress of China Restaurant) is a California Register-eligible individual historical resource and approximately 25 feet from the project site. Caltrans has published a vibration damage potential threshold of 0.25 inches per second peak particle velocity for historic structures exposed to continuous or frequent intermittent sources.⁴⁹

Table 3 identifies the various peak particle velocity levels for the types of construction equipment that would operate during construction of the proposed project. This table presents the reference vibration level at a distance of 25 feet, as published by the FTA, and at each of the sensitive receptor locations. As shown in the table, vibration velocities would be less than 0.25 inches per second peak particle velocity at all sensitive receptor locations. Therefore, the proposed project would have a *less-than-significant* impact with respect to

⁴⁹ Caltrans, *Transportation and Construction Vibration Guidance Manual*, April 2020, <https://dot.ca.gov/programs/environmental-analysis/noise-vibration/guidance-manuals>, accessed April 5, 2021.

generation of excessive groundborne vibration levels during construction, and no mitigation measures are necessary.

Table 3 **Vibration Levels from Construction Equipment**

Equipment	Approximate Peak Particle Velocity (inches per second)			
	25 Feet (Reference Vibration Level)	50 Feet (Clay and Washington Street residences)	100 Feet (Kearny Street residences)	180 Feet (750 Kearny Street)
Vibratory Roller	0.21	0.098	0.046	0.024
Caisson Drill	0.089	0.042	0.019	0.010
Loaded Trucks	0.076	0.035	0.016	0.009

SOURCES: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, FTA Report No. 0123, September 2018, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf, accessed October 24, 2019.
Data compiled by Environmental Science Associates in 2020.

Impact NO-3: Operation of the proposed project would not generate noise levels in excess of standards established in the local general plan or noise ordinance and would not result in a substantial permanent increase in ambient noise levels in the project vicinity. (*Less than Significant*)

Once construction is complete, the proposed project would not generate new operational noise from stationary sources (i.e., mechanical equipment) or cause significant increases in vehicle traffic.

Although trip generation was not calculated for the proposed project, the planning department determined that the proposed project would result in a low increase in p.m. peak volume of vehicle trips as compared to existing conditions. The transportation analysis concluded that the proposed project would generate fewer than 300 additional vehicle trips during the p.m. peak hour. Given the existing p.m. peak-hour traffic volumes on Clay Street (455 vehicles),⁵⁰ Washington Street (425 vehicles), and Kearny Street (1,650 vehicles), the contribution of project traffic would be substantially less than these existing volumes. A doubling of traffic volumes (sound energy) is required for a project to result in a barely perceptible increase of 3 dBA.⁵¹ Therefore, operational noise impacts would be *less than significant*, and no mitigation measures are necessary.

Impact C-NO-1: Implementation of the proposed project, in combination with cumulative projects, would not result in a significant cumulative noise or vibration impacts. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site. The following cumulative projects located within 900 feet of the project site could combine with the proposed project to result in cumulative noise impacts:

- 916 Kearny Street, 430 feet north the project site

⁵⁰ San Francisco Municipal Transportation Agency, *Traffic Count Data 1993–2015*, March 2014, <https://www.sfmta.com/sites/default/files/reports/2016/SFMTA%20Traffic%20Count%20Data%201993-2015%20with%20cover%20sheet.pdf>, accessed April 15, 2020.

⁵¹ California Department of Transportation, *Technical Noise Supplement (TeNS) to the Traffic Noise Analysis Protocol*, pp. 2–44, September 2013, <http://www.dot.ca.gov/env/noise/docs/tens-sep2013.pdf>, accessed April 10, 2020.

- 749-757 Grant Avenue, 200 feet southwest of the project site
- The two infrastructure projects on Walter U. Lum Place

As noted above, the project site is located in an urbanized area that already experiences high noise levels. Project construction would add temporary daytime noise in an area of relatively high noise levels. The project at 916 Kearny Street would not involve exterior construction work and, therefore, would not contribute to cumulative construction noise impacts.

The project at 757 Grant Avenue, approximately 200 feet southwest of the project site, is the closest cumulative project that would involve vertical construction. Therefore, depending on the timing of construction, this project could combine with the proposed project's construction noise. Infrastructure projects on Walter U. Lum Place would be linear, transitory (progress at a rate of 50 feet per day or faster), and would not substantially affect any single sensitive receptor for more than 2 weeks.⁵² The scale and duration of the cumulative projects—which are additions to existing buildings and linear projects—would not combine with the proposed project's construction noise impacts to result in a substantial increase in construction noise such that there would be a cumulative noise impact. Therefore, in combination with cumulative projects, the proposed project would not result in cumulative noise impacts. Accordingly, cumulative impacts related to noise would be *less than significant*, and no mitigation measures are necessary.

Vibration impacts are based on instantaneous PPV levels; therefore, worst-case ground-borne vibration levels from construction are generally determined by whichever individual piece of equipment generates the highest vibration levels. Unlike the analysis for average noise levels, in which noise levels of multiple pieces of equipment can be combined to generate a maximum combined noise level, instantaneous peak vibration levels do not combine in this way. Vibration from multiple construction sites, even if they are located close to one another, would not be expected to raise the maximum PPV because vibration impact levels are highly localized. For this reason, vibration effects resulting from construction of the proposed project would not be expected to combine with vibration effects from cumulative projects in the project vicinity. Therefore, cumulative ground-borne vibration impacts related to both potential damage effects and annoyance would be considered *less than significant*.

⁵² The evaluation of construction noise impacts considers the duration and intensity of any quantitative noise exceedance. Consistent with FTA and Federal Highway Administration methodology, an increase in construction noise is assessed relative to an hourly Leq and accounts for equipment percentage uses as inventoried by the Federal Highway Administration. As a general rule, if exceedance(s) of the quantitative standards persist on a daily basis for more than two weeks, the impact is considered significant and mitigation is identified. Because construction work along roadways adjacent to residences and other sensitive uses for pipeline installations or minor roadway improvements and maintenance is commonly necessary for public works projects, and because such work proceeds linearly at rates of 50 to 200 feet per day, temporary exceedances of these quantitative standards of two weeks or less for these type of construction efforts are considered to be a less-than-significant impact.

8. Air Quality

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
8. AIR QUALITY. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OVERVIEW

The Bay Area Air Quality Management District (air district) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (air basin), which includes: San Francisco, Alameda, Contra Costa, Marin, San Mateo, Santa Clara, and Napa counties, and portions of Sonoma and Solano counties. The air district is responsible for attaining and maintaining air quality in the air basin within federal and state air quality standards, as established by the federal Clean Air Act (federal clean air act) and the California Clean Air Act (clean air act), respectively. Specifically, the air district has the responsibility to monitor ambient air pollutant levels throughout the air basin and to develop and implement strategies to attain the applicable federal and state standards. The federal clean air act and the clean air act require plans to be developed for areas that do not meet air quality standards, generally.

The most recent air quality plan, the *2017 Clean Air Plan* (clean air plan), was adopted by the air district on April 19, 2017. The clean air plan updates the most recent Bay Area ozone plan, the 2010 clean air plan, in accordance with the requirements of the state Clean Air Act to implement all feasible measures to reduce ozone; provide a control strategy to reduce ozone, particulate matter, air toxics, and greenhouse gases (GHGs) in a single, integrated plan; and establish emission control measures to be adopted or implemented. The clean air plan contains the following primary goals:

- Protect air quality and health at the regional and local scale: attain all state and national air quality standards, and eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and
- Protect the climate: reduce Bay Area greenhouse gas emissions to 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050.

The clean air plan represents the most current applicable air quality plan for the air basin. Consistency with this plan is the basis for determining whether the proposed project would conflict with or obstruct implementation of air quality plans (checklist question E.8.a).

CRITERIA AIR POLLUTANTS

In accordance with the state and federal clean air acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The air basin is designated as either in attainment or unclassified for most criteria pollutants with the exception of ozone, PM_{2.5}, and PM₁₀,⁵³ for which these pollutants are designated as non-attainment for either the state or federal standards.⁵⁴ Ozone is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and oxides of nitrogen (NO_x).

By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.

Land use projects typically result in ozone precursor and particulate matter emissions because of increases in vehicle trips, space heating and natural gas combustion, landscape maintenance, and construction activities. For this reason, the air district has established significance thresholds for non-attainment criteria air pollutants, as shown in **Table 4**.

Table 4 Criteria Air Pollutants Significance Thresholds

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (Pounds/day)	Average Daily Emissions (Pounds/day)	Maximum Annual Emissions (tons/year)
ROG	54	54	10
NO _x	54	54	10
PM ₁₀	82 (exhaust)	82	15
PM _{2.5}	54 (exhaust)	54	10
Fugitive Dust	Construction Dust Control Ordinance or other Best Management Practices	Not Applicable	

SOURCE: Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines*, May 2017, p. 2-2, https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf, accessed April 5, 2021.

⁵³ PM₁₀ is often termed "coarse" particulate matter and is made of particulates that are 10 microns in diameter or smaller. PM_{2.5}, termed "fine" particulate matter, is composed of particles that are 2.5 microns or less in diameter.

⁵⁴ "Attainment" status refers to those regions that are meeting federal and/or state standards for a specified criteria pollutant. "Non-attainment" refers to regions that do not meet federal and/or state standards for a specified criteria pollutant. "Unclassified" refers to regions where there is not enough data to determine the region's attainment status for a specified criteria air pollutant.

The significance thresholds for ROG and NOx are based on the stationary source limits in air district regulation 2, rule 2, which requires that any new source that emits criteria air pollutants above the ROG and NOx emissions limit in Table 4, must offset those emissions. The significance thresholds for particulate matter are based on the emissions limit in the federal New Source Review for stationary sources in nonattainment areas. The air district's California Environmental Quality Act Air Quality Guidelines⁵⁵ and supporting materials⁵⁶ provide additional evidence to support these thresholds. Projects that would result in criteria air pollutant emissions below these significance thresholds would not result in a cumulatively considerable net increase in non-attainment criteria air pollutants within the air basin.⁵⁷ Due to the temporary nature of construction activities, only the average daily thresholds are applicable to construction phase emissions.

FUGITIVE DUST

Fugitive dust emissions are typically generated during construction phases. Studies have shown that the application of best management practices at construction sites significantly controls fugitive dust, and individual measures have been shown to reduce fugitive dust by anywhere from 30 to 90 percent.⁵⁸ The air district has identified a number of best management practices to control fugitive dust emissions from construction activities.⁵⁹ The City's Construction Dust Control Ordinance (Ordinance No.176-08, effective July 30, 2008) requires a number of measures to control fugitive dust and the best management practices employed in compliance with the City's construction dust control ordinance are an effective strategy for controlling construction-related fugitive dust.

LOCAL HEALTH RISKS AND HAZARDS

In addition to criteria air pollutants, individual projects may emit *toxic air contaminants*. Toxic air contaminants collectively refer to a diverse group of air pollutants that can cause chronic (i.e., of long duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. Human health effects of toxic air contaminants include birth defects, neurological damage, cancer, and mortality. There are hundreds of different types of toxic air contaminants with varying degrees of toxicity; at a given level of exposure, one toxic air contaminant may pose a hazard that is many times greater than another.

Unlike criteria air pollutants, toxic air contaminants do not have ambient air quality standards but are regulated by the air district using a risk-based approach to determine which sources and pollutants to control as well as the degree of control. A health risk assessment is an analysis in which human health exposure to toxic substances is estimated and considered together with information regarding the toxic

⁵⁵ Bay Area Air Quality Management District (air district), *California Environmental Quality Act Air Quality Guidelines*, May 2017, https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, accessed February 5, 2021.

⁵⁶ Bay Area Air Quality Management District, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance*, October 2009, <https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/revised-draft-ceqa-thresholds-justification-report-oct-2009.pdf?la=en>, accessed February 5, 2021.

⁵⁷ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017.

⁵⁸ Western Regional Air Partnership, *WRAP Fugitive Dust Handbook*, September 7, 2006, http://www.wrapair.org/forums/dej/fdh/content/FDHandbook_Rev_06.pdf, accessed February 5, 2021.

⁵⁹ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017.

potency of the substances, to provide quantitative estimates of health risks.⁶⁰ Exposures to fine particulate matter (PM_{2.5}) are strongly associated with mortality, respiratory diseases, and decreased lung development in children, and other endpoints such as hospitalization for cardiopulmonary disease.⁶¹ In addition to PM_{2.5}, diesel particulate matter (DPM) is also of concern. The California Air Resources Board (air board) identified diesel particulate matter as a toxic air contaminant in 1998, primarily based on evidence demonstrating cancer effects in humans.⁶² The estimated cancer risk from exposure to diesel exhaust is much higher than the risk associated with any other toxic air contaminants routinely measured in the region.

Air pollution does not affect every individual in the population in the same way, and some groups are more sensitive to adverse health effects than others. Land uses such as residences, schools, children's day care centers, hospitals, and nursing and convalescent homes are considered to be the most sensitive to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress or, as in the case of residential sensitive receptors, their exposure time is greater than that for other land uses. Therefore, these groups are referred to as sensitive receptors. Exposure assessment guidance typically assumes that residences would be exposed to air pollution 24 hours per day, 7 days a week, for 30 years.⁶³ Therefore, assessments of air pollutant exposure to residents typically result in the greatest adverse health outcomes of all population groups.

In an effort to identify areas of San Francisco most adversely affected by sources of toxic air contaminants, San Francisco partnered with the air district to conduct a citywide health risk assessment based on an inventory and assessment of air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the *air pollutant exposure zone*, were identified based on health-protective criteria that consider estimated cancer risk, exposures to fine particulate matter, proximity to freeways, and locations with particularly vulnerable populations, as further described below.

EXCESS CANCER RISK

The air pollutant exposure zone includes areas where modeled cancer risk exceeds 100 incidents per million persons exposed. This criterion is based on United States Environmental Protection Agency (EPA) guidance for conducting air toxic analyses and making risk management decisions at the facility and community-scale level.⁶⁴ The 100 per one million excess cancer cases is also consistent with the ambient cancer risk in the most pristine portions of the Bay Area based on air district regional modeling.⁶⁵

FINE PARTICULATE MATTER

In April 2011, the EPA published the Policy Assessment for the Particulate Matter Review of the National Ambient Air Quality Standards, Particulate Matter Policy Assessment. In this document, EPA staff strongly

⁶⁰ In general, a health risk assessment is required if the air district concludes that projected emissions of a specific air toxic compound from a proposed new or modified source suggest a potential public health risk. The applicant is then subject to a health risk assessment for the source in question. Such an assessment generally evaluates chronic, long-term effects, estimating the increased risk of cancer as a result of exposure to one or more TACs.

⁶¹ San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-Urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 2008.

⁶² California Air Resources Board (ARB), Fact Sheet, "The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines," October 1998.

⁶³ California Office of Environmental Health Hazard Assessment, *Air Toxics Hot Spot Program Risk Assessment Guidelines*, February, 2015. Pg. 4-44, 8-6.

⁶⁴ Bay Area Air Quality Management District, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance*, October 2009, page 67.

⁶⁵ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017, page D-43.

support a PM_{2.5} standard within the range of 12 to 11 µg/m³.⁶⁶ The air pollutant exposure zone for San Francisco is based on the health-protective PM_{2.5} standard of 11 µg/m³, as supported by the EPA's Policy Assessment for the Particulate Matter Review of the National Ambient Air Quality Standards, although lowered to 10 µg/m³ to account for uncertainty in accurately predicting air pollutant concentrations using emissions modeling programs.

PROXIMITY TO FREEWAYS

According to the air board, studies have shown an association between the proximity of sensitive land uses to freeways and a variety of respiratory symptoms, asthma exacerbations, and decreases in lung function in children. Siting sensitive uses near freeways increases both exposure to air pollution and the potential for adverse health effects. As evidence shows that sensitive uses in an area within a 500-foot buffer of any freeway are at an increased health risk from air pollution,⁶⁷ lots that are within 500 feet of freeways are included in the air pollutant exposure zone.

HEALTH VULNERABLE LOCATIONS

Based on the air district's evaluation of health vulnerability in the Bay Area, those zip codes (94102, 94103, 94110, 94124, and 94134) in the worst quintile of Bay Area health vulnerability scores as a result of air pollution-related causes were afforded additional protection by lowering the standards for identifying lots in the air pollutant exposure zone to: (1) an excess cancer risk greater than 90 per one million persons exposed, and/or (2) PM_{2.5} concentrations in excess of 9 µg/m³.⁶⁸

The air pollutant exposure zone is referenced in the San Francisco Environment Code section 25, known as the Clean Construction Ordinance (ordinance 28-15, effective April 19, 2015)(clean construction ordinance). The purpose of the clean construction ordinance is to protect the public health, safety, and welfare by requiring contractors on City public works projects to reduce diesel and other fine particulate emissions generated by construction activities. The project site is located within the air pollutant exposure zone and clean construction ordinance does apply to the proposed project. In addition, projects within the air pollutant exposure zone require special consideration to determine whether the project's activities would add a substantial amount of emissions to areas already adversely affected by poor air quality.

Impact AQ-1: The proposed project would not conflict with or obstruct implementation of the 2017 Clean Air Plan. (Less than Significant)

The most recently adopted air quality plan for the air basin is the air district's 2017 clean air plan.⁶⁹ The clean air plan is a road map that demonstrates how the San Francisco Bay Area will achieve compliance with the state ozone standards and how the region will reduce the transport of ozone and ozone precursors to neighboring air basins. In determining consistency with the clean air plan, this analysis considers whether

⁶⁶ Bay Area Air Quality Management District, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance*, October 2009, page 67.

⁶⁷ California Air Resources Board, *Air Quality and Land Use Handbook: A Community Health Perspective*, April 2005, <http://www.arb.ca.gov/ch/landuse.htm>, accessed February 5, 2021

⁶⁸ San Francisco Planning Department and San Francisco Department of Public Health, *San Francisco Citywide Health Risk Assessment: Technical Support Documentation*, September 2020.

⁶⁹ Bay Area Air Quality Management District, *Spare the Air Cool the Climate, Final 2017 Clean Air Plan*, April 2017, <https://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a-proposed-final-cap-vol-1-pdf.pdf?la=en>, accessed February 5, 2021.

the project would: (1) support the primary goals of the plan; (2) include applicable control measures from the plan; and (3) avoid disrupting or hindering implementation of control measures identified in the plan.

The primary goals of the clean air plan are to: (1) protect air quality and health at the regional and local scale; (2) eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and (3) protect the climate by reducing greenhouse gas emissions. To meet the primary goals, the plan recommends 85 specific control measures and actions. These control measures are grouped into various categories and include stationary and area source measures, mobile source measures, transportation control measures, land use measures, and energy and climate measures. To the extent that the air district has regulatory authority over an emissions source generated by the project, the control measures may be requirements of the proposed project. Other measures in the plan not within the air district's regulatory authority may be advisory or are otherwise not specifically applicable to land use development projects.

The clean air plan recognizes that to a great extent, community design dictates individual travel mode, and that a key long-term control strategy to reduce emissions of criteria pollutants, air toxics, and greenhouse gases from motor vehicles is to channel future Bay Area growth into vibrant urban communities where goods and services are close at hand, and people have a range of viable transportation options. The proposed project's impacts related to GHG emissions are discussed in Section E.9, Greenhouse Gas Emissions, of this Initial Study, where the analysis demonstrates that the proposed project would comply with the applicable provisions of San Francisco's Greenhouse Gas Reduction Strategy.

The measures most applicable to the proposed project are transportation control measures, which promote active transportation and transit use. The proposed project is located in an urbanized area with a high availability of viable transportation options that ensure that visitors could bicycle, walk, and ride transit to and from the project site instead of taking trips via private automobile. These features ensure that the project would avoid substantial growth in automobile trips and vehicle miles traveled. The proposed project is not anticipated to generate new vehicle trips. Therefore, the proposed project would include applicable control measures identified in the clean air plan and would not result in an increase in air pollutant emissions.

Examples of a project that could cause the disruption or delay of the clean air plan control measures are projects that would preclude the extension of a transit line or bike path, or projects that propose excessive parking beyond parking requirements. The proposed project would renovate nearly all existing park features including plazas, a new children's playground, exercise equipment, shade structures, seating areas, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse within a dense, walkable urban area near a concentration of regional and local transit service. It would not preclude the extension of a transit line or a bike path or any other transit improvement, and thus would not disrupt or hinder implementation of the clean air plan's control measures.

For the reasons described above, the proposed project would not conflict with or obstruct implementation of the clean air plan and this impact would be *less than significant*, and no mitigation measures are necessary.

Impact AQ-2: The proposed project's construction activities would generate fugitive dust and criteria air pollutants, but would not result in a cumulatively considerable net increase of non-attainment criteria air pollutants within the air basin. (*Less than Significant*)

Construction activities (short-term) typically result in emissions of ozone precursors and particulate matter in the form of dust (fugitive dust) and exhaust (e.g., vehicle tailpipe emissions). Emissions of ozone precursors and particulate matter result primarily from the combustion of fuel from on-road and off-road vehicles. The proposed project includes the renovation of nearly all Portsmouth Square park features, which would require demolishing most existing park features (excluding the upper level restrooms and the garage's elevator facilities), including the pedestrian bridge that spans Kearny Street. However, ROGs are also emitted from activities that involve painting, other types of architectural coatings, or asphalt paving. The proposed project's construction activities would include the following phases, some of which would overlap:

- Staging and mobilization of equipment and crew (two months)
- Demolition and removal of the pedestrian bridge (six months)
- Demolition of all recreational features and landscaping on the project site and associated right of way (four months; during this phase, the six monuments and statues and the Chinese zodiac play sculptures would be temporarily stored in an offsite facility or in an onsite dry and secured area)
- Construction of infrastructure, parking garage structural upgrades, re-waterproofing parking garage (eight months)
- Construction of the renovated park, including all recreational features and associated right of way (eight months)
- Construction of the new clubhouse (12 months)
- Reinstallation of the six monuments and the Chinese zodiac sculptures (one month)
- Removal of equipment from the project site and reopening of the park (one month)

During the project's approximately 24-month construction period, construction activities would have the potential to result in emissions of ozone precursors and particulate matter, as discussed below.

FUGITIVE DUST

Project-related demolition, excavation, grading, and other construction activities may cause windblown dust that could contribute particulate matter into the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and due to specific contaminants, such as lead or asbestos that may be constituents of soil. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure.

In response, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health codes, generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) (dust control ordinance). The intent of the dust control ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work, to protect the health of the general public and onsite workers, minimize nuisance complaints from the public, and avoid stop-work orders from the building department.

The construction dust control ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust, or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from the building department.⁷⁰

For projects over one half-acre, such as the proposed project, the dust control ordinance requires that the project sponsor submit a dust control plan for approval by the health department.⁷¹ The site-specific dust control plan would require the implementation of additional dust control measures such as installation of dust curtains and windbreaks, independent third-party inspections and monitoring, provision of a public complaint hotline, and suspension of construction during high wind conditions.

Compliance with the regulations and procedures set forth by the dust control ordinance would ensure that potential dust-related air quality impacts would be reduced to *less than significant*. No mitigation measures are necessary.

CRITERIA AIR POLLUTANTS

As discussed above, construction activities would result in emissions of criteria air pollutants from the use of off- and on-road vehicles and equipment and other construction activities.

To assist lead agencies in determining whether short-term construction-related air pollutant emissions require further analysis as to whether the project may exceed the criteria air pollutant significance thresholds shown in Table 4, above, the air district developed screening criteria.⁷² If a proposed project meets the screening criteria, then construction of the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The *CEQA Air Quality Guidelines* note that the screening levels are generally representative of new development on *greenfield*⁷³ sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions.

The project proposes to renovate the 1.5-acre Portsmouth Square, improve open space landscaping and recreational structures, construct a new 8,300-square-foot clubhouse, demolish and remove a pedestrian bridge, and re-waterproof and structurally upgrade the Portsmouth Square Garage. Table 3-1 of the air district's *CEQA Air Quality Guidelines* identifies the construction-related screening size of a city park land use as 67 acres. The 1.5-acre project site would be well below this criterion. The air district's second criterion for construction-related impacts is that all of its Basic Construction Emission Control Practices (Best Management Practices) would be implemented during construction. Because the proposed project must adhere to the clean construction ordinance (refer to the discussion under *Fugitive Dust* above), the proposed

⁷⁰ The director of the building department may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

⁷¹ The building department will not issue a building permit without written notification from the director of public health that the applicant has a site-specific dust control plan unless the director waives the requirement. Interior-only tenant improvement projects that are over 0.5 acre in size that will not produce exterior visible dust are exempt from the site-specific dust control plan requirement.

⁷² Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017.

⁷³ A greenfield site refers to agricultural or forest land or an undeveloped site earmarked for commercial, residential, or industrial projects.

project would meet or exceed all of the air district's best management practices aimed at reducing construction-related exhaust emissions, thus meeting the second criterion.

Regarding the air district's third criterion, the proposed project would include demolition and the potential exists for separate construction phases to occur simultaneously, thus, the proposed project would not meet this criterion. However, compliance with the clean construction ordinance would require the project's equipment to meet or exceed Tier 2 standards for off-road engines, and to operate with the most effective California Air Resources Board-verified diesel emission control strategy. Because the project site lies within the air pollution exposure zone, the clean construction ordinance would require preparation of a construction emissions minimization plan that would document the construction equipment inventory, applicable emissions control devices, and signage, and would require certification by RPD. The emissions reductions achieved through compliance with the clean construction ordinance measures for off-road construction equipment would result in criteria air pollutant emissions below the significance thresholds.

Thus, quantification of construction-related criteria air pollutant emissions is not required, the proposed project's construction activities would result in a *less-than-significant* criteria air pollutant impact, and no mitigation measures are necessary.

Impact AQ-3: During project operations, the proposed project would result in emissions of criteria air pollutants, but not at levels that would result in a cumulatively considerable net increase in non-attainment criteria air pollutants. (*Less than Significant*)

As discussed above in Impact AQ-2, the air district has developed screening criteria to determine whether a project requires an analysis of project-generated criteria air pollutants. If all the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment.

The proposed project would renovate Portsmouth Square, improve open space, landscaping and recreational structures, construct a new clubhouse, demolish and remove a pedestrian bridge, and re-waterproof and structurally upgrade the Portsmouth Square Garage. After construction, the project site would return to existing operational conditions as a public park. The project site is 1.5 acres; thus, the proposed project would be well below the screening size for city parks (2,613 acres) as identified in the air district's CEQA Air Quality Guidelines. Thus, quantification of project-generated criteria air pollutant emissions is not required, the proposed project would not exceed any criteria air pollutant significance thresholds and would result in *less-than-significant* impacts with respect to criteria air pollutants. No mitigation measures are necessary.

Impact AQ-4: The proposed project's construction and operational activities would generate toxic air contaminants, including diesel particulate matter, which would expose sensitive receptors to substantial pollutant concentrations. (*Less than Significant*)

As discussed above, the project site is located within an air pollutant exposure zone, therefore existing background health risks at the project site and vicinity are substantial. The proposed project would renovate Portsmouth Square, improve open space, landscaping and recreational structures, construct a new clubhouse, demolish and remove a pedestrian bridge, and re-waterproof and structurally upgrade the Portsmouth Square Garage. Construction activities would generate toxic air contaminants from the use of

diesel-powered construction equipment but would not generate such emissions during operations. The construction-related health risks from the proposed project's emissions are further analyzed below.

CONSTRUCTION EMISSIONS

According to the California air board, off-road equipment, which includes construction equipment, was the third largest source of mobile particulate matter emissions in California in 2012, the latest year for which inventory data is available.⁷⁴

However, a number of federal and state regulations are requiring cleaner off-road equipment. Specifically, both the EPA and the California air board have set emissions standards for new off-road equipment engines, ranging from Tier 1 to Tier 4. Tier 1 emission standards were phased in between 1996 and 2000 and Tier 4 Interim and Final emission standards for all new engines were phased in between 2008 and 2015. Although the full benefits of these regulations will not be realized for several years, the EPA estimates that by implementing the federal Tier 4 standards, NOx and PM emissions will be reduced by more than 90 percent.⁷⁵

In addition, construction activities do not lend themselves to analysis of long-term health risks because of their temporary and variable nature. As explained in the air district's *CEQA Air Quality Guidelines*:

*Due to the variable nature of construction activity, the generation of TAC emissions in most cases would be temporary, especially considering the short amount of time such equipment is typically within an influential distance that would result in the exposure of sensitive receptors to substantial concentrations. Concentrations of mobile-source diesel PM emissions are typically reduced by 70 percent at a distance of approximately 500 feet (ARB 2005). In addition, current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 40, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. This results in difficulties with producing accurate estimates of health risk.*⁷⁶

Therefore, project-level analyses of construction activities tend to produce overestimated assessments of long-term health risks. However, within the air pollutant exposure zone, as discussed above, additional construction activity may adversely affect populations that are already at a higher risk for adverse long-term health risks from existing sources of air pollution.

Sensitive land uses near the project site include residential units located across from Portsmouth Square on all four surrounding streets: Kearny Street, Clay Street, Washington Street, and Walter U. Lum Place. The nearest school is Edwin and Anita Lee Newcomer School at 657 Merchant Street, approximately 185 feet east of the project site.

The proposed project's construction activities during the approximately 24-month construction period would result in short-term emissions of diesel particulate matter and other TACs. However, the proposed project is subject to the clean construction ordinance, which requires the use of Tier 2 or higher engines with the most effective Verified Diesel Emission Control Strategy (VDECS), prohibits portable diesel engines in most cases, restricts equipment idling to two minutes, and requires contractors to properly maintain and

⁷⁴ California Air Resources Board, 2017, 2012 Base Year Emissions, Off-Road Sources, <https://ww3.arb.ca.gov/ei/emissiondata.htm>, accessed February 3, 2021.

⁷⁵ United State Environmental Protection Agency, "Clean Air Nonroad Diesel Rule: Fact Sheet," May 2004.

⁷⁶ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017, p. 8-6.

tune their equipment in accordance with manufacturer specifications. The ordinance also requires the preparation of a construction emissions minimization plan and the monitoring of construction emissions from the start of construction. While emission reductions from limiting idling, educating workers and the public and properly maintaining equipment are difficult to quantify, other measures in the clean construction ordinance, specifically the requirement for equipment with Tier 2 engines and level 3 VDECS can reduce construction emissions by 89 to 94 percent compared to equipment with engines meeting no emission standards and without a VDECS.⁷⁷ Emissions reductions from the combination of Tier 2 equipment with level 3 VDECS is almost equivalent to requiring only equipment with Tier 4 Final engines. Therefore, compliance with the clean construction ordinance would reduce construction period TAC emissions on nearby sensitive receptors to a *less-than-significant* level, and no mitigation measures are necessary.

Impact AQ-5: The proposed project would not create objectionable odors that would adversely affect a substantial number of people. (*Less than Significant*)

Typical odor sources of concern include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing facilities, fiberglass manufacturing facilities, auto body shops, rendering plants, and coffee roasting facilities. During construction, diesel exhaust from construction equipment would generate some odors. However, construction-related odors would be temporary and would not persist upon project completion. The proposed redesigned park use is not a typical odor source of concern and would not be a significant source of new odors. Therefore, the proposed project would not result in other emissions, such as odors, that could adversely affect a substantial number of people and this impact would be *less than significant*. No mitigation measures are necessary.

CUMULATIVE AIR QUALITY IMPACTS

As discussed above, regional air pollution is by its very nature largely a cumulative impact. Emissions from cumulative projects contribute to the region's adverse air quality on a cumulative basis. No single project by itself would be sufficient in size to result in regional non-attainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.⁷⁸ The project-level thresholds for criteria air pollutants are based on levels below which new sources are not anticipated to result in a considerable net increase in non-attainment criteria air pollutants. Therefore, cumulative criteria air pollutant analysis is presented in Impacts AQ-2 and AQ-3. The remainder of this cumulative air quality analysis addresses cumulative health risks and odors to sensitive receptors.

⁷⁷ PM emissions benefits are estimated by comparing off-road PM emission standards for Tier 2 with Tiers 1 and 0. Tier 0 off-road engines do not have PM emission standards, but the United States Environmental Protection Agency's *Exhaust and Crankcase Emissions Factors for Nonroad Engine Modeling – Compression Ignition* has estimated Tier 0 engines between 50 hp and 100 hp to have a PM emission factor of 0.72 g/hp-hr and greater than 100 hp to have a PM emission factor of 0.40 g/hp-hr. Therefore, requiring off-road equipment to have at least a Tier 2 engine would result in between a 25 percent and 63 percent reduction in PM emissions, as compared to off-road equipment with Tier 0 or Tier 1 engines. The 25 percent reduction comes from comparing the PM emission standards for off-road engines between 25 hp and 50 hp for Tier 2 (0.45 g/bhp-hr) and Tier 1 (0.60 g/bhp-hr). The 63 percent reduction comes from comparing the PM emission standards for off-road engines above 175 hp for Tier 2 (0.15 g/bhp-hr) and Tier 0 (0.40 g/bhp-hr). In addition to the Tier 2 requirement, ARB Level 3 VDECSs are required and would reduce PM by an additional 85 percent. Therefore, the mitigation measure would result in between an 89 percent (0.0675 g/bhp-hr) and 94 percent (0.0225 g/bhp-hr) reduction in PM emissions, as compared to equipment with Tier 1 (0.60 g/bhp-hr) or Tier 0 engines (0.40 g/bhp-hr).

⁷⁸ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017, page 2-1.

Impact C-AQ-1: The proposed project, in combination with cumulative projects would result in less than significant cumulative air quality impacts. (*Less than Significant*)

As discussed above, the project site is in the air pollutant exposure zone and nearby sensitive receptors already experience poor air quality. This means significant air quality health risk impacts exist even without the proposed project. The proposed project and other cumulative projects in the vicinity would result in additional emissions of toxic air contaminants, including diesel particulate matter emissions from new vehicle trips and other stationary emissions sources such as diesel generator emissions, as well as diesel emissions from construction activities. Other cumulative projects within 1,000 feet include:

- 916 Kearny Street
- 757 Grant Avenue
- Street repaving and sewer line replacement along Walter U. Lum Place

As described in Impact AQ-4, above, the proposed project would not generate new daily vehicle trips and would not contribute mobile emissions. Additionally, the proposed project does not include any new stationary source emissions and toxic air contaminant emissions from stationary sources would not contribute considerably to cumulative health risk impacts. Finally, the proposed project is subject to the clean construction ordinance, which would reduce construction PM emissions by 89 to 94 percent compared to equipment with engines meeting no emission standards and without a VDECS.⁷⁹ Therefore, through compliance with the City's clean construction ordinance, the proposed project would not result in a considerable contribution to cumulative health risks and cumulative air quality impacts would be *less than significant*. No mitigation measures are necessary

The proposed project and cumulative projects would generate some odors during construction, but odors would be temporary. Upon completion of construction activities, the cumulative projects combined with the proposed project would not generate substantial odors. Therefore, cumulative odor impacts would be considered *less than significant*, and no mitigation measures are necessary.

⁷⁹ See footnote 78.

9. Greenhouse Gas Emissions

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
9. GREENHOUSE GAS EMISSIONS. Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Greenhouse gas (GHG) emissions and global climate change represent cumulative impacts. GHG emissions cumulatively contribute to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature; instead, the combined GHG emissions from cumulative projects have contributed and will continue to contribute to global climate change and its associated environmental impacts.

The air district has prepared guidelines and methodologies for analyzing GHG emissions. These guidelines are consistent with CEQA Guidelines sections 15064.4 and 15183.5, which address the analysis and determination of significant impacts from a proposed project's GHG emissions. Section 15064.4 allows lead agencies to rely on a qualitative analysis to describe a project's GHG emissions. Section 15183.5 allows public agencies to analyze and mitigate GHG emissions as part of a larger plan for reducing GHGs and describes the required contents of such a plan. Accordingly, the City has prepared *Strategies to Address Greenhouse Gas Emissions*, which presents a comprehensive assessment of policies, programs, and ordinances that collectively represent the City's qualified GHG reduction strategy in compliance with the CEQA Guidelines.⁸⁰ These GHG emissions reduction actions have resulted in a 36 percent reduction in GHG emissions in 2015 compared to 1990 levels, exceeding the year 2020 reduction goals outlined in the air district's clean air plan, Executive Order S-3-05, and Assembly Bill 32 (also known as the Global Warming Solutions Act).^{81,82} In addition to San Francisco's GHG Reduction Strategy, the project sponsor published a department-specific climate action plan in 2014, which reflects the period of fiscal year 2012–2013.⁸³ The climate action plan describes the steps the department has taken since fiscal year 2008–2009 to reduce its total energy consumption and carbon footprint and the steps it will take in coming years to help the city reduce its GHG emissions. These steps include replacing old, energy-intensive pumps and boilers in citywide facilities and public water features; phasing out natural gas as an energy source; completing energy-efficient

⁸⁰ San Francisco Planning Department, *2017 Greenhouse Gas Reduction Strategy Update*, July 2017, https://sfmea.sfplanning.org/GHG/GHG_Strategy_October2017.pdf, accessed April 2020.

⁸¹ San Francisco Department of the Environment, *San Francisco's Carbon Footprint*, <https://sfenvironment.org/carbon-footprint>, accessed April 2020.

⁸² Executive Order S-3-05, Assembly Bill 32, and the air district's 2017 Clean Air Plan (continuing the trajectory set in the 2010 Clean Air Plan) set a target of reducing GHG emissions to below 1990 levels by year 2020.

⁸³ San Francisco Recreation & Park Department, *Climate Action Plan: Fiscal Year 2012–13, 2014*, <https://sfenvironment.org/download/2014-san-francisco-recreation-and-parks-department-climate-action-plan>, accessed April 2020.

retrofits and renovations of recreation centers; replacing old fleet vehicles with alternative-fuel vehicles; and incorporating renewable energy into the project sponsor's facilities, parks, and recreation centers.

Given that the city has met the state and region's 2020 GHG reduction targets and San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under order S-3-05,⁸⁴ order B-30-15,^{85,86} and Senate Bill 32,^{87,88} the City's GHG reduction goals are consistent with order S-3-05, order B-30-15, Assembly Bill 32, Senate Bill 32, and the 2017 clean air plan. Therefore, proposed projects that are consistent with the City's GHG reduction strategy would be consistent with the aforementioned GHG reduction goals, would not conflict with these plans or result in significant GHG emissions, and would therefore not exceed San Francisco's applicable GHG threshold of significance.

The following analysis of the proposed project's impact on climate change focuses on the project's contribution to cumulatively significant GHG emissions. Because no individual project could emit GHGs at a level that could result in a significant impact on the global climate, this analysis is in a cumulative context, and this section does not include an individual project-specific impact statement.

Impact C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions. (*Less than Significant*)

Individual projects contribute to the cumulative effects of climate change by emitting GHGs directly or indirectly during its construction and operational phases. Direct operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers; energy required to pump, treat, and convey water; and emissions associated with waste removal, disposal, and landfill operations.

The temporary use of on- and off-road equipment during construction would result in emissions of GHGs. While the new clubhouse would increase in size, from 1,600 square feet to 8,300 square feet (a net change of 6,700 square feet), once construction is complete, Portsmouth Square would continue to function as a public park, with no substantial changes in the amount of maintenance required or use of the clubhouse. The clubhouse is being designed as RPD's first *zero-carbon* building.⁸⁹ The proposed project would incorporate a number of sustainability features to minimize water and energy consumption and reduce GHGs. Consistent

⁸⁴ Office of the Governor, *Executive Order S-3-05*, June 1, 2005. Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million metric tons of carbon dioxide equivalents (MTCO₂E)); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO₂E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO₂E). Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

⁸⁵ Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Executive Order B-30-15, issued on April 29, 2015, sets forth a target of reducing GHG emissions to 40 percent below 1990 levels by 2030 (estimated at 2.9 million MTCO₂E).

⁸⁶ San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

⁸⁷ Senate Bill 32 amends California Health and Safety Code Division 25.5 (also known as the California Global Warming Solutions Act of 2006) by adding section 38566, which directs that statewide greenhouse gas emissions to be reduced by 40 percent below 1990 levels by 2030.

⁸⁸ Senate Bill 32 was paired with Assembly Bill 197, which would modify the structure of the State Air Resources Board; institute requirements for the disclosure of greenhouse gas emissions criteria pollutants, and toxic air contaminants; and establish requirements for the review and adoption of rules, regulations, and measures for the reduction of greenhouse gas emissions.

⁸⁹ *Zero carbon* buildings have zero carbon emissions. RPD would achieve this through electricity generated via the solar panels on the roof in combination with purchasing all renewable energy from the San Francisco Public Utilities Commission.

with chapter 7 of the San Francisco Environment Code, “Green Building Requirements for City Buildings,” the proposed project would implement the following:

- Construction site runoff best management practices in compliance with the Construction Site Runoff Ordinance.
- Reduce the indoor use of potable water by at least 30 percent by using water-efficient fixtures in the new clubhouse.
- Install solar panels on the new clubhouse.
- Divert at least 75 percent of construction debris from the landfill.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in San Francisco’s GHG Reduction Strategy. As discussed below and as further outlined in the Greenhouse Gas Analysis Compliance Checklist prepared for the proposed project, compliance with the applicable regulations would reduce the project’s GHG emissions related to energy use, potable water, wastewater, and stormwater, and waste disposal.

The proposed project’s waste-related emissions would be reduced through compliance with the City’s Construction and Demolition Debris Recovery Ordinance, Recycling and Composting Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, thus reducing the GHGs emitted by landfill operations. As stated in the GHG checklist prepared for this project, the proposed project would be consistent with San Francisco’s GHG Reduction Strategy.⁹⁰

Although the clubhouse would increase in size, the resulting increase in GHG emissions associated with energy use would be negligible, as there would be no natural gas infrastructure. Moreover, the sustainability features of the proposed project would include solar panels on the upper level shade structure and clubhouse roof, and a carbon neutral clubhouse building. It is anticipated that solar photovoltaic systems installed on the clubhouse roof and shade structure would supply most, if not all, of the park’s electricity demand.

The GHG Reduction Strategy and its regulations have proven effective, as the city has met and exceeded Executive Order S-3-05, Assembly Bill 32, and the air district’s clean air plan GHG reduction goals for the year 2020. Furthermore, the city exceeded its local reduction target to reduce GHG emissions to 25 percent below 1990 levels by 2017. This target, along with the rest of the City’s GHG reduction targets, is consistent with the long-term GHG reduction goals of Executive Order S-3-05, Executive Order B-30-15, Assembly Bill 32, Senate Bill 32, and the clean air plan. Other existing regulations, such as those implemented through Assembly Bill 32, will continue to reduce the proposed project’s contribution to climate change.

Based on the foregoing, the proposed project would be consistent with San Francisco’s GHG Reduction Strategy, Executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the clean air plan. Therefore, the proposed project would not conflict with these plans, and this impact would be *less than significant*, and no mitigation measures are necessary.

⁹⁰ San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for the Portsmouth Square Improvement Project*, May 3, 2021.

10. Wind

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
10. WIND. Would the project:					
a) Create wind hazards in publicly accessible areas of substantial pedestrian use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact WI-1: The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. (*Less than Significant*)

A proposed project's wind impacts are directly related to its height, orientation, design, location, and surrounding development context. Wind impacts are generally caused by large building masses that extend substantially above their surroundings, and by buildings oriented so that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. Based on wind analyses for other development projects in San Francisco, a building that does not exceed a height of 85 feet generally has little potential to cause substantial changes to ground-level wind conditions.

The proposed project would retain two of the existing above ground structures (upper level restrooms and elevators) and demolish and remove the approximately 25-foot-tall pedestrian bridge across Kearny Street. The proposed project would construct one new above ground structure: a two-story clubhouse with a maximum height of 29 feet at the northeast corner of the site. The new clubhouse would not be taller than existing buildings in the project vicinity and would have little potential to intercept overhead winds and redirect them down to the sidewalks surrounding the project site. Given its height and surrounding development context, the proposed project would not cause substantial changes to ground-level wind conditions adjacent to and near the project site. For these reasons, the proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact C-WI-1: The proposed project, in combination with cumulative projects, would not result in a cumulative wind impact. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site. Most of the cumulative projects are mixed-use developments that would include office, hotel, residential, and commercial uses. Two cumulative projects would construct buildings more than 80 feet tall: 530 Sansome Street and 447 Battery Street, which would be 217 feet and 200 feet tall, respectively. However, these projects would be over 1,000 feet from the project site, and would not combine with the proposed project to redirect winds down to sidewalks. Therefore, none of the cumulative projects would combine with the proposed project to create wind hazards in publicly accessible areas of substantial pedestrian use. For this reason, the proposed project would not combine with cumulative projects in the project vicinity to create a significant cumulative wind impact. The cumulative wind impact of the proposed project would be *less than significant*, and no mitigation measures are necessary.

11. Shadow

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
11. SHADOW. Would the project:					
a) Create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact SH-1: The proposed project would not create new shadow that would substantially and adversely affect the use and enjoyment of publicly accessible open spaces. (*Less than Significant*)

In 1984, San Francisco voters approved an initiative known as “Proposition K, The Sunlight Ordinance,” which was codified as planning code section 295 in 1985. Planning code section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under section 295(a)(3), structures to be constructed on property under the jurisdiction of the Recreation and Park Commission for recreational and park-related purposes are exempt from the ordinance.

Portsmouth Square is a public open space under the jurisdiction of the Recreation and Park Commission. The proposed project would construct one above ground structure (the new clubhouse) up to 29 feet tall. Because this structure would be constructed on property under the jurisdiction of the Recreation and Park Commission for park-related purposes and would be less than 40 feet tall, section 295 does not apply to the proposed project.

The new clubhouse would shade portions of streets and sidewalks in the project vicinity at various times of the day throughout the year. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant impact under CEQA. Shadows currently cast by the pedestrian bridge that spans Kearny Street would no longer occur because the proposed project would demolish and remove the pedestrian bridge, which would result in more available sunlight than currently exists on the east and west sidewalks on Kearny Street.

For these reasons, the proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact C-SH-1: The proposed project, in combination with cumulative projects, would not result in a cumulative shadow impact. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site. Most of the cumulative projects are mixed-use projects that would include office, hotel, residential, and commercial uses. None of the cumulative projects would cast shadow that

would reach Portsmouth Square, nor would shadow from cumulative projects combine with shadow from the proposed project. Therefore, the proposed project would not combine with cumulative projects in the project vicinity to create a significant cumulative shadow impact. The cumulative shadow impact would be *less than significant*, and no mitigation measures are necessary.

12. Recreation

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
12. RECREATION. Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact RE-1: The proposed project would not increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. (*Less than Significant*)

RPD owns and operates approximately 3,400 acres of public open space across 220 neighborhood parks, playgrounds, and open spaces in the city. RPD facilities also include recreation centers and clubhouses, soccer/playfields, basketball courts, and tennis courts.⁹¹

The following public open spaces, privately owned public open spaces (POPOS)⁹², neighborhood parks, and other recreational facilities are located within the 0.25-mile radius of the project site, and all of them are accessible by walking, bicycling, or transit from the project site:

- **Willie “Woo Woo” Wong Playground** (830 Sacramento Street) is located 0.15 mile southwest of the project site. This recently renovated park features three levels: upper athletic courts, middle playground with restrooms, and a lower clubhouse.
- **Woh Hei Yuen Park** (922 Jackson Street) is located 0.25 mile northwest of the project site. The park includes a recreation center and kitchen, picnic tables, a playground, and restrooms.
- **Saint Mary’s Square** (651 California Street) is located 0.15 mile south of the project site. The park includes benches and a playground.

⁹¹ San Francisco Recreation and Park Department, Who We Are, <https://sfrecpark.org/419/Who-We-Are>, accessed March 17, 2021.

⁹² Privately owned public open spaces (POPOS) are publicly accessible spaces in forms of plazas, terraces, atriums, small parks, and even snippets which are provided and maintained by private developers.

- **Transamerica Redwood Park** (600 Montgomery Street) is a POPOS located 0.15 mile east of the project. This park includes bench seating and a fountain.
- **343 Sansome Street** includes two POPOS 0.2 mile southeast of the project site. The site includes a terrace on the 15th floor of 343 Sansome Street and an open space on Leidesdorff Street. Both POPOS contain seating and tables.
- **555 California Street** includes a POPOS 0.2 mile south of the project site. The POPOS includes a plaza with benches and landscaping at the corner of Kearny and California streets.
- **Empire Park** (648 Commercial Street) is a POPOS 0.1 mile southeast of the project site. This garden courtyard includes tables and seating.
- **456 Montgomery Plaza** includes a POPOS 0.2 mile southeast of the project site. This POPOS includes small terraces, tables, and seating.

The project site, Portsmouth Square, is a 1.32-acre park that is owned and operated by RPD. Based on park usage observations conducted in July 2014, weekday usage of the park ranges from about 70 people in the morning to about 500 people in the early afternoon. Weekend park usage is similarly heavy, with about 70 park users in the morning and a maximum of 500 park users between 1–3 p.m.⁹³ The main users of the park are card players, exercise and dance groups, tourists, people experiencing homelessness, and casual wanderers. The most heavily used area of the park was the pavilion area on the upper level.⁹⁴ The pedestrian bridge is used as a link between the Chinese Culture Center in the hotel building and Chinatown. Despite the presence of benches along both sides of the bridge, very little stationary activity was observed compared to the park.

Because the proposed project does not include residential or commercial uses, the proposed project would not result in a permanent increase in demand for parks or other recreational facilities. Therefore, this analysis focuses on impacts during the 24-month construction period.

During construction, up to 45 construction workers would be onsite at any given time. Portsmouth Square would be closed for the duration of construction; however, construction workers could use nearby parks or other recreational facilities during breaks or lunch periods. Because the use of these areas would be limited to breaks or lunch periods, this use would not result in the substantial deterioration of parks or other recreational facilities. Given that nearby parks or other recreational facilities could accommodate the minor increase in usage from construction workers during the 24-month construction period, the construction workers who may use these parks would not substantially accelerate the physical deterioration of parks or require the need for expanded parks or recreational facilities.

Current park users, ranging from approximately 70 to 500 park users at any one time, would be displaced during construction, resulting in increased use of nearby parks and recreation facilities during the 24-month construction period. The Portsmouth Square users, in particular the card players, exercise groups, casual wanderers, people experiencing homelessness, and tourists, do not require any special facilities at the park. These activities could be accommodated at the nearby public parks and public open spaces listed above,

⁹³ San Francisco Planning Department and San Francisco Recreation & Park Department, *San Francisco Chinatown Portsmouth Square and Vicinity Existing Conditions Report*, December 2014.

⁹⁴ Ibid.

and would not result in the physical deterioration of other facilities as the anticipated lifespan of nearby facilities would not be substantially changed by increased usage for 24 months.

The increase in demand on nearby parks would be temporary (24 months) and would be limited to exercise activities, sitting, playing cards, or walking. Therefore, this usage would not result in a substantial deterioration of parks or other recreational facilities. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact RE-2: The proposed project would include recreational facilities and expansion of recreational facilities, but such facilities would not have an adverse physical effect on the environment. (*Less than Significant*)

The proposed project would include new recreational facilities and expand existing recreation facilities such as the clubhouse, upper level plaza, upper level shade structure, and lower level playground and fitness area. The environmental impacts of the construction and operation of the proposed project's recreational facilities are analyzed throughout this Initial Study and the EIR. There are no impacts associated with construction or operation of recreational facilities beyond those discussed and analyzed in other sections of this document.

A project could increase the use of existing neighborhood and regional parks or other recreational facilities either through population growth, which would increase the overall number of recreational facility users, or by closure of an existing recreational facility, which would displace recreational users to other similar parks or recreational facilities. As described in Section E.3, Population and Housing, the project does not propose new residential development and would not necessitate the construction of new housing, permanently displace housing, or otherwise create additional housing demand. Therefore, the proposed project is not expected to contribute to population growth nor would it require the expansion of other recreational facilities.

While the proposed project would have significant environmental impacts on historic architectural resources, the recreation facilities themselves would not result in any secondary significant environmental impacts, as discussed throughout this Initial Study and EIR. Therefore, this impact is *less than significant*, and no mitigation measures are necessary.

Impact C-RE-1: The proposed project, in combination with cumulative projects, would not result in cumulative recreation impacts. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site. All cumulative projects except the infrastructure projects on Walter U. Lum Place would construct residential, retail, or hotel uses, resulting in additional demand for recreation facilities. The project sponsor has accounted for this increase in demand in the Recreation and Open Space Element of the San Francisco General Plan.⁹⁵ In addition, San Francisco voters recently passed three bond measures, in 2008, 2012, and 2020, to fund the acquisition, planning, and renovation of City recreational resources. Therefore, the City has accounted for this growth in demand, and the proposed project would not

⁹⁵ San Francisco Planning Department, *San Francisco General Plan*, Recreation and Open Space Element, April 2014, pp. 20–36, https://generalplan.sfplanning.org/Recreation_OpenSpace_Element_ADOPTED.pdf, accessed March 30, 2020.

combine with cumulative projects to create a significant cumulative impact on recreational facilities or resources. This impact would be *less than significant*, and no mitigation measures are necessary.

13. Utilities and Service Systems

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
13. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Require or result in the relocation or construction of new or expanded, water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact UT-1: The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, would not exceed the capacity of the wastewater treatment provider serving the project site, or require construction of new stormwater drainage facilities, wastewater treatment facilities, or electric power, natural gas, or telecommunications facilities or expansion of existing facilities. (*Less than Significant*)

The project site is served by San Francisco's combined sewer system, which collects, transports, and treats sanitary sewage and stormwater runoff prior to discharge into the San Francisco Bay. The Southeast Water Pollution Control Plant (southeast plant) provides wastewater and stormwater treatment and management for the east side of the city, including the project site. The SFPUC provides and operates water supply and wastewater/stormwater collection and treatment facilities for the City. Pacific Gas and Electric Company provides electricity and natural gas to the project site, and various private companies provide telecommunications facilities.

Portsmouth Square is built on top of the Portsmouth Square Garage, which contains four levels of public parking. As such, the entire area beneath the park has been previously disturbed for construction of the parking garage. Additionally, the entire project site (the park, the pedestrian bridge, and a portion of 750 Kearny Street) is considered impervious. The park contains approximately 50,520 square feet of impervious area. The proposed project would increase the amount of impervious surface by 1,590 square feet, resulting in about 52,110 square feet of impervious area.⁹⁶

CONSTRUCTION

Project construction would disturb more than 5,000 square feet of area. RPD's standard construction measure 2, Water Quality, would be implemented during project construction. Standard construction measure 2 requires all projects to implement erosion and sedimentation controls to prevent discharges of sediment and other pollutants to storm drains and surface waterways. Because the project would disturb more than 5,000 square feet of ground surface, to be consistent with the requirements of San Francisco Public Works Code article 4.2, section 146 et seq. (Construction Site Runoff Control), which requires the preparation and implementation of an erosion and sediment control plan, RPD would prepare a stormwater control plan pursuant to standard construction measure 2 that meets the requirements of an erosion and sediment control plan. The erosion and sediment control plan would identify best management practices designed to protect water quality and control stormwater flows on the construction site. Implementation of stormwater best management practices would limit the volume of stormwater entering the combined sewer system and reduce the impacts of runoff from the construction site. Therefore, there would be minimal flows to the combined sewer system and impacts related to exceeding the wastewater treatment requirements of the southeast plant or capacity of the combined sewer system during construction would be *less than significant*, and no mitigation measures are necessary.

During construction, the proposed project would use relatively small amounts of potable water for various purposes, such as to provide drinking water, meet onsite sanitary needs, and mix cement. In addition, project construction would be required to adhere to the use of a limited amount of water for dust suppression. The temporary use of water during construction would not be substantial. Moreover, this water use would be temporary, terminating with the completion of the approximately 24-month construction period. The park's water supplies are provided by the SFPUC and are planned to accommodate short-term increases in water use.

Project construction activities would not result in increased demand for other utility services in the area. Nevertheless, the project site is located within a developed area served by existing electric power, natural gas, and telecommunications and would not necessitate the construction of new power generation, natural gas, or telecommunications infrastructure. As discussed under Section E.3, Population and Housing (Impact PH-1), project construction would not induce population growth in the area and would not necessitate the expansion of utility services related to population. Therefore, construction of the proposed project would not require or result in the relocation or construction of new utilities. This impact would be *less than significant*, and no mitigation measures are necessary.

⁹⁶ Degregorio, Michael, Project Manager, San Francisco Recreation and Park Department, e-mail correspondence with Elliott Schwimmer, Project Manager, Environmental Science Associates, March 4, 2020.

OPERATION

The restrooms on the upper level of the park, renovated in 2016, would remain. However, the new clubhouse would include a women's, men's, and gender neutral restroom on the first floor, resulting in a net increase of one restroom.

The park renovation and the construction of a larger, new clubhouse would not require the relocation of utilities or construction of new expanded utilities. The new clubhouse would be constructed in a portion of the same location as the existing clubhouse; thus, the proposed project's wastewater, stormwater, natural gas, telecommunications, and electrical utility connections would be in generally the same locations as under existing conditions and would not require any substantial utility relocations. Utility connections at the site are described in EIR Chapter 2, Project Description, and impacts associated with construction of utility connections are evaluated in this Initial Study. Clubhouse utilities would connect to existing utility connections along Kearny Street underneath the sidewalk. Renovation of the park and the new 5,900-square-foot clubhouse would result in wastewater use that would be similar to existing wastewater flows, given that the proposed project would only result in a net increase of one restroom. The proposed project would include water efficient fixtures in the clubhouse consistent with Chapter 7 of the San Francisco Green Building Code, and as required by Title 24 of the California Code of Regulations.

During project operation, wastewater would continue to be conveyed to the southeast plant through the combined sewer system (a grid of storage facilities, sewers, and pump stations). The southeast plant is one of three such plants in San Francisco and treats 57 million gallons per day of wastewater. During wet weather, the southeast plant has the capacity to treat up to 250 million gallons per day of wastewater.⁹⁷ The minor increase in wastewater demand caused by the net addition of one restroom at the project site with project implementation would not exceed the capacity of the system, which can treat up to 250 million gallons per day. Therefore, the proposed project's wastewater demand would not exceed the capacity of the southeast plant.

The proposed project would utilize a sand filtration system for stormwater runoff prior to entering the city's combined sewer system. The proposed project would replace impervious surface at the project site and would not increase the total amount of impervious surfaces. Therefore, the proposed project would be exempt from the stormwater management ordinance and would not be required to prepare or submit a stormwater control plan to the SFPUC. The stormwater management ordinance requirements are established in part to avoid allowing substantial increases in runoff that would exceed the combined sewer system capacity, which this project would not trigger because there would not be any increase in the amount of impervious surfaces.

Because the proposed project would generally replace existing facilities and the new, larger clubhouse would not substantially increase utility usage or substantially increase the amount of wastewater or stormwater flows on site, the proposed project would be consistent with local regulatory requirements. Considering the project's operational utility demands relative to the capacity of utility service providers (i.e., SFPUC and Pacific Gas and Electric Company), the proposed project would not require the construction of new facilities or expansion of existing facilities to serve the project. As a result, impacts related to new or expanded wastewater, drainage, electrical, telecommunications, and natural gas facilities would be *less than significant*, and no mitigation measures are necessary.

⁹⁷ San Francisco Water Power Sewer, Southeast Treatment Plant, <https://sfwater.org/index.aspx?page=616>, accessed on April 8, 2020.

Impact UT-2: Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay Delta Plan Amendment is implemented; in that event the public utilities commission may develop new or expanded water supply facilities to address shortfalls in single and multiple dry years but this would occur with or without the proposed project. Impacts related to new or expanded water supply facilities cannot be identified at this time or implemented in the near term; instead, the public utilities commission would address supply shortfalls through increased rationing, which could result in significant cumulative effects, but the project would not make a considerable contribution to impacts from increased rationing. (*Less than Significant*)

Water would be supplied to the project from the SFPUC's Hetch Hetchy regional water supply system. Under California Water Code sections 10910 through 10915, urban water suppliers like the SFPUC must prepare water supply assessments for certain large "water demand" projects, as defined in CEQA Guidelines section 15155.⁹⁸ The proposed project does not qualify as a "water demand" project as defined by CEQA Guidelines section 15155(a)(1); therefore, a water supply assessment has not been prepared for the proposed project. However, the SFPUC estimates that a typical development project in San Francisco comprised of either 100 dwelling units, 100,000 square feet of commercial use, 50,000 square feet of office, 100 hotel rooms, or 130,000 square feet of production, distribution, and repair use would generate demand for approximately 10,000 gallons of water per day, which is the equivalent of 0.011 percent of the total water demand of 89.9 million gallons per day anticipated for San Francisco in 2040.⁹⁹ The proposed project includes one net new restroom that would generate less than 0.011 percent of water demand for the city as a whole in 2040, constituting a negligible increase in anticipated water demand.

The SFPUC uses population growth projections provided by the planning department to develop the water demand projections contained in the urban water management plan. As discussed in Section E.3, Population and Housing (Impact PH-1), the proposed project would be encompassed within planned growth in San Francisco; therefore, it is accounted for in the water demand projections contained in the urban water management plan. Because the proposed project would comprise a small fraction of future water demand that has been accounted for in the City's urban water management plan, sufficient water supplies would be available to serve the project in normal, dry, and multiple dry years, and the proposed project would not require or result in the relocation or construction of new or expanded water supply facilities, the construction or relocation of which could cause significant environmental effects. The impact would be *less than significant*, and no mitigation measures are necessary.

⁹⁸ Pursuant to CEQA Guidelines section 15155(a)(1), "a water demand project" means:

- (A) A residential development of more than 500 dwelling units.
- (B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
- (C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor area.
- (D) A hotel or motel, or both, having more than 500 rooms, (e) an industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
- (F) a mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of this section.

- (G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project.

⁹⁹ San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016, <https://sfwater.org/modules/showdocument.aspx?documentid=9300>, accessed March 23, 2021.

Impact UT-3: The proposed project would not generate solid waste in excess of state or local standards or the capacity of local infrastructure and would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. (*Less than Significant*)

In September 2015, the City and County of San Francisco approved an agreement with Recology, Inc., for the transport and disposal of the city's municipal solid waste at the Recology Hay Road Landfill in Solano County. The city began disposing its municipal solid waste at that landfill in January 2016, and is expected to continue that practice for approximately nine years, with an option to renew the agreement thereafter for an additional six years. The Hay Road Landfill has a maximum permitted capacity of 37 million cubic yards; it is permitted to accept up to 2,400 tons per day and has a remaining capacity of 30.4 million cubic yards. Under existing conditions, the landfill receives an average of approximately 1,850 tons per day from all sources, with approximately 1,200 tons per day from San Francisco, which includes residential and commercial waste and demolition and construction debris that cannot be reused or recycled.¹⁰⁰ The City's contract with the Recology Hay Road Landfill will extend until 2031 or when the city has disposed 5 million tons of solid waste, whichever occurs first. At that point, the City would either further extend the landfill contract or find and entitle an alternative landfill site.

In 2019, San Francisco generated a total of about 713,000 tons of landfill waste.¹⁰¹ Approximately 418,000 tons were directed to the Hay Road Landfill, with the remaining 295,000 tons received at 23 other landfills.¹⁰² All facilities used by the city are permitted to accept the type of construction waste generated by the proposed project.

Pursuant to the City's Construction and Demolition Debris Recovery Ordinance, construction and demolition debris must be transported by a registered transporter to a registered facility that can process mixed construction and demolition debris. The ordinance requires that at least 65 percent of construction and demolition debris from a site go to a registered construction and demolition recycling facility.¹⁰³ This requirement has been augmented by the City's Green Building Ordinance, which requires that at least 75 percent of construction and demolition debris be diverted from landfills.¹⁰⁴ Over the 24-month duration of the proposed project's construction stages, construction and demolition activities would generate debris at the project site, which would require disposal. Waste materials associated with the project would consist of up to 43 cubic yards of excavated soil and approximately 900 cubic yards of demolition and construction waste from demolition and removal of the pedestrian bridge. In accordance with San Francisco Environment Code section 708, the City would require the construction contractor to submit a Construction and Demolition Debris Management Plan for approval; the plan would demonstrate how the project would meet the required minimum diversion rates for the project-related construction and demolition debris. Compliance with mandatory state and local diversion requirements would reduce project effects on landfill capacity.

¹⁰⁰ San Francisco Planning Department, Agreement for Disposal of San Francisco Municipal Solid Waste at Recology Hay Road Landfill in Solano County, Final Negative Declaration, Planning Department Case No. 2014.0653, May 21, 2015, http://sfmea.sfplanning.org/2014.0653E_Revised_FND.pdf, accessed March 23, 2021.

¹⁰¹ CalRecycle Disposal Reporting System, Jurisdiction Disposal and Alternative Daily Cover (ADC) Tons by Facility, <https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Destination/DisposalByFacility>, accessed March 22, 2021.

¹⁰² Ibid.

¹⁰³ San Francisco Environment Code, chapter 14, sections 1400–1417. <https://sfenvironment.org/policy/environment-code>, accessed April 12, 2021.

¹⁰⁴ San Francisco Environment Code, chapter 7, section 708.

As under existing conditions, project operational waste streams would generally be limited to visitor trash and trash generated from regular facility cleaning and maintenance. During operations, the proposed project would be required to implement the San Francisco Mandatory Recycling and Composting Ordinance, the objective of which is to minimize the city's landfill trash generation.¹⁰⁵ In compliance with this ordinance, the proposed project would be required to provide convenient facilities for the separation of recyclables, compostables, and landfill trash for its park users. As described above, the city has access to adequate landfill capacity at least through 2031 and potentially through 2041 and anticipates that an adequate alternative site will be identified at that point. Therefore, there would be adequate solid waste capacity to serve the proposed project and the impact with respect to landfill capacity would be *less than significant*, and no mitigation measures are necessary.

Impact C-UT-1: The proposed project, in combination with cumulative projects, would not result in significant adverse cumulative impacts on utilities and service systems. (*Less than Significant*)

The geographic scope for potential cumulative utilities and service systems impacts consists of the project area, its immediate vicinity, and the service areas of regional service/utility providers. Wastewater system facilities in the project vicinity include San Francisco's combined wastewater system and the southeast plant. Multiple landfills are located within 100 miles, and these landfills could be used by the cumulative projects listed in Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3, as well as by a wide variety of additional users.

Implementation of the proposed project, in combination with cumulative projects, would result in an incremental increase in population, water consumption, and wastewater and solid waste generation. The SFPUC has accounted for such growth in its water demand and wastewater service projections, and the city has implemented various programs to divert solid waste from landfills. For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative impact on utilities and service systems and impacts would be *less than significant*, and no mitigation measures are necessary.

¹⁰⁵ San Francisco Environment Code, chapter 19, sections 1901-1912.

14. Public Services

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
14. PUBLIC SERVICES. Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as fire protection, police protection, schools, parks, or other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project's impacts on parks and open spaces are discussed in Section E.11, Recreation. Impacts on other public services are discussed below.

Impact PS-1: The proposed project would not result in an increase in demand for public services and would not require construction of new or physically altered facilities, the construction of which could cause significant environmental impacts. (*Less than Significant*)

The San Francisco Fire Department (fire department) provides fire suppression services and unified emergency medical services and transport, including basic life support and advanced life support services, in the city. The project site is within the service area of the fire department's Battalion 1, and Fire Stations 2 and 13 are located 0.25 mile northwest and 0.2 mile east the project site, respectively.¹⁰⁶

The San Francisco Police Department (police department) provides police protection in the city. Police department services include responding to calls for police assistance, monitoring and managing traffic, and performing general surveillance duties. The project site is within the police department's Central District, and the closest police station is the Central Police Station at 766 Vallejo Street (between Stockton and Powell streets), approximately 0.35 mile northwest of the project site.¹⁰⁷

As discussed in Section E.3, Population and Housing (Impact PH-1), the proposed project would not result in the construction of residential units. Increases in demand for public services generally result from a permanent increase in population in a given area. The proposed project would therefore not generate any new school-aged children. Additionally, the proposed project would not increase demand for or use of public libraries. Therefore, the project would not result in new or physically altered school or library facilities.

Moreover, the proposed project would not change the amount of maintenance activity currently at the site, and would not result in an increase in the service population at the project site. Construction of the proposed project and associated temporary travel lane closures could potentially affect police and fire

¹⁰⁶ San Francisco Fire Department, Fire Station Locations, <http://sf-fire.org/fire-station-locations>, accessed March 9, 2021.

¹⁰⁷ San Francisco Police Department, Central Station, <https://www.sanfranciscopolice.org/stations/central-station>, accessed March 9, 2021.

service access. Section E.6, Transportation and Circulation (Impact TR-1) addresses the proposed project's impact on emergency access during construction.

Overall, the proposed project would not increase the number of service calls or the service population in the area. Because the project site is located near and already served by police and fire protection services, and would not result in population growth, the proposed project would have a *less-than-significant* impact on public services, and no mitigation measures are necessary.

Impact C-PS-1: The proposed project, in combination with cumulative projects, would not have a significant cumulative impact on public services. (*Less than Significant*)

Cumulative projects in the project vicinity would result in an intensification of land uses and a cumulative increase in the demand for fire protection, police protection, school services, and other public services. The fire and police departments, the school district, libraries, and other City agencies respond to growth and other changing service needs through ongoing analysis of applicable metrics, such as staffing, capacity, response times, and call volumes. As a result, projected future development would not result in any service gap in citywide police, fire, and emergency medical services. Because there is no existing shortfall with respect to school or library services in the surrounding area, and because cumulative projects would be subject to impact fees levied based on their incremental demand for public services, there would not be any service gaps in citywide public services. Therefore, the proposed project would not combine with cumulative projects to create a significant cumulative impact on public services. This impact would be *less than significant*, and no mitigation measures are necessary.

15. Biological Resources

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
15. BIOLOGICAL RESOURCES. Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not located in an area covered by an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. The project site is not located within a federally protected wetland, as defined by section 404 of the Clean Water Act, and does not contain riparian habitat or other sensitive natural communities. Therefore, topics E.15(b), E.15(c), and E.15(f) are not applicable to the proposed project.

Impact BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any special-status species. (*Less than Significant with Mitigation*)

The project site and surrounding area are in an urban environment consisting of buildings and city streets with high levels of human activity. All vegetation on the project site was planted as part of Portsmouth Square's landscape development and is not considered a natural vegetation community.

Although street trees and landscaping provide limited habitat to support wildlife species, they can provide cover, foraging, and nesting habitat for a variety of common bird species that tolerate human activity, such as dark-eyed junco (*Junco hyemalis*), California towhee (*Melospiza crissalis*), American bushtit (*Psaltirparus minimus*), house finch (*Haemorrhous mexicanus*), Anna's hummingbird (*Calypte anna*), and American crow (*Corvus brachyrhynchos*). These species, and many other common bird species, are protected by the

Migratory Bird Treaty Act¹⁰⁸ and California Fish and Game Code sections 3503, 3503.5, and 3513¹⁰⁹ and could nest in the landscape trees and shrubs on and around the project site. In addition, several special-status bird species, including Cooper's hawk (*Accipiter cooperi*) and peregrine falcon (*Falco peregrinus*), commonly nest in urban environments in the Bay Area. Cooper's hawks, which are on the California Department of Fish and Wildlife (department of fish and wildlife) Watch List, nest in mature urban street trees and peregrine falcons, a department of fish and wildlife Fully Protected Species, nest on tall buildings and bridges.

The proposed project would remove all landscaping, as well as 69 trees within the project site and would replace them before the conclusion of construction. If the landscaping and tree removal occurs during the bird nesting season, the proposed project could temporarily adversely affect bird breeding and nest behaviors at the project site. Disruption of nesting birds is prohibited under the federal Migratory Bird Treaty Act and the California Fish and Game Code and would be a significant impact under CEQA.

The project sponsor would be required to implement RPD's standard construction measure 3, Biological Resources, which would require that the project site be screened by a qualified biologist to determine whether biological resources may be affected by construction. If significant biological resources are present, a qualified biologist would carry out a survey of the project site to note the presence of general biological resources and to identify whether habitat for special-status species and/or migratory birds are present. If necessary, standard construction measure 3 requires measures to protect biological resources, such as installing wildlife exclusion fencing, establishing work buffer zones, installing bird deterrents, monitoring by a qualified biologist, and other such measures. Implementation of standard construction measure 3 would protect active bird nests from direct or indirect project-related impacts, and would reduce potential impacts to *less than significant*.

Impact BI-2: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. (*Less than Significant*)

The project area is located within the Pacific Flyway along the northwestern shoreline of San Francisco Bay. Although specific migratory corridors near the project area are unknown, it can be assumed that numerous birds pass overhead or in the project vicinity during spring and fall migrations. Typically, as building size increases, so does the amount of glass, making larger buildings more of a collision threat to birds.¹¹⁰ Many

¹⁰⁸ The Migratory Bird Treaty Act (migratory bird act) makes it unlawful to intentionally pursue, hunt, take, capture, or kill migratory birds anywhere in the United States. The law also applies to the intentional disturbance and removal of nests occupied by migratory birds or their eggs during the breeding season. On December 22, 2017, under Solicitor's Opinion M-37050 (M-opinion), the U.S. Department of the Interior (department of the interior) redefined *incidental take* such that "take" does not prohibit or penalize the incidental take of migratory birds that results from actions without motivation to harm birds. This interpretation differs from the prior federal interpretation of take, which prohibited all incidental take of migratory birds, whether intentional or incidental. On January 7, 2021, the United States Fish and Wildlife Service (a department within the department of the interior) published a "final rule" ("MBTA rule") defining incidental take as described above. On February 5, 2021, the fish and wildlife service delayed the migratory bird act rule's effective date until March 8, 2021 and requested public comments to inform their review of the migratory bird act rule and determine whether a further extension of the effective date would be necessary. On March 8, 2021, the department of the interior rescinded the M-opinion on the migratory bird act. The department of the interior has yet to issue a replacement rule. However, California regulations protect bird nests with eggs or young from incidental take, as discussed below.

¹⁰⁹ Under these California Fish and Game Code sections, a project is not allowed to conduct activities that would result in the taking, possessing, or destroying of any birds of prey; the taking or possessing of any migratory non-game bird; the taking, possession, or needless destruction of the nest or eggs of any raptors or non-game birds; or the taking of any non-game bird under California Fish and Game Code section 3800. California Fish and Game Code section 3513 adopts the department of the interior's take provisions under the Migratory Bird Treaty Act. As described above, in 2017, the department of the interior redefined incidental take under the migratory bird act; however, the California Department of Fish and Wildlife subsequently issued an advisory that affirms that California law continues to prohibit incidental take of migratory birds.

¹¹⁰ San Francisco Planning Department, *Standards for Bird-Safe Buildings*, adopted July 14, 2011.

bird collisions are also induced by artificial night lighting, particularly from large buildings, which can be especially problematic for migrating songbirds because many are nocturnal migrants.¹¹¹ Research suggests that fatal bird collisions also increase as light emissions increase.¹¹² The proposed new, larger clubhouse would not substantially increase the height or night lighting on the project site relative to existing conditions, but would increase the surface area of glass.

The City has adopted guidelines to address this issue and has regulations for bird-safe designs within the city. Planning code section 139, Standards for Bird-Safe Buildings, establishes building design standards to reduce avian mortality rates associated with bird strikes.¹¹³ The building standards are based on two types of hazards: (1) location-related hazards where the siting of a structure inside or within 300 feet of an Urban Bird Refuge (open spaces that are 2 acres and larger and dominated by vegetation or open water) creates an increased risk to birds, and (2) feature-related hazards, which may increase risks to birds regardless of where the structure is located. For new building construction where the location-related standard would apply, the façade requirements include no more than 10 percent untreated glazing and minimal lighting. Any lighting that is used must be shielded and prevented from resulting in any uplighting. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet or larger in size. Any structure that contains these elements must treat 100 percent of the glazing.

The project site is not located in or within 300 feet of an Urban Bird Refuge. Therefore, the standards related to location-specific hazards are not applicable to the proposed project. The proposed project would comply with the feature-related hazards standards¹¹⁴ of section 139, by using bird-safe glazing on 100 percent of any feature-related hazards.

The proposed project would be subject to and would comply with City-adopted regulations for bird-safe buildings, as well as federal and state migratory bird regulations. In addition, no known wildlife nursery sites (i.e., bird colonies or rookeries) exist within the project site or vicinity. For these reasons, implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact BI-3: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. (*Less than Significant*)

The San Francisco Urban Forestry Ordinance, San Francisco Public Works Code section 801 et seq., requires a permit from public works to remove any protected trees. Protected trees include landmark trees, significant trees, or street trees located on private property subject to location and size criteria, or on public property anywhere within the territorial limits of San Francisco. There are no landmark trees on the project site;

¹¹¹ L.E. Ogden, *Collision Course: The Hazards of Lighted Structures and Windows to Migrating Birds*, Special Report for the World Wildlife Fund Canada and the Fatal Light Awareness Program, September 1996, <https://digitalcommons.unl.edu/cgi/viewcontent.cgi?article=1002&context=flap>, accessed May 16, 2021.

¹¹² F.J. Verheijen, Bird Kills at Lighted Man-Made Structures: Not on Nights Close to a Full Moon, *American Birds* 35(3):251–254, 1981.

¹¹³ San Francisco Planning Department, Standards for Bird-Safe Buildings, July 14, 2011, https://sfplanning.org/sites/default/files/documents/reports/bird_safe_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%202011-30-11.pdf, accessed November 11, 2020.

¹¹⁴ Feature-related hazards are defined as the uninterrupted glazed segments of a building that measure 24 square feet or larger.

however, 18 trees meet the criteria as *significant trees*.^{115,116} The proposed project would remove up to 69 trees, of which 47 have low suitability for preservation.¹¹⁷

The removal of the trees and planting of new street trees is subject to the provisions of the urban forestry ordinance, which requires a permit from public works to remove any street trees. The ordinance requires the project sponsor to plant appropriate replacement trees on the project site or along the street frontages or pay an in-lieu fee. The project sponsor would comply with the Urban Forestry Ordinance by following these requirements, and replacement street trees would be planted after construction is complete. In addition, the project sponsor would implement RPD's standard construction measure 3, which specifies that projects requiring tree removal must comply with any applicable tree protection ordinance and policy. Therefore, the proposed project would not conflict with any local policies or ordinances that protect biological resources, and this impact would be *less than significant*, and no mitigation measures are necessary.

Impact C-BI-1: The proposed project, in combination with cumulative projects, would not have a significant cumulative impact on biological resources. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site. The cumulative geographic area does not currently support any riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations or by California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Cumulative projects would result in the construction of multi-story buildings that can injure or kill birds in the event of a collision and would result in the removal of existing street trees or other vegetation. Nearby cumulative projects also would be subject to the requirements of the migratory bird act, California Fish and Game Code, and the City's bird-safe building standards and Urban Forestry Ordinance. Therefore, the proposed project would not combine with cumulative projects to result in a cumulative impact related to biological resources and cumulative impacts would be *less than significant*. No mitigation measures are necessary.

¹¹⁵ A *significant tree* is one located within 10 feet of a lot line abutting the public right-of-way that (1) is greater than 20 feet in height, (2) has a canopy spread greater than 15 feet, or (3) has a trunk diameter of 12 inches or greater (measured at 54 inches above grade). A tree attains significant status if any one of the three size criteria is met.

¹¹⁶ San Francisco Recreation & Park Department, *Portsmouth Square Tree Assessment*, prepared by Hort Science, March 24, 2017.

¹¹⁷ Ibid.

16. Geology and Soils

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
16. GEOLOGY AND SOILS. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18.1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is not located in a landslide hazard area as defined in the Community Safety Element of the San Francisco General Plan, in a state-identified seismic hazard zone for landslide hazard, or within a liquefaction zone.¹¹⁸ The proposed project would remain connected to the combined sewer system and would not require the use of septic tanks or other onsite disposal systems for sanitary sewage. Therefore, topics E.16(a)(iv), E.16(d), and E.16(e) are not applicable to the proposed project.

The analysis in this section is based on the geotechnical report prepared for the proposed project.¹¹⁹ This geotechnical report is the primary source of information included in this section. The scope of the

¹¹⁸ ENGEO, *Portsmouth Square Garage Seismic Assessment: Geotechnical Recommendations*, San Francisco, California, April 29, 2020.

¹¹⁹ Ibid.

geotechnical investigation included review of existing information and reports from past geotechnical explorations in the project vicinity for the assessment and analysis.

The foundation of the existing Portsmouth Square Garage extends up to approximately 50 feet below ground surface and consists of spread footings below interior columns and a continuous strip footing around the perimeter of the parking garage. Most of the soil below the project site was previously removed for construction of the parking garage. However, immediately adjacent to the parking garage, the ground surface is underlain by 5 to 10 feet of artificial fill, followed by approximately 30 feet of Colma Formation, with Franciscan Complex Bedrock 40 to 60 feet below ground surface. Groundwater depth ranges from 2.5 to 25 feet below ground surface.

Impact GE-1: The proposed project would not directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure. (*Less than Significant*)

The project site is not located within an earthquake fault zone, as defined by Alquist-Priolo Earthquake Fault Zoning Act, and no known fault or potentially active fault exists within the project site. Therefore, the potential for a surface rupture at the site is considered low,¹²⁰ and the proposed project would not exacerbate this potential.

The project site is located approximately 9.5 miles northeast of the San Andreas Fault and 9.8 miles southwest of the Hayward Fault.¹²¹ According to the U.S. Geological Survey, the probability that a magnitude 6.7 or greater earthquake will occur in the San Francisco Bay Region during the next 24 years is 72 percent.¹²² Therefore, it is possible that a strong to very strong earthquake would affect the proposed project during its lifetime. The proposed project would most likely experience periodic minor earthquakes and perhaps a major earthquake (i.e., moment magnitude greater than 6) on one of the nearby faults during its service life.

To ensure that the potential for adverse effects related to geology and soils are adequately addressed, San Francisco relies on the state and local regulatory process for review and approval of building permits pursuant to the California Building Code and the San Francisco Building Code, which is the state building code plus local amendments that supplement the state code, including the building department's administrative bulletins. The building department also provides its implementing procedures in information sheets. The proposed project is required to comply with the building code, which ensures the safety of all new construction in the city. The building department would review the project structural construction documents for conformance with the recommendations in the project-specific geotechnical report during its review of the building permit for the project. In addition, the building department may require additional site-specific report(s) through the building permit application process. The building department's requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the building code would ensure that the proposed project would be able to resist damage from seismic shaking and seismic-related ground failure and ensure that the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure would be low.

¹²⁰ Ibid.

¹²¹ Ibid.

¹²² Ibid.

In addition, the proposed project would implement seismic upgrades to the parking garage, in the form of fiber-reinforced panels along certain parking garage walls, to support the redesigned park and new clubhouse. These project components also would be subject to review by the building department. The addition of the fiber-reinforced panels would improve the parking garage's ability to resist damage from seismic shaking.

Therefore, through compliance with existing regulations, the proposed project would not cause or result in potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact GE-2: The proposed project would not result in substantial loss of topsoil or erosion. (*Less than Significant*)

The project site is entirely developed with a park, parking garage, and sidewalks. Most of the soil below the project site was previously removed to a maximum depth of approximately 50 feet for construction of the Portsmouth Square Garage.¹²³ The soil that remains on the project site above the parking garage and below the Portsmouth Square park surface is artificial fill. For these reasons, construction of the proposed project would not result in loss of topsoil.

Construction of the proposed project would remove 5,562 square feet of paving, with up to 590 square feet of disturbed area and 43 cubic yards of excavation beyond the edges of the underground parking garage. Excavation would occur along portions of sidewalks adjacent to Portsmouth Square, the curb, the gutter, and portions of adjacent streets. Site preparation, grading and excavation activities would disturb soil up to a depth of up to 2 feet below the surface of the park, creating the potential for windborne and waterborne soil erosion. The project site slopes down approximately 20 feet from west to east, and sloping terrain is more susceptible to soil erosion than flat terrain. As such, RPD's standard construction measure 2, Water Quality, would be implemented during project construction. Standard construction measure 2 requires all projects to implement erosion and sedimentation controls to prevent discharges of sediment and other pollutants to storm drains and surface waterways. Because the project would disturb more than 5,000 square feet of ground surface, to be consistent with the requirements of San Francisco Public Works Code article 4.2, section 146 et seq. (Construction Site Runoff Control), which requires the preparation and implementation of an erosion and sediment control plan, RPD would prepare a stormwater control plan pursuant to standard construction measure 2 that meets the requirements of an erosion and sediment control plan. The erosion and sediment control plan would identify best management practices designed to minimize erosion on the project site during construction. Implementation of standard construction measure 2 would ensure the proposed project would not result in a substantial erosion effects, and this impact would be *less than significant*, and no mitigation measures are necessary.

Impact GE-3: The proposed project would not be located on a geologic unit or soil that is unstable, or that could become unstable as a result of the project, resulting in an onsite or offsite lateral spreading, subsidence, liquefaction, or collapse. (*Less than Significant*)

The project site is not within a liquefaction zone or an earthquake-induced landslide zone; therefore, the risk of liquefaction or landslide is low.¹²⁴ Collapse is associated with subsurface voids that lead to ground failure.

¹²³ ENGEO, *Portsmouth Square Garage Seismic Assessment: Geotechnical Recommendations*, San Francisco, California, April 29, 2020.

¹²⁴ ENGEO, *Portsmouth Square Garage Seismic Assessment: Geotechnical Recommendations*, San Francisco, California, April 29, 2020.

Poorly compacted and undocumented fill can result in conditions under which the soil is susceptible to collapse. As discussed in Impact GE-1, the proposed project would comply with the provisions of the California Building Code and the San Francisco Building Code that address issues related to seismic safety and unstable soil. The project site is underlain by dense Colma Formation, which is not susceptible to landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would not alter the foundation of the parking garage on top of which the park is located; therefore, the soil underneath the parking garage would not be susceptible to becoming unstable as a result of the proposed project. Demolition of the two center support columns for the pedestrian bridge would require excavation up to 4 feet below ground surface on the sidewalk on Kearny Street adjacent to the project site. The geotechnical report includes recommendations related to the renovated park and structural upgrades to the parking garage, and concludes that spread footings bearing in Colma Formation should be constructed.

Implementation of these recommendations, as specified by the building department, would ensure that the proposed project would not cause the soil underlying the project site to become unstable and result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, this impact would be *less than significant*, and no mitigation measures are necessary.

Impact GE-4: The proposed project would not create substantial risks as a result of being located on expansive soil. (*Less than Significant*)

Expansive soils expand and contract in response to changes in soil moisture, most notably when near-surface soils fluctuate from saturated to low-moisture-content conditions and back again. Determinations regarding the presence of expansive soils are typically based on site-specific data. The foundation of the existing Portsmouth Square Garage extends up to approximately 50 feet below ground surface and consists of spread footings below interior columns and a continuous strip footing around the perimeter of the parking garage. Most of the soil below the project site was previously removed for construction of the parking garage. Immediately adjacent to the parking garage, the ground surface is underlain by 5 to 10 feet of artificial fill, followed by approximately 30 feet of Colma Formation, with Franciscan Complex Bedrock 40 to 60 feet below ground surface, none of which would be susceptible to expansive soil effects. Groundwater depth ranges from 2.5 to 25 feet below ground surface.

The proposed project would not require excavation below the existing parking garage. Accordingly, potential impacts related to expansive soils would be *less than significant*, and no mitigation measures are necessary.

Impact GE-5: The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geological feature. (*Less than Significant*)

Paleontological resources, or fossils, are the remains, imprints, or traces of mammals, plants, and invertebrates from a previous geological period.¹²⁵ Such fossil remains and the geological formations that contain them are considered a paleontological resource. Together, they can represent a limited, non-renewable scientific and educational resource. The potential for effects on fossils varies with the geologic unit, depth of disturbance, construction activities, and previous disturbance.

¹²⁵ Society of Vertebrate Paleontology, *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources*, 2010.

The project site is underlain by artificial fill, then Holocene¹²⁶ to Pleistocene¹²⁷ geologic deposits (the Colma Formation and the Franciscan Complex). The proposed project would involve excavating up to 4 feet for demolition and removal of the pedestrian bridge's two center support columns located in the sidewalk on Kearny Street adjacent to the project site. Excavation to this depth would occur entirely in artificial fill material (present 5 to 10 feet below ground), and within previously disturbed areas. Due to the shallow excavation depth and the lack of fossils contained in artificial fill material, the possibility that fossils would be encountered is low. Based on the underlying site conditions and the depth of excavation, construction of the proposed project would not affect a unique paleontological resource or site. This impact would be *less than significant*, and no mitigation measures are necessary.

A unique geological or physical feature embodies the distinctive characteristics of any regional or local geologic principles, provides a key piece of information important to geologic history, contains minerals not known to occur elsewhere in the county, and/or is used as a teaching tool. No unique geological features exist at the project site; therefore, *no impact* on unique geological features would occur.

Impact C-GE-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to geology, soils, seismicity, and paleontological resources. (*Less than Significant*)

Geology, soils, seismicity, and paleontological impacts are generally site-specific and highly localized. Therefore, the potential for the proposed project to combine with cumulative projects to result in a significant cumulative impact related to geology, soils, and seismicity would be low. The cumulative projects listed in Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 include mixed-use projects, hotel projects, and infrastructure/transportation projects located within 0.25 mile of the project site. One of the projects, 749-757 Grant Avenue, would occur within one block of the project site.

Cumulative projects would be subject to the same building department requirements for geotechnical review and would be required to comply with the state and local building codes. With compliance with the seismic and unstable geologic unit safety standards and design review procedures, the effects of the nearby cumulative projects would not be significant. Therefore, the proposed project would not combine with cumulative projects to result in significant cumulative impacts related to seismic hazards, unstable geologic units, or paleontological resources. Cumulative impacts would be *less than significant*, and no mitigation measures are necessary.

¹²⁶ 11,000 years before present.

¹²⁷ 11,000 years to 1.6 million years before present.

17. Hydrology and Water Quality

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
17. HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:					
i) Result in substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due a project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is not in a special flood hazard area as identified on the city's interim floodplain maps.¹²⁸ The proposed project includes one new aboveground structure, but because the structure would not be located in the floodplain¹²⁹ it would not impede or redirect flood flows. Therefore, topic E.17(c.iv) is not applicable. In

¹²⁸ City and County of San Francisco, San Francisco Interim Floodplain Map, Southwest, Preliminary, November 12, 2015.

¹²⁹ Sea-level rise is anticipated to change flood zones as well as to potentially increase the frequency, severity, and extent of flooding. However, the aboveground improvements associated with the project are not substantive and would not impede or redirect flood flows even if sea-level rise leads to them being considered in the flood hazard zone in the future.

addition, the project site is not in a dam failure area¹³⁰ or a tsunami hazard area.¹³¹ For these reasons, topic E.17(d) also is *not applicable* to the proposed project.

Impact HY-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. (*Less than Significant*)

CONSTRUCTION

Construction of the proposed project would require removing up to 2 feet of soil on top of the parking garage across the majority of the site, and up to 4 feet for excavation of the two center support columns in the sidewalk adjacent to Kearny Street. Project construction would result in the removal of up to 5,562 square feet of paving and disturbance of up to 590 cubic feet (43 cubic yards) of soil beyond the edges of the underground parking garage. Construction activities such as excavation, grading, and backfilling would expose soil and could result in erosion and the transport of excess sediments in stormwater runoff to the combined sewer system. In addition, stormwater runoff from the temporary onsite use and storage of vehicles, fuels, waste, and other hazardous materials could carry pollutants to the combined sewer system if proper handling methods are not implemented.

RPD's standard construction measure 2, Water Quality, would be implemented during project construction. Standard construction measure 2 requires all projects to implement erosion and sedimentation controls to prevent discharges of sediment and other pollutants to storm drains and surface waterways. Because the project would disturb more than 5,000 square feet of ground surface, to be consistent with the requirements of San Francisco Public Works Code article 4.2, section 146 et seq. (Construction Site Runoff Control), which requires the preparation and implementation of an erosion and sediment control plan, the project sponsor would prepare a stormwater control plan that meets the requirements of an erosion and sediment control plan. The erosion and sediment control plan would identify best management practices designed to protect water quality and control stormwater flows on the construction site. Implementation of standard construction measure 2 would reduce the potential for sediments and other pollutants to enter the combined sewer system.

Groundwater has been encountered ranging in depths from approximately 2.5 to 25 feet below ground surface. Most of the geotechnical borings in the vicinity of the project site encountered groundwater at a depth of around 20 feet below ground surface. Therefore, groundwater would likely not be encountered at the excavation areas for the support columns.¹³² Nevertheless, any groundwater encountered during construction would be subject to the requirements of article 4.1 of the public works code (Industrial Waste Ordinance), as supplemented by public works Order No. 158170, which regulates the quantity and quality of discharges to the combined sewer system. The SFPUC must be notified regarding projects that necessitate dewatering and obtain a Batch Wastewater Discharge Permit from the SFPUC Wastewater Enterprise Collection System Division prior to any dewatering activities. The SFPUC may require additional water analysis prior to permit approval.

¹³⁰ San Francisco Planning Department, *San Francisco General Plan*, Community Safety Element, Map 6, October 2012, <http://generalplan.sfplanning.org/index.htm>, accessed March 9, 2020.

¹³¹ Ibid., Map 5.

¹³² ENGEO, *Portsmouth Square Garage Seismic Assessment: Geotechnical Recommendations*, San Francisco, California, April 29, 2020.

OPERATION

As discussed in Section E.13, Utilities and Service Systems, wastewater and stormwater from the project site operations would continue to flow into the city's combined stormwater and sewer system. Stormwater collected in the combined sewer system is treated to the standards specified by the City's National Pollutant Discharge Elimination System (NPDES) permit for the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. The project's proposed biofiltration landscaping, sized consistent with the minimum requirements of the City's stormwater management ordinance, would slow and provide initial treatment of stormwater prior to its entry into the combined sewer system, consistent with local standards adopted to achieve compliance with federal and state water quality standards.

The proposed project's construction and operational activities would not substantially degrade surface water or groundwater quality or violate water quality standards and waste discharge requirements. The proposed project would have *less-than-significant* impacts on water quality, and no mitigation measures are necessary.

Impact HY-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. (*Less than Significant*)

The project site is located in the downtown San Francisco groundwater basin. All groundwater resources are managed by the SFPUC's groundwater management program, ensuring that local groundwater resources designated for current or future beneficial uses are properly protected to prevent overdraft, pollution, or contamination. The project site is impervious; while the proposed project would replace impervious area at the site these changes would not substantially interfere with groundwater recharge.

Groundwater depth ranges from 2.5 to 25 feet below ground surface; however, most borings analyzed in the geotechnical report indicate groundwater in the vicinity of the project site is around 20 feet below ground surface. As such, it is unlikely that groundwater would be encountered during construction or excavation or that dewatering would be required. If groundwater dewatering is needed, it would be temporary (limited to the construction period).

Project operation would not extract groundwater. Therefore, groundwater resources would not be substantially depleted, and the proposed project would not otherwise substantially interfere with groundwater recharge or impede sustainable groundwater management. The proposed project would have a *less-than-significant* impact on groundwater supplies or management, and no mitigation measures are necessary.

Impact HY-3: The proposed project would not result in altered drainage patterns that would cause substantial erosion and siltation or flooding onsite or offsite, or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. (*Less than Significant*)

The project site does not include any existing streams or watercourses that could be altered or diverted. Therefore, the proposed project would have no impact related to alteration of drainage patterns by altering the course of a stream in a manner that would cause erosion, flooding, or siltation on site or off site. Stormwater from the site drains to the combined sewer system, and would continue to do so during project construction and operation.

CONSTRUCTION

Construction activities could cause erosion and transport soil offsite during excavation and grading activities. However, as discussed previously under Section E.13, Utilities and Service Systems (Impact UT-1) and Impact HY-1, the project sponsor or its construction contractor would be required to prepare and implement erosion control measures consistent with San Francisco Public Works Code article 4.2, section 146 et seq. during project construction pursuant to RPD's standard construction measure 2, Water Quality. Controls would include measures such as placing fiber rolls and/or gravel bags around storm drain inlets, installing silt fences, and implementing other measures sufficient to prevent discharges of sediment and other pollutants to storm drains and all surface waterways. These erosion control measures would also minimize construction site runoff. Construction of the proposed project would not add substantial additional sources of polluted runoff, nor would it impede or redirect flood flows.

Through compliance with the construction site runoff control requirements and standard construction measure 2, the proposed project would not contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. This impact would be *less than significant*, and no mitigation measures are necessary.

OPERATION

The proposed project would replace impervious surface at the project site, and the site would continue to drain to the City's combined sewer system. As discussed in Section E.13, Utilities and Service Systems (Impact UT-1), project design includes a sand filtration system for stormwater runoff that would retain and treat some stormwater runoff. The proposed project would replace impervious surface at the project site and would not increase the total amount of impervious surfaces. Therefore, the proposed project would be exempt from the stormwater management ordinance and would not be required to prepare or submit a stormwater control plan to the SFPUC. The stormwater management ordinance requirements are established in part to avoid allowing substantial increases in runoff that would exceed the combined sewer system capacity, which this project would not trigger because there would not be any increase in the amount of impervious surfaces. With inclusion of the sand filtration system, and because there would be no net increase in impervious surfaces, the proposed project would not contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact HY-4: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. (*Less than Significant*)

The project area is located within San Francisco Bay Regional Water Quality Control Board jurisdiction. The regional board has adopted a water quality control plan (basin plan) that covers the project area and includes water quality policies and guidelines. Both construction and operation of the project would be required to adhere to all applicable local and state water quality regulations, including policies and objectives of the basin plan. As described under Impact HY-1, project construction would implement RPD's standard construction measure 2 to protect water quality during construction. Project design includes biofiltration landscaping which would achieve the same amount of bioretention as is required under the City's stormwater management ordinance to help avoid unauthorized discharges from the City's combined sewer system and wastewater treatment facilities. Implementing measures consistent with the City's regulatory requirements would reduce impacts associated with discharges to waterbodies such that the

potential impact related to policies of the basin plan would be *less than significant*, and no mitigation measures are necessary.

The project area is located in the Downtown groundwater basin. A groundwater management plan has not been formally adopted for the Downtown groundwater basin. Regardless, although it is not anticipated temporary dewatering for construction purposes would be necessary, should it be determined that it is necessary, any dewatering activities would be short-term and the proposed project would not otherwise involve the use of groundwater resources or substantively interfere with groundwater recharge. Therefore, the impact related to consistency with either a water quality control plan or sustainable groundwater management plan would be *less than significant*, and no mitigation measures are necessary.

Impact C-HY-1: The proposed project, in combination with cumulative projects, would not have a significant cumulative impact on hydrology and water quality. (*Less than Significant*)

Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 identifies cumulative projects located within a 0.25-mile radius of the project site. Cumulative projects are mainly mixed-use projects that would include office, hotel, residential, and commercial uses, but there are also two infrastructure projects, including two on Walter U. Lum Place. Similar to the proposed project, cumulative projects could result in an increase in polluted runoff and stormwater discharges. Each of the cumulative projects would be required to comply with the construction general permit or the construction site runoff requirements of San Francisco Public Works Code article 4.2, section 146, which require measures to avoid adverse water quality effects during construction. These drainage control requirements would be applicable to cumulative projects and would ensure that both runoff water quality and runoff volumes are managed in a way that does not adversely affect water quality, create flooding, or exceed infrastructure capacity, both on an individual basis and cumulatively since these regulations inherently consider cumulative effects. Because other cumulative projects would be required to comply with drainage, dewatering, and water quality regulations, similar to the proposed project, peak stormwater runoff rates and volumes for the design storm would gradually decrease over time with new development, thus no substantial cumulative effects would occur. Compliance with these ordinances would reduce the effects of cumulative projects to less-than-significant levels. Therefore, the proposed project, in combination with cumulative projects, would not result in significant cumulative impacts related to hydrology and water quality. Cumulative impacts would be *less than significant* and no mitigation measures are necessary.

18. Hazards and Hazardous Materials

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
18. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not located on a list of hazardous materials sites compiled pursuant to California Government Code section 65962.5; therefore, topic E.18(d) is not applicable. The nearest public use airport to the project site is San Francisco International Airport, approximately 13 miles to the south. The project site is not located within an airport land use plan area; therefore, topic E.18(e) is not applicable. In addition, the project site is not located within or adjacent to a wildland area; as a result, topic E.18(g) is not applicable.

Impact HZ-1: The proposed project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. (*Less than Significant*)

Project construction would require the routine use of hazardous materials such as fuels and oils; lubricants, paints and thinners; and solvents and cleaning solutions for construction materials, vehicles, and equipment. The proposed project would be required to comply with a number of federal, state, and local laws and regulations regarding the storage, use, transport, and disposal of hazardous materials. These materials could be released during transport, use, or disposal of building materials and could cause a hazard for the public. However, the City would require the project sponsor and contractor to implement best management practices as part of grading permit requirements, including hazardous materials management measures, which would reduce short-term construction-related impacts pertaining to the transport, use, and disposal of hazardous materials.

The project sponsor's contractors would be required to comply with Occupational Health and Safety Administration (OSHA) and California Division of Occupational Safety and Health (Cal/OSHA) health and safety requirements, all of which would be specified in the construction contracts. These regulations are effective in reducing potential risks to workers by requiring the contractor to adhere to safety standards and provide safety training to workers. In addition, hazardous materials must be transported to and from the project site in accordance with the Resource Conservation and Recovery Act and U.S. Department of Transportation regulations and disposed of in accordance with the Resource Conservation and Recovery Act and the California Code of Regulations at a licensed facility that is permitted to accept the waste. These regulations provide a framework for controlling hazardous waste from cradle to grave, ensuring the safe transport, use, and disposal of hazardous materials during construction. These regulations govern record-keeping for all aspects of the hazardous materials lifecycle, mitigating and cleaning up existing contamination and hazardous materials spills, closing facilities with hazardous waste in place, describing requirements for emergency response, and ensuring that workers are trained to handle hazardous materials and respond appropriately to hazardous materials incidents. Because compliance with existing regulations is mandatory, construction of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Accordingly, impacts associated with short-term construction-related transport, use and, disposal of hazardous materials would be *less than significant*, and no mitigation measures are necessary.

Once constructed, the proposed project may result in the use of common types of hazardous materials that are typically associated with clubhouse uses, such as cleaning products, disinfectants, and solvents. These products are labeled to inform users of their potential risks and provide instruction regarding appropriate handling procedures. However, most of these materials are consumed through use, resulting in relatively little waste.

With implementation of the protocols for proper use, transport, and disposal included in the above-mentioned regulatory requirements, the project would result in a *less-than-significant* impact with respect to the transport, use, and disposal of hazardous materials, and no mitigation measures are necessary.

Impact HZ-2: The proposed project would not create a significant hazard to the public or the environment through the release of hazardous materials into the environment. (*Less than Significant*)

As previously discussed above in Impact HZ-1, existing regulations for the transport, use, storage and disposal of hazardous materials includes spill response procedures to clean up accidental spills. Because

compliance with these existing regulations is mandatory, the project would result in a *less-than-significant* impact with respect to the reasonably foreseeable upset and accident conditions involving the release hazardous materials.

The project site is located in the Maher Zone, and therefore subject to the requirements of the San Francisco Health Code article 22A (also known as the Maher Ordinance). The goal of the Maher Ordinance is to protect public health and safety by requiring appropriate handling, treatment, disposal and when necessary, remediation of contaminated soils that are encountered in the building construction process. Projects that disturb 50 cubic yards or more of soil that are located on sites with potentially hazardous soil or groundwater are subject to this ordinance. The proposed project would excavate up to 43 cubic yards of soil to a depth of up to 2 feet below ground surface beyond the edges of the underground parking garage.¹³³ Therefore, the proposed project is subject to the Maher Ordinance, which is administered by the health department.

Under article 22A, the project sponsor must retain the services of a qualified professional to prepare a site history report (commonly referred to as a phase I environmental site assessment). The site assessment must determine whether hazardous substances may be present on the site at levels that exceed health risk levels or other applicable standards established by California Environmental Protection Agencies, the Regional Water Quality Control Board, and the Department of Toxics Substances Control (Cal/EPA). If so, the project sponsor is required to conduct soil and/or groundwater sampling and analysis under a work plan approved by the health department. The sampling analysis must provide an accurate assessment of hazardous substances present at the site that may be disturbed, or may cause a public health or safety hazard, given the intended use of the site. Where such analysis reveals the presence of hazardous substances that exceed Cal/EPA public health risk levels given the intended use, the project sponsor must submit a site mitigation plan to the health department. The site mitigation plan must identify the measures that the project sponsor will take to assure that the intended use will not result in public health or safety hazards in excess of the acceptable public health risk levels established by Cal/EPA or other applicable regulatory standards. The site mitigation plan also must identify any soil and/or groundwater sampling and analysis that it recommends the project sponsor conduct following completion of the measures to verify that remediation is complete. If the project sponsor chooses to mitigate public health or safety hazards from hazardous substances through land use or activity restrictions, the project sponsor must record a deed restriction specifying the land use restrictions or other controls that will assure protection of public health or safety from hazards substances remaining on the site.

To comply with various regulatory requirements, the health department will require the site mitigation plan to contain measures to mitigate potential risks to the environment and to protect construction workers, nearby residents, workers, and/or pedestrians from potential exposure to hazardous substances and underground structures during soil excavation and grading activities. The SMP must also contain procedures for initial response to unanticipated conditions such as discovery of underground storage tanks, sumps, or pipelines during excavation activities. Specified construction procedures at a minimum must comply with building code section 106A.3.2.6.3 and health code article 22B related to construction dust control; and San Francisco Public Works Code section 146 et seq. concerning construction site runoff control. Additional measures would typically include notification, field screening, and worker health and safety measures to comply with Cal/OSHA requirements. The health department would require discovered underground storage tanks to be closed pursuant to article 21 of the health code and comply with applicable provisions of chapters 6.7 and 6.75 of the California Health and Safety Code (commencing with section 25280) and its

¹³³ San Francisco Recreation & Park Department, *Portsmouth Square Improvement Project Maher Ordinance Application*, September 11, 2018.

implementing regulations. The closure of any underground storage tank must also be conducted in accordance with a permit from the fire department.

If remediation is required, it would typically be achieved through one of several methods that include off-haul and disposal of contaminated soils,¹³⁴ on-site treatment of soil or groundwater, or a vapor barrier installation. Alternatively, or in addition, restriction on uses or activities at the project site may be required along with a recorded deed restriction. Compliance with health code article 22A and the related regulations identified above would ensure that project activities that disturb or release of hazardous substances that may be present at the project site would not expose users of the site to unacceptable risk levels for the intended project uses.

In compliance with health code article 22A, the project sponsor has enrolled in the Maher Program through a Maher Ordinance application submitted to the health department in September 2018.¹³⁵ The health department noted that the only recorded instance of past contamination at the site was a release of gasoline to the soil in 1995. Because of this contamination, the site was assigned a Local Oversight Case number (10307) and a Regional Water Quality Control Board Case number (39-0526). The site was investigated and cleaned up to the satisfaction of the overseeing regulatory agencies and both cases were closed on March 7, 1997.¹³⁶ Closure of the case means that contamination was removed to below the required levels at that time and the overseeing regulatory agencies concluded that the site does not pose a danger to the public or the environment. This also means that residual levels of gasoline may still be present at locations where excavation may occur. The health department noted that no Phase 1 environmental site assessment was submitted as part of the project sponsor's Maher Ordinance application. In addition, historical records of the investigation and cleanup are no longer posted on the GeoTracker website that was reviewed by the health department.

During construction, particularly during excavation and grading, construction workers and nearby residents could be exposed to chemicals in the soil by inhaling airborne dust or vapors if proper precautions are not implemented. This would include the potential to encounter residual gasoline, if any, from the previous gasoline site cleanup. Therefore, before obtaining a building permit, the project sponsor must comply with the requirements of article 22A of the San Francisco Health Code. The Maher Ordinance application for the proposed project has been conditionally approved by the health department, provided that the project sponsor collects soil and water samples at the lowest depth of soil excavation and submits the characterization report and findings to the health department as part of a soil analysis report.

The health department reviewed the Maher Ordinance application for Portsmouth Square and conditionally approved the application as compliant with health code article 22A.¹³⁷ The proposed project would be required to remediate potential soil (and/or) groundwater contamination described above in accordance with article 22A of the health code. The health department would oversee this process, and various regulations would apply to any disturbance of contaminants in soil or groundwater that would be encountered during construction to assure that no unacceptable exposures to the public would occur. Thus,

¹³⁴ Off-haul and disposal of contaminated materials from the project site would be in accordance with the federal Resource Conservation and Recovery Act (RCRA) and United States Department of Transportation regulations and the California Hazardous Waste Control program (California Health and Safety Code section 21000 et seq.

¹³⁵ San Francisco Recreation & Park Department, *Portsmouth Square Improvement Project Maher Ordinance Application*, September 11, 2018.

¹³⁶ San Francisco Department of Public Health, Environmental Health Branch, *Article 22A Compliance, 733 Kearny Street (Portsmouth Square Park)*, EHB-Sam No. SMED: 1764, December 14, 2018.

¹³⁷ City and County of San Francisco Department of Public Health Environmental Health, *Article 22A Compliance, 733 Kearny Street (Portsmouth Square Park)*, December 14, 2018

the proposed project would not result in a significant hazard to the public or environment from the disturbance or release of contaminated soil (and/or) groundwater. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. (*Less than Significant*)

Impacts related to emissions from construction vehicles are discussed in Section E.8, Air Quality.

The project site is located within 0.25 mile of Chin Elementary at 350 Broadway, Gordon J. Lau Elementary School at 950 Clay Street, Commodore Stockton Early Education School at 1 Trenton Street, Edwin and Anita Lee Newcomer School at 657 Merchant Street, Saint Mary's Preschool at 838 Kearny Street, Seabird Preschool at 9 Pelton Place, Rainbow Preschool at 799 Pacific Avenue, SF Gathering Place Preschool at 1 Pelton Place, Bright Horizons at 55 California Street, and True Sunshine Preschool at 777 Stockton Street, Little Cherry Daycare at 1020 Stockton Street, and Care SF at 465 California Street.

Construction may require the handling and transport of hazardous wastes during the approximately 24-month construction period, as described in Impacts HZ-1 and HZ-2. However, the materials would be handled in compliance with applicable local, state, and federal laws and regulations, as described above. With adherence to these regulations, there would be no potential for such materials to affect the nearest schools. Therefore, the proposed project would have a *less-than-significant* impact related to hazardous emissions or materials within 0.25 mile of a school. No mitigation measures are necessary.

Impact HZ-4: The proposed project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and not create a significant hazard to the public or the environment. (*Less than Significant*)

Pursuant to Government Code section 65962.5, the Secretary for Environmental Protection maintains a list of sites with potentially hazardous wastes, commonly referred to as the Cortese list. The Cortese list includes hazardous waste sites from the Department of Toxic Substances Control's (DTSC's) EnviroStor database, hazardous facilities identified by DTSC that are subject to corrective action pursuant to Health and Safety Code Section 25187.5, leaking underground storage tank sites from the State Water Resources Control Board's (state board's) GeoTracker database, solid waste disposal sites maintained by the state board, and sites with active cease and desist orders and clean up and abatement orders.

As noted above under Impact HZ-2, a release of gasoline to the soil was recorded in 1995. California Health & Safety Code section 25297.01 authorizes the State Water Resources Control Board to implement the local oversight program (LOP) for the abatement of, and oversight of, unauthorized releases of hazardous substances from underground storage tanks by certified local agencies. The health department is the certified local agency for San Francisco that provides regulatory oversight of abatement of unauthorized releases at underground storage tank sites in accordance with State laws and regulations. Due to the gasoline release and contamination, the site was assigned a Local Oversight Case number (10307) and a Regional Water Quality Control Board Case number (39-0526). The site was investigated and cleaned up to the satisfaction of the overseeing regulatory agencies and both cases were closed on March 7, 1997. Because the project was overseen by the health department, and based on the performance standards required by the State, it can be clearly demonstrated that the project has no potential to have significant environmental

effects with respect to hazardous substances on the site. The impact would be *less than significant*. No mitigation measures are necessary.

Impact HZ-5: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (*Less than Significant*)

The City and County of San Francisco has a published (though not legislatively adopted) emergency response plan, prepared by the Department of Emergency Management as part of the City's Emergency Management Program. The plan includes guidelines for hazard mitigation and disaster preparedness and recovery, and includes 16 annexes (similar to appendices) that cover a number of emergency topics. The Transportation Annex includes operational concepts for evacuating people in an emergency, including the process for designating evacuation routes.

Construction of the proposed project is not anticipated to interfere with the San Francisco Emergency Response Plan because the project would not permanently alter or impede access to existing roads in the area. The proposed project would affect surrounding streets and sidewalks to varying degrees and for varying durations throughout the demolition and construction period. Sidewalks, street parking, and vehicular travel lanes bordering the park would be temporarily closed at different times for construction activities. During the six-month bridge demolition and removal period, one to two lanes of Kearny Street may be closed to traffic, and all of Kearny Street may be closed for short durations to erect and take down a temporary bridge support structure. In addition, construction of the proposed project could affect implementation of emergency response plans or emergency evacuation plans if construction activities would interfere with emergency response vehicle travel or would restrict access to critical facilities such as hospitals or fire stations.

The proposed project would be subject to the San Francisco Regulations for Working in San Francisco Streets (referred to here as "the blue book").¹³⁸ The blue book is prepared and regularly updated by the SFMTA, under the authority derived from the San Francisco Transportation Code, in coordination with public works. It serves as a guide for contractors working in San Francisco streets. The blue book establishes rules and guidance for doing construction work safely and with the least possible interference with pedestrian, bicycle, transit, and vehicular traffic. While the project site would be temporarily fenced off during construction, access would be made available to the San Francisco Police Department and San Francisco Fire Department when needed.

Given compliance with the requirements of SFMTA and public works, the proposed project would provide adequate access so that project construction would not interfere with emergency response or evacuation activities. This impact would be *less than significant*, and no mitigation measures are necessary.

Impact C-HZ-1: The proposed project, in combination with cumulative projects, would not result in a cumulative impact related to hazards and hazardous materials. (*Less than Significant*)

Impacts related to hazards and hazardous materials are generally site-specific. Nearby cumulative projects would be subject to the same federal, state, regional, and city regulations designed to protect the public and the environment from risks of hazards and hazardous materials, and to maintain emergency access routes. Any future development in the project vicinity would be subject to these same laws and regulations. For

¹³⁸ San Francisco Municipal Transportation Agency, Regulations for Working in San Francisco Streets, September 2012, <https://www.sfmta.com/reports/construction-regulations-blue-book>, accessed September 16, 2019.

these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative impact related to hazards and hazardous materials. This impact would be *less than significant*, and no mitigation measures are necessary.

19. Mineral Resources

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
19. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact MI-1: The proposed project would have no impact on mineral resources. (No Impact)

All land in San Francisco, including the project site, is designated Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology under the Surface Mining and Reclamation Act of 1975.¹³⁹ This designation indicates that there is inadequate information available for assignment to any other mineral resource zone, and thus, the project site is not a designated area of significant mineral deposits. Furthermore, according to the general plan, no significant mineral resources exist in San Francisco. No operational mineral resource recovery sites exist in the project area. Therefore, the proposed project would not result in the loss of availability of a locally or regionally important mineral resource and would have *no impact* on mineral resources. No mitigation measures are necessary.

Impact C-MI-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to mineral resources. (No Impact)

As described above, the entire city is designated MRZ- 4, which indicates that no known significant mineral resources exist at the project site or within the project vicinity. Because the proposed project would result in no impact to mineral resources, the proposed project would not have the potential to combine with cumulative projects to result in a significant cumulative impact related to mineral resources. Therefore, the proposed project, in combination with cumulative projects, would have *no impact* related to mineral resources, and no mitigation measures are necessary.

¹³⁹ California Division of Mines and Geology, *Update of Mineral Land Classification: Aggregate Materials in the South San Francisco Bay Production-Consumption Zone*, Open File Report 96-03, 1996.

20. Energy

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
20. ENERGY. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact EN-1: The proposed project would not encourage activities that would result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a plan for renewable energy or energy efficiency. (*Less than Significant*)

Construction of the proposed project would require the use of fuels (primarily gas and diesel) for a variety of construction activities, including demolition, excavation, backfilling, construction, and vehicle travel. The precise amount of fuel required for project construction is uncertain; however, the quantities of gasoline and diesel used by construction equipment and worker and haul vehicles would likely be comparable to the quantities used for similar construction projects, and this consumption would not be expected to have a measurable effect on local and regional energy supplies. Fuel use for construction workers' commute trips would be minor compared to the fuel used by construction equipment and for hauling. Fuels would not be used wastefully during construction because doing so would not be economically sustainable for contractors. The proposed project also would be subject to the energy conservation standards included in the San Francisco Green Building Ordinance, and would maximize water use efficiency and non-potable water use consistent with San Francisco Park Code section 3.19.

The proposed project would not result in any additional long-term energy demand. As described in Section E.9, Greenhouse Gas Emissions, the proposed project was determined to be consistent with San Francisco's GHG Reduction Strategy.¹⁴⁰ The City's GHG Reduction Strategy is consistent with the long-term GHG reduction goals of Executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the 2017 Clean Air Plan. Because the proposed project is consistent with the City's GHG Reduction Strategy, it is also consistent with the GHG reduction goals of Executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the 2017 Clean Air Plan and would not conflict with these plans. In addition, the new clubhouse is being designed as RPD's first zero carbon building.

Therefore, the proposed project would not involve wasteful, inefficient, or unnecessary consumption of energy resources, nor would it conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This impact would be *less than significant*, and no mitigation measures are necessary.

¹⁴⁰ San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for the Portsmouth Square Improvement Project*, Portsmouth Square Improvement Project, May 3, 2021.

Impact C-EN-1: The proposed project, in combination with cumulative projects, would not result in significant cumulative impacts on energy resources. (*Less than Significant*)

In the context of cumulative citywide demand, the demand for fuel, energy, and water created by the proposed project would be insubstantial because it would be limited to the 24-month construction period. The proposed project would not require an expansion of power facilities. All development projects in San Francisco, including the cumulative projects listed in Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3 would be required to comply with San Francisco's Green Building Ordinance and title 24 of the California Code of Regulations, both of which are enforced by the building department. Thus, cumulative projects would be required to adhere to all applicable rules and regulations associated with energy use during construction and operations. The projects would also be required to implement the latest energy conservation measures that discourage activities that result in the use of large amounts of fuel, water, or energy, or that use these in a wasteful manner. As a result, the proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to energy resources. This impact would be *less than significant*, and no mitigation measures are necessary.

21. Agriculture and Forest Resources

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
21.AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located in an urban area in San Francisco. No land in San Francisco has been designated by the California Department of Conservation's Farmland Mapping and Monitoring Program as agricultural land.¹⁴¹ In addition, no land in San Francisco is zoned for forest uses. Because the project site does not contain agricultural or forest uses and is not zoned for such uses, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses; conflict with existing zoning for agricultural land or a Williamson Act contract; or involve any changes to the environment that could result in the conversion of farmland to non-agricultural use or forest land to non-forest use. Therefore, topics E.21(a), E.21(b), E.21(c), E.21(d), and E.21(e) are not applicable to the proposed project.

¹⁴¹ California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed May 17, 2021.

22. Wildfire

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
22. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structure to significant risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City and County of San Francisco does not contain any state responsibility areas for fire prevention or lands classified as very high fire hazard severity zones.¹⁴² There are no landslide-prone areas in the immediate vicinity of the site.¹⁴³ Therefore, topics E.22(a), E.22(b), E.22(c), and E.22(d) are not applicable to the proposed project.

¹⁴² California Department of Forestry and Fire Protection, San Francisco County Fire Hazard Severity Zone (FHSZ) Map, 2019, <https://egis.fire.ca.gov/FHSZ/>, accessed March 10, 2021.

¹⁴³ City and County of San Francisco, *San Francisco General Plan*, Community Safety, an Element of the General Plan of the City and County of San Francisco, October 2012.

23. Mandatory Findings of Significance

Topic	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
23. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:					
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) The proposed project would not substantially degrade or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

As discussed in the various topics in this Initial Study, the proposed project is anticipated to have less-than-significant impacts on most of the environmental topics discussed. Where necessary, mitigation measures have been identified to reduce impacts to less-than-significant levels. Mitigation measures are included for the following topics: Section E. 4, Cultural Resources, Section E. 5, Tribal Cultural Resources, and Section E.7, Noise. However, the proposed project could have potentially significant impacts related to historic architectural resources. These impacts are discussed and analyzed further in the EIR.

b) The proposed project in combination with the cumulative projects described in Table 3-1, p. 3-6, and Figure 3-1, p. 3-9, in EIR Chapter 3, would not result in significant cumulative impacts related to land use, aesthetics, population and housing, cultural resources (archeological resources and human remains), tribal cultural resources, transportation and circulation, noise, air quality, greenhouse gas emissions, wind, shadow, recreation, utilities and service systems, public services, biological resources, geology and soils, hazards and hazardous materials, mineral resources, energy, agricultural and forest resources, or wildfire, with implementation of identified mitigation. However, the proposed project could result in significant cumulative impacts on historic architectural resources, which are analyzed further in the EIR.

c) Potential adverse effects on human beings have been considered as a part of the analysis of individual environmental topics in this Initial Study. As discussed above, the proposed project has the potential to result in significant impacts with respect to historic architectural resources, which could adversely affect human beings. The EIR assesses this topic and identifies mitigation measures where applicable.

F. Mitigation Measures

The following mitigation measures have been identified in this Initial Study to reduce potentially significant impacts of the proposed project to less-than-significant levels. Other potentially significant impacts are fully analyzed in EIR Chapter 4, and mitigation measures are identified for significant impacts. The project sponsor has agreed to implement all mitigation measures identified in the Initial Study.

Mitigation Measure M-CR-2: Archeological and Native American Monitoring. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the environmental review officer (ERO) for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction, where appropriate, of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of *construction* can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5(a)(c).

A local Native American representative shall be present throughout the archeological investigation program undertaken pursuant to this measure. The local Native American representative at their discretion shall provide a Native American cultural sensitivity training to all project contractors.

Archeological Monitoring Program. The archeological monitoring program shall minimally include the following provisions:

- Prior to issuance of any demolition or building permit, the project sponsor shall submit the project-specific construction contract document/specifications and a proposed schedule for compliance to the ERO or the ERO's designee for approval. The contract document/specifications shall require the contractor to hire an archeological consultant selected from a planning department-provided list of three to develop a scope of the Archeological Monitoring Plan (AMP) in consultation with the project sponsor, local Native American representative, and ERO. The project sponsor shall ensure the contractor submit the scope to the ERO for review and approval within 30 days of receiving a Notice to Proceed from the project sponsor and prior to commencement of demolition.
- While developing the scope of the AMP, the ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc.,

shall require archeological monitoring because of the potential risk these activities pose to Archeological resources and to their depositional context;

- Prior to ground disturbance the archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- Prior to ground disturbance the local Native American monitor shall advise all project contractors on appropriate protocol and cultural sensitivity upon the discovery of a Native American cultural resource;
- The archeological and Native American monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant, Native American monitor, and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis. Ecofacts are biological or geological objects or deposits related to human activity, but not manufactured by humans. Examples of ecofactual materials include animal bones, charcoal, plants, and pollen that can tell us about past diet or environments.

Discovery Treatment Determination. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archeological consultant and Native American monitor determines that a significant archeological resource or tribal cultural resource is present and that the resource could be adversely affected by the proposed project, the ERO shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource. The archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction. If a tribal cultural resources preservation plan is required under Mitigation Measure M-TCR-1, the archeological resources preservation plan may be prepared as a component of that plan if the tribal cultural resource is also a Native American archeological resource. The consultant shall submit a draft preservation plan to the planning department for review and approval. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive or cultural significance than research significance and that interpretive use of the resource is feasible.

Consultation with Descendant Communities. As outlined above, a local Native American representative will be present on site during the archeological program. On discovery of an archeological site associated with a potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Archeological Resources Report (ARR) shall be provided to the representative of the descendant group.

Archeological Data Recovery Plan. An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: (1) a resource has potential to be significant, (2) preservation in place is not feasible, and (3) the ERO determines that an archeological data recovery program is warranted. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Funerary Objects. The treatment of human remains and of funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of

the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains.

The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement (Agreement) with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.

Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor and MLD are unable to reach an Agreement on the treatment of the remains and/or associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains and/or associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project Archeological treatment document, and other relevant agreement established between the project sponsor, Medical Examiner and the ERO.

Archeological Public Interpretation Plan. The project archeological consultant shall submit an Archeological Public Interpretation Plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of local Native American representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to occupancy of the project. The APIP can be coordinated with the Public Interpretation Land Acknowledgment outlined below at the discretion of the local Native American representatives, ERO, and project sponsor.

Archeological Resources Report. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. The archeological consultant shall submit a draft Archeological Resources Report (ARR) to the ERO that evaluates the historical value of any discovered archeological resource, describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements.

Once approved by the ERO copies of the final ARR shall be distributed as follows: California Historical Resources Information System, Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the approved ARR to the NWIC. The environmental planning division of the planning department shall receive one bound hardcopy of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The digital ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.

Curation. Significant archeological collections shall be permanently curated at an established curatorial facility selected in consultation with the ERO and the local Native American representative or other affiliated descendent community representative.

Mitigation Measure M-TCR-1: Tribal Cultural Resources Preservation Plan and Interpretive Program.

Public Interpretation Land Acknowledgement. In consultation with the local Native American representatives, the project sponsor shall design and install public interpretation at the project site acknowledging that this project is built on traditional Ohlone land. The interpretive program developed in coordination with local Native American artists and/or representatives, may include a combination of artistic interpretative educational panels or other informational displays, a plaque, native planting (such as sages, sagebrush, dogbane, sedges [basketry], elderberry, or soap root), or other interpretative elements. The project sponsor shall prepare an interpretation plan in consultation with affiliated local Native American representatives and the ERO to guide the interpretive and acknowledgment program. The plan shall identify, as appropriate, proposed locations for the interpretation as outlined above, the proposed content and materials of the interpretation, the producers or artists of the displays or installation, and a long-term maintenance program. If Native American cultural resources are found during project construction, interpretation of these resources may be included in the interpretative program in consultation with the local Native American representatives and the ERO. This interpretation program can be completed in coordination with the interpretation required under Mitigation Measure M-CR-2.

Native American Events on Project Site. The Project Sponsor shall provide permitting opportunities for events throughout the remodeled Portsmouth Square to the local Native American community through its publicly available website, RPD's presence in the permit center, and through RPD's permitting contact phone number.

Preservation in place. In the event of the discovery of an archeological resource of Native American origin, the environmental review officer (ERO), the project sponsor, and the local tribal representative, shall be consulted to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the archeological consultant in consultation with a local tribal representative shall prepare a tribal cultural resources preservation plan (TCRPP), which shall be

implemented by the project sponsor during construction. The consultant shall submit a draft TCRPP to the ERO for review and approval. If preservation in place is not feasible, the local tribal representative, archeological consultant, and ERO shall consultant on appropriate treatment as outlined in Mitigation Measure M-CR-2, which requires a public interpretation program to be prepared in consultation with local Native American representatives.

Mitigation Measure M-NO-1: Construction Noise Control. Prior to issuance of any demolition or building permit, the project sponsor shall submit the project-specific construction contract document/specifications and proposed schedule for compliance to the ERO or the ERO's designee for approval. The contract document/specifications shall require the project sponsor's contractor to develop a construction noise control plan and submit it for ERO review and approval within 30 days of receiving a Notice to Proceed from the project sponsor and prior to commencement of demolition. The construction noise control plan shall be prepared by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The construction noise control plan shall identify noise control measures to meet a performance target of construction activities not resulting in a noise level greater than 90 dBA at noise sensitive receptors and 10 dBA above the ambient noise level at noise sensitive receptors. The property owner shall ensure that requirements of the construction noise control plan are included in contract specifications. If nighttime construction is required, the plan shall include specific measures to reduce nighttime construction noise. The plan shall also include measures for notifying the public of construction activities, complaint procedures, and a plan for monitoring construction noise levels in the event complaints are received. The construction noise control plan shall include the following measures to the degree feasible, or other effective measures, to reduce construction noise levels:

- Use construction equipment that is in good working order, and inspect mufflers for proper functionality;
- Select "quiet" construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures);
- Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors;
- Prohibit the idling of inactive construction equipment for more than 5 minutes;
- Locate stationary noise sources (such as compressors) as far from nearby noise sensitive receptors as possible, muffle such noise sources, and construct barriers around such sources and/or the construction site;
- Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors;
- Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible; and
- Install temporary barriers, barrier-backed sound curtains and/or acoustical panels around working powered impact equipment and, if necessary, around the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other.

Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed with material that completely closes the gaps, and dense enough to attenuate noise.

The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures and monitoring of construction noise levels:

- Designation of an on-site construction noise manager for the project;
- Notification of neighboring noise sensitive receptors within 300 feet of the project construction area at least 30 days in advance of high-intensity noise-generating activities (e.g., pier drilling, pile driving, and other activities that may generate noise levels greater than 90 dBA at noise sensitive receptors) about the estimated duration of the activity;
- A sign posted on-site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction;
- A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint;
- A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors (residences, hospitals, convalescent homes, schools, churches, hotels and motels, and sensitive wildlife habitat); and
- Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures.

G. Public Notice and Comment

On September 23, 2020, the San Francisco Planning Department mailed a Notice of Preparation of an Environmental Impact Report to property owners within 300 feet of the project site, tenants, and other potentially interested parties. During the scoping period, two comment letters were submitted to the planning department. The topics raised in the comment letters are addressed in this Initial Study and in the EIR to which this Initial Study is attached, as appropriate (refer to EIR Chapter 1, Introduction, for additional detail on the public noticing and comments). The notice of preparation and copies of the public scoping comments are included as Appendix A in this EIR.

H. Determination

On the basis of this Initial Study:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an environmental impact report is required.
- ☒ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.



Lisa Gibson
Environmental Review Officer
for
Rich Hillis
Director of Planning

DATE August 4, 2021

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Planning Department, City and County of San Francisco

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APPENDIX C

Summary of Draft Environmental Impact Report



PORTSMOUTH SQUARE IMPROVEMENT PROJECT SUMMARY OF DRAFT ENVIRONMENTAL IMPACT REPORT

This document has been drafted by San Francisco Planning Department staff to provide a **summary** of the findings of the Draft Environmental Impact Report (EIR) for the Portsmouth Square Improvement Project. The EIR is required by the California Environmental Quality Act (CEQA). **This summary is not a comprehensive, detailed guide to the EIR or the CEQA review process.**

See attached Notice of Availability for instructions on how to comment on the adequacy of the DEIR.

For more complete materials, please visit sfplanning.org/sfceqadocs and search for Portsmouth Square Improvement Project.

Please note that an EIR is intended to analyze and disclose the physical environmental effects of a proposed project; it does not recommend or constitute approval of a proposed project.

Proposed Project

The project sponsor, the San Francisco Recreation and Park Department, proposes to:

- Renovate the existing park at Portsmouth Square with a new children's playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse.
- Demolish and remove the pedestrian bridge spanning Kearny Street that connects Portsmouth Square to 750 Kearny Street, a 27-story hotel building (currently managed as a Hilton Hotel), which includes the Chinese Culture Center on the third floor.
- Re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks and seismically upgrade portions of the parking garage.
- Replace curb cuts and a portion of the streets and sidewalks adjacent to Portsmouth Square for utility connections at the following intersections: Kearny and Washington streets, Washington Street and Walter U. Lum Place, Walter U. Lum Place and Clay Street, and Clay and Kearny streets.

Impacts

The Draft EIR identifies the following physical, environmental impacts that, even with mitigation, are significant and unavoidable:

- **Historic Architectural Resources**

The proposed project would demolish the existing pedestrian bridge spanning Kearny Street. The removal of the bridge would result in the loss of the historically significant physical connection between Chinatown and the Chinese Culture Center and the hotel at 750 Kearny Street provided by the pedestrian bridge. The project would also result in a significant and unavoidable impact through demolition of this architecturally significant Brutalist pedestrian bridge structure that was designed by two master architects and represents a rare property type in San Francisco.

Alternatives Developed and Considered

Under CEQA, an environmental impact report needs to identify a reasonable range of alternatives to a proposed project that would avoid or lessen the significant and unavoidable impacts identified in the EIR. The Full and Partial Preservation Alternatives described below were developed to avoid or reduce impacts to the historic architectural resources described above. These alternatives must be feasible and meet most of the project sponsor's objectives (goals) for the proposed project. A complete description and analysis of the Alternatives is available in Chapter 4, Alternatives, of the EIR. The alternatives are summarized here:

- **Alternative A: No Project Alternative** – A no project alternative is required by CEQA for every EIR. Under the No Project Alternative, no improvements to the existing park would be made and the pedestrian bridge across Kearny Street would remain.

- **Alternative B: Full Preservation Alternative** – This alternative would retain the pedestrian bridge while still renovating the park. As a result, the new clubhouse would be smaller, about 4,000 square feet in size, compared to 8,300 square feet under the proposed project, and it would eliminate the upper-level outdoor terrace adjacent to the clubhouse that would be built as part of the proposed project. All other project features related to renovation of the park would be implemented.
- **Alternative C: Partial Preservation Alternative** – This alternative would be similar to the proposed project except that following removal of the pedestrian bridge, a new overlook platform would be built at the location of the existing western bridge terminus within the park. The overlook would function as an architectural reference to the bridge. All other project features related to renovation of the park would be implemented.

Alternative B, Full Preservation Alternative, would avoid all of the proposed project's significant and unavoidable impacts by retaining the pedestrian bridge while still meeting the majority of the project sponsor's objectives (goals). Therefore, Alternative B is considered the environmentally superior alternative. Although the Full Preservation Alternative would avoid the significant and unavoidable impacts of the proposed project, the City may approve the proposed project by finding that the public benefits of the proposed project outweigh its impacts. This is called a Statement of Overriding Considerations.

Mitigation Measures

The EIR identifies the following mitigation measures to reduce identified environmental impacts. To read the full text of the mitigation measures, please visit sfplanning.org/sfceqadocs.

CULTURAL RESOURCES

- Public Interpretive Program Including Oral History
- Plan for Removal, Relocation, Storage, and Reinstallation of All Plaques and Monuments
- Documentation of Historical Resources
- Salvage Plan
- Archeological and Native American Monitoring

TRIBAL CULTURAL RESOURCES

- Tribal Cultural Resources Preservation Plan and Interpretive Program

NOISE

- Construction Noise Control

Timeline for EIR review, project approval, and construction

2021

- Draft EIR public review and comment period – August 5, 2021, to 5 p.m. on September 20, 2021
- San Francisco Planning Commission DEIR public hearing September 9, 2021 – 1 p.m. or later
- Publication of Response to Comments document (This document provides written responses to all public comments received during the public review and comment period.) – Anticipated in Winter 2021/2022

2022

- Certification of the Final EIR – date TBD
- Project Approval (if any) – San Francisco Recreation and Park Commission

WINTER 2022–2023

- If the proposed project or Alternative B or C is approved, project construction begins



花園角廣場修繕專案 環境影響報告初稿摘要

本文件由三藩市規劃局工作人員起草，以提供花園角（Portsmouth）廣場修繕專案的環境影響報告（EIR）草案的結論摘要。本環境影響報告是《加州環境品質法》（CEQA）要求的。本摘要不是對 EIR 或 CEQA 審查過程的全面、詳細的指南。

如需更完整的資料，請瀏覽

sfplanning.org/sfceqadocs 並搜尋「Portsmouth Square Improvement Project」（花園角廣場修繕專案）。

請注意，環境影響報告（EIR）旨在分析和披露擬議專案的物理環境影響；並不建議或構成擬議專案的批准。

關於如何對 DEIR 的充分性提出意見，請參見所附的說明可用性通知。

擬議專案

專案發起人，即三藩市娛樂和公園局，建議：

- 翻新花園角廣場現有的公園，包括一個新的兒童遊樂場、運動設備、遮陽結構、座位區、路標、標誌、人行道、景觀、平台、坡道和一個 8,300 平方英尺的新會所。
- 拆除橫跨花園角廣場和 Kearny 750 號之間的人行橋，Kearny 750 號是一座 27 層的酒店建築（目前作為希爾頓酒店管理），其中包括位於三樓的中國文化中心。
- 對位於公園和部分相鄰街道和人行道下面的花園角廣場車庫的屋頂進行重新防水處理，並對停車場的部分進行抗震升級。
- 更換路緣石和花園角廣場附近的部分街道和人行道，用於以下交口的公用事業連接：Kearny 和 Washington 街；Washington 街和 Walter U. Lum Place；Walter U. Lum Place 和 Clay 街；以及 Clay 街和 Kearny 街。

影響

EIR 草案確定了以下的物理環境影響，即使採取緩解措施，這些影響也是顯著而且不可避免的：

- 歷史建築資源**

擬議專案將拆除現有橫跨 Kearny 街的人行橋。拆除該橋將導致唐人街和位於 Kearny 街 750 號的中國文化中心及酒店之間失去由人行橋提供的具有歷史意義的物理連接。這座人行橋由兩位建築大師設計，代表了三藩市罕見的建築類型，專案若拆除這個具有建築學意義的「野獸派」人行橋結構，還將導致重大和不可避免的影響。

制定和考慮的備選方案

根據 CEQA，環境影響報告需要為一個擬議專案確定合理數量的備選方案，以避免或減少 EIR 中確定的重大和不可避免的影響。下述的完全保存和部分保存備選方案是為了避免或減少對上述歷史建築資源的影響。這些備選方案必須實際可行，並滿足專案發起人對擬議專案的大多數目標（目標）。對備選方案的完整描述和分析請見 EIR 第 4 章，備選方案。以下是備選方案的摘要：

- 備選方案 A：無專案備選方案** – 無專案備選方案是 CEQA 對每份 EIR 的要求。在無專案方案下，不對現有的公園進行任何改善，並保留橫跨 Kearny 街的人行橋。

- **備選方案 B：完全保存備選方案** – 本方案將保留人行橋，同時仍對公園進行翻新。因此，新的會所會較小，面積約為 4,000 平方英尺，相較於擬議專案中的 8,300 平方英尺，而且將取消擬議專案在會所旁邊建造的上層戶外露台。所有其他與公園翻新有關的專案特徵都將被實施。
- **備選方案 C：部分保留備選方案** – 本方案與提議的專案類似，只是在拆除人行橋後，將在公園內現有的西橋終點位置建造一個新的俯瞰平台。眺望台將作為橋樑的建築參考。所有其他與公園翻新有關的專案特徵都將被實施。

備選方案 B – 完全保存方案，將透過保留人行橋來避免擬議專案的所有重大和不可避免的影響，同時仍然滿足專案發起人的大部分目標（目標）。因此，備選方案 B 被認為是環境上的優選方案。雖然完全保存備選方案可以避免擬議專案的重大和不可避免的影響，但是市政府可能認為擬議專案的公共利益將會超過其影響，因此而批准擬議的專案。這就是所謂的首要考慮因素聲明。

緩解措施

EIR 確定了以下緩解措施，以減少確定的環境影響。如需查閱緩解措施的全文，請瀏覽 sfplanning.org/sfceqadocs。

文化資源

- 包括口述歷史在內的公共詮釋計畫
- 所有牌匾和紀念碑的拆除、遷移、儲存和重新安置計畫
- 歷史資源文件
- 搶救計畫
- 考古學和美國原住民監測

部落文化資源

- 部落文化資源保護計畫和詮釋方案

噪音

- 施工噪音控制

環境影響報告審查、專案批准和施工時間表

2021 年

- EIR 草案公眾審查和評論期 - 2021 年 8 月 5 日到 2021 年 9 月 20 日下午 5 點
- 三藩市規劃委員會 DEIR 公聽會，2021 年 9 月 9 日 - 下午 1 點或之後舉行
- 公佈意見答覆文件（本文件對公眾審查和評論期間收到的所有公眾意見作出書面回應） - 預計在 2021/2022 年冬季

2022 年

- 認證最終環境影響報告 - 日期待定
- 專案批准（如有） - 三藩市娛樂和公園委員會

2022-2023 年冬季

- 如果擬議專案或備選方案 B 或 C 被批准，專案將開始施工

APPENDIX D

Historic Resource Evaluations

D1 Historic Resource Evaluation Response Part I



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date April 20, 2020
Updated June 4, 2021

Case No.: 2018-013597ENV

Project Address: 733 Kearny Street (Portsmouth Square), 750 Kearny Street,
and Kearny Street Pedestrian Bridge

Zoning: P (Public) and C-3-O (Downtown Office)
OS Height and Bulk District and 200-S Height and Bulk District

Block/Lot: 0209/017 and 0208/024

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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The following document will evaluate two properties, 733 Kearny Street (0209/017) - Portsmouth Square and at 750 Kearny Street (0208/024) – Hilton Hotel, along with the Kearny Street pedestrian bridge (aka Portsmouth Square bridge) that spans Kearny Street and connects the two properties.¹

Portsmouth Square, 733 Kearny Street (0209/017)

733 Kearny Street, more commonly known as Portsmouth Square, occupies a full city block in San Francisco's Chinatown neighborhood. The boundaries of the park are Washington Street to the north, Clay Street to the south, Walter U Lum Place to the west, and Kearny Street to east. The property is within a P (Public) Zoning District and an OS Height and Bulk District. A pedestrian elevated bridge spanning Kearny Street connects Portsmouth Square to 750 Kearny Street (0208/024), a hotel and culture center.

Portsmouth Square is a city-owned park established circa 1835 by the early settlers of San Francisco (then Yerba Buena). In its earliest days, the public plaza was an undeveloped open space at was then the center of town and functioned as both unofficial and official gathering space. As the town formalized, so too did Portsmouth Square, and the rough square was replaced by a simple landscape comprised of trees, lawns, and paths. Over the next hundred years, the park landscape remained relatively unchanged and continued to offer a space for both respite and formal events.

In 1961, the City of San Francisco significantly altered the traditional park setting to accommodate an underground parking garage for 505 vehicles. The garage, with entry and exit points along Kearny Street, resulted in a complete re-design of the park – from an open green space to an elevated, bi-level concrete plaza. Today, Portsmouth Square is a 57,516 square foot plaza set into the incline of a hill, with the upper

¹ Although the bridge is integrated into the landscape of Portsmouth Square and physically connected to 750 Kearny Street, for the purposes of this document, staff analysis will examine the bridge as an independent structure as well as a component of both properties.

level to the west and along Walter U Lum Place, and the lower level at the east, along Kearny Street. The park features a mix of concrete hardscape elements, open space, raised planting areas, trees, landscape furniture, and two playgrounds (one at each level). Park related buildings on the site include an elevator and pavilion (circa 1990), community center (2001), and restrooms (2013).

The automobile entrance to the underground parking can be found along Kearny Street, where two large openings and signage direct automobiles into the garage. At Kearny street, the steep grade and garage infrastructure results in an imposing park frontage expressed through steep planted banks and concrete walls. Access points to the park are moderately controlled through the use of stairs, gates, landscaping, and paths along the perimeter of the park. Additionally, visitors can use a concrete pedestrian bridge that spans Kearny Street, connecting the upper level of Portsmouth Square to the Chinese Culture Center located on the third floor the Hilton Hotel (750 Kearny Street).

Within the boundaries of the plaza are a number of monuments, plaques, and sculptures that speak to the importance of Portsmouth Square historic use as a central town square and gathering space. Extant monuments include: Robert Louis Stevenson monument (1897); Daughters of the American Revolution Plaque (1924); a plaque commemorating Portsmouth Plaza (California Historical Landmark No. 119 dedicated 1950); First Public School House Monument (California Historical Landmark No. 587, dedicated 1957); Andrew Smith Hallidie Plaque, at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968); and the Goddess of Democracy Statue (1990). The site also features six concrete play sculptures from 1984 by artist Mary Fuller, titled *Tot Lot*, representing animals of the Chinese Zodiac and commissioned by City of San Francisco and the Tamarack Foundation.²

According to the permit history and other supporting documents, Portsmouth Square has undergone extensive alterations since establishment in circa 1835. Although the boundaries have remained the same, the original landscaped open plaza that characterized the square for more than a hundred years was extensively lost in 1961. That year, the City fully razed the park and excavated of the entire plaza site to accommodate a new bi-level plaza over a four-level underground parking garage (completed 1963). Additional alterations performed since 1963 include: construction of a pedestrian bridge spanning Kearny Street and connected to 750 Kearny Street (1971); addition of playground structure by Royston, Hanamoto, Beck and Abbey (c.1971); new elevator and bathroom buildings (c.1990); new benches and raised planting areas at park perimeter (1991); new play structure, addition of chess tables, benches and landscaping (1994); construction of a new community room and two new play areas (2001); and demolition and construction of bathroom structure (2013).

Hilton Hotel and Chinese Culture Center, 750 Kearny Street (0208/024)

750 Kearny Street located at the corner of Washington and Kearny streets in the Financial District neighborhood. The property is within a C-3-O (Downtown Office) Zoning District and a 200-S Height and Bulk District.

² Smithsonian Institution Research Information System (SIRIS), Art Inventories Catalog: <https://siris-artinventories.si.edu/ipac20/ipac.jsp?&profile=ariall&source=~!siartinventories&uri=full=3100001~!341765~!0#focus>

750 Kearny Street is a corner building fronting Kearny Street and opposite of Portsmouth Square. The subject building is on a large lot with street-facing elevations at Washington Street (north) and Merchant Alley (south), in addition to Kearny Street (west). An elevated pedestrian bridge over Kearny Street provides access from the third floor of the subject building to Portsmouth Square.

The subject building is a 27-story hotel and cultural center constructed in 1971 and designed in the Brutalist style by Chinese American architect Clement Chen and John Carl Warnecke and Associates.³ 750 Kearny Street is a concrete tower building clad primarily in vertically oriented board form concrete finish. The primary (west) elevation on Kearny Street presents a monolithic, symmetrical form with minimal fenestration. This dominant front elevation features a tall tower, atop a substantial A-frame set into a two-story, concrete base. A front setback and the elevated pedestrian bridge above Kearny Street also serve as a porte cochere at the hotel entrance.

Despite its location on a corner lot, the building's Washington Street (north) elevation does not have an active street-wall. Instead, the base of the building feature large louvered openings, blank walls, obscured openings, loading entrances, and parking garage entrance. Similarly, the back of house uses of the south elevation combined with the narrow width of Merchant Alley diminishes the primacy of this elevation. However, the siting of the detached building creates a sense of monumentality and allows for the strong expression of the building's symmetrical form and design. On both the north and south elevations, the building rises up (above the lower story) to an A-frame base that features steep, heavily glazed sides. At the tower, the north and south elevations feature strong horizontal bands of floor-to ceiling height windows, separated by vertical piers that terminate at a heavy concrete, one-story cornice line.

Primarily used as a hotel, 750 Kearny Street was also designed to house the Chinese Culture Center (CCC). Occupying the third floor since opening in 1973, the CCC was designed by Clement Chen and Associates as part of the larger hotel construction. At 20,000 square feet, the Center offers its visitors a gallery space, auditorium and other multi-functional open spaces. The space is directly accessible from Portsmouth Square via a pedestrian bridge that spans Kearny Street.

The exterior of 750 Kearny is largely intact. According to the permit history, 750 Kearny Street has undergone some alterations since originally opening in 1971. Alterations at the exterior of the building include modifications to first floor fenestration to match floors two, three and four at Washington Street elevation (1991); modifications to the exterior lobby stairs and entrance, new porte cochere lighting and ten new flag poles (1991). Additional changes to the front façade, likely under the 1991 permit, include construction of an ADA ramp at the front entrance; removal of the south Kearny Street garage entrance, and removal of decorative large urns flanking the bridge.

Unlike the exterior, the interior public spaces, including the lobby and Chinese Culture Center, have been significantly altered. Many of the documented interior alterations were associated with the Chinese Culture Center (completed 1973). Tenant improvements for this third-floor space included a new stage and dressing room (1975), new partitions and ceiling (1975), replace window with new fire exit door (1991); stage modifications (1997), new partition (2001), extensive tenant improvements at 3rd floor and

³ Although the original building permits lists John Carl Warnecke and Associates as architect, historic documentation suggests that Clement Chen was the primary architect on the project.

mezzanine (2013), and converting bathroom to storage room (2013). Other interior alterations to the building include remodel of lobby and public spaces, including replacement of finishes and circulation on floors one through five (2003).

Kearney Street Pedestrian Bridge

The elevated pedestrian bridge connecting 733 Kearney Street (Portsmouth Square) and 750 Kearney Street (Hotel and Chinese Culture Center) was constructed in 1971, following the opening of the hotel at 750 Kearney Street. The bridge, designed by Chinese-born artist and architect Chen Chi-kwan in collaboration with the architect of 750 Kearney Street, Clement Chen, was constructed in support of the Chinese Culture Center. The extends from the third-floor exit of 750 Kearney Street to the upper level of Portsmouth Square, spanning across Kearney Street and over a portion of the lower level of Portsmouth Square.

The bridge is a stylistic extension of the Brutalist hotel and incorporates many of the same structural concrete forms. The bridge is supported by massive concrete columns at each side of Kearney Street and the underside of the bridge features raw concrete structural forms. The exterior of the bridge is clad with vertically oriented board form concrete arranged in panels and using a similar architectural vocabulary as the hotel. At the pedestrian level, the bridge features brick flooring that curve up banked sides and terminate at a modest concrete cap railing. Concrete benches line both sides of the pedestrian walkway. Decorative elements include original geometric orb lights evenly spaced along the top of the railing. A more recent addition to the bridge is a sun-motif mosaic mural by artist Mik Gaspay at the east end of the bridge, near the entrance to the Chinese Culture Center.

According to the permit history, the bridge has undergone some alterations since originally constructed, including installation of lighting on the underside of bridge and hotel porte-cochere (1991), construction of a security gate at west end of bridge (2003), and installation of mosaic mural at the east end of bridge (2015).

Pre-Existing Historic Rating / Survey

733 Kearney Street – Portsmouth Square

Portsmouth Square was included in a 1994 Chinatown Survey and determined to be a “non-contributory” property to a proposed National Register Chinatown Historic District. Subsequently, a 1997 Determination of Eligibility issued by the federal department of Housing and Urban Development (HUD) identified 733 Kearney Street as a non-contributor to the eligible Chinatown Historic District. The property is considered a “Category A” property (Historic Resource Present) for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures due to its location within the eligible Chinatown Historic District. Although Portsmouth Square is a designated California Historical Landmark (Number 119), California State landmarks designated prior to Number 770 are not included on the California Register of Historic Resources; therefore, Portsmouth Square is not considered an individual historic resource for the purposes of CEQA. Early state landmarks, such as Portsmouth Square, did not follow strict evaluative criteria and therefore are not included on the California Register of Historic Resources and not considered a historic resource for the purposes of CEQA.⁴

⁴ See San Francisco Preservation Bulletin Number 16 for additional information.

750 Kearny Street

750 Kearny Street is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a “Category B” property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures due to its age (completed 1971).

Kearny Street Pedestrian Bridge

The elevated pedestrian bridge connecting Portsmouth Square and 750 Kearny Street is not included on any historic resource surveys or listed on any local, state or national registries. The bridge is considered a “Category B” property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures due to its age (completed 1971).

Historic Context and Description

The subject properties sit at the edge of two distinct neighborhoods: Chinatown and the Financial District. 733 Kearney Street is in the Chinatown neighborhood, a dense residential and commercial area with borders generally considered to be Broadway to the north, Bush to the south, Kearny Street to the east and Powell Street to the west. While 750 Kearny Street, located opposite of Portsmouth Square, is located at the eastern boundary of the Financial District, a largely commercial area with boundaries generally considered to be Broadway to the north, Folsom Street to the south, Embarcadero to the east, and Kearney, Stockton and 4th streets to the west. Because the bridge spans Kearny Street it straddles both neighborhoods; the west end of the bridge is within the boundaries of Chinatown and the east in the Financial District.

San Francisco’s Chinatown neighborhood is a dense mixed-use neighborhood made up of a range of residential and commercial building types. The building stock of this historically Chinese and Chinese American neighborhood was completely destroyed as a result of the 1906 earthquake and fire. Yet, reconstruction of the neighborhood was swift and deliberate, and the architecture of the area reflects the ethos and trends unique to Chinatown’s identity and development. Located within a dense neighborhood, Portsmouth Square offers much needed open space and as such has been called “the living room of Chinatown.” The square serves both as a formal and informal general gathering space for the residents and visitors of Chinatown.

The Financial District, also devastated in 1906, features architecture, density and style representative of San Francisco’s increasing importance as a financial and business center of the West Coast during the boom years after World War II. Buildings immediately adjacent to and surrounding the subject properties include mixed-use, office, and institutional buildings ranging in height from two to twenty-six stories.

In general, records indicate that buildings in the subject area were constructed from 1906 to 1914 with additional infill construction occurring in the 1960s up to the present. As the subject properties are located within two distinct neighborhoods, the materials used on adjacent buildings are more varied than typically found elsewhere in San Francisco and include brick, stucco, wood, concrete, and glass curtain wall construction. Architectural styles also vary, representing early classical and Sino-inspired architectural styles dating from the post-earthquake era, and later modern influences expressed through Brutalist and International styles.

Early History and Context

Portsmouth Square, located at 733 Kearney Street, is one of the oldest developed sites in San Francisco. First established circa 1835, as the first town plaza in San Francisco (then known as Yerba Buena), Portsmouth Square was central, physically and symbolically, to the historic beginnings of the city.

As town square, Portsmouth Square was the site of the city's earliest celebrations, public announcements, vigilante actions, and other citywide events. It was at Portsmouth Square in 1846 that U.S. Captain John Berrien Montgomery of the USS Portsmouth pronounced the end of Mexican rule by raising the American flag. Portsmouth Square also served as the setting for Sam Brannan's public announcement about the discovery of gold, thereby setting off the Gold Rush. And in 1850, the Mayor officially welcomed the Chinese to San Francisco with a ceremony held in Portsmouth Square. After which, in the 1850's, San Francisco's earliest Chinese population went on to settle in the area around Portsmouth Square.

Additionally, some of the young town's most important buildings bordered the public square including a Mexican Customs House (1844), the town's first bank (1845), California's first public school (built 1847; opened 1848), and a new city hall (1852); the latter of which once stood at 750 Kearny Street. And it was at the corner of Kearny and Clay that was the site of the original terminus of the first cable car - in operation from 1873 to 1942 (California Register Historic Landmark No. 500, dedicated 1953).

As the city's population grew and prospered in those first few decades, San Francisco's residential and commercial center shifted eastward from Portsmouth Square. By the 1870's, residents of Chinese descent were firmly established around the Portsmouth Square area. Soon Portsmouth Square became an important space within Chinatown and the plaza was known locally as Square Fa Yuhn Gok, or the garden corner. In 1906, when an earthquake and fire devastated much of the oldest parts of San Francisco, including Chinatown, Portsmouth Square, like many public parks in the city, functioned as an earthquake refugee camp for displaced residents.

As a result of the earthquake, much of the building stock in Chinatown dates from the period of reconstruction, from 1906 to 1914. Redevelopment of the area reinstated the historic pattern of a densely populated neighborhood with a mix of closely packed mixed-use buildings. The area also retained the historic circulation patterns comprised of well-trafficked roadways interspersed with narrow alleys.

Post-War Developments

Portsmouth Square

In the years following the reconstruction of Chinatown and San Francisco, the subject area – including Portsmouth Square – remained largely unchanged. Early photos of the square from the late 19th well into the 20th century, show a sloped modest green space with trees and paths laid out in a spoke wheel pattern. However, by the 1950's, shifts in culture and commerce in post-war America, led to changes to open space and built form both in Chinatown and the Financial District.

The starkest of these early changes in the subject area, was the redesign and reconstruction of Portsmouth Square. In 1959, following the success of the Union Square garage, the Board of Supervisors approved a proposal to construct an underground garage at Portsmouth Square. In addition to a general economic

desire to increase downtown parking, the push for the garage was particularly supported by the Chinatown tourist and small business community. In the car-centric culture of post-war America, many saw the advantage of providing ample parking for local and out of town visitors to Chinatown. As such, the construction of the garage was one indication of growing political and economic strength of San Francisco's Chinese American community.

According to historian Him Mark Lai, in the decades following World War II, Chinese Americans in San Francisco's Chinatown benefitted from the economic prosperity of the post-war years. Their economic improvements coincided with a stronger political voice brought about by community organizing and a related focus on civil rights. As a result, Chinatown community members and a growing Chinese American middleclass successfully advocated for increased civic investment in their community. Such efforts led to construction of the neighborhood first housing project, East Ping Yuen in 1951, closely followed by the city-sponsored Chinese Recreation Center. Local merchants also joined forces to attract new visitors to the shops and restaurants of Chinatown. These community-led efforts gave rise to the first annual Chinese New Year Festival (1953), and ultimately, the decision to establish a Chinese Culture Center at 750 Kearny Street.

It was likely the support of the local community that resulted in the city's decision to move ahead with plans to replace the landscaped Portsmouth Square with a new park and an underground parking facility. However, even after successfully securing city approval for the garage, the construction of the project was delayed by design disagreements, politics and bureaucracy. Originally, the city secured landscape architect Douglas Baylis to design the landscape in coordination with the engineers responsible for the design of the garage. However, following a series of disagreements, the city commissioned landscape architect Robert Royston of Royston, Hanamoto and Hayes to design the landscape of the new park. The resulting design of the park was one that was dictated by political, financial, geographical, and structural constraints. Even so, the city and Chinatown achieved their goals and gained a bi-level park, parking garage, playground and public open space for residents and visitors of the area.

750 Kearny Street and Kearny Street Pedestrian Bridge

750 Kearny Street is one of the earliest developed sites in the city, and as early as 1851, was the location of the Jenny Lind Theater (California State Landmark No. 192). In 1852, San Francisco purchased the property and repurposed the theater to accommodate new City Hall and later the city's Hall of Justice. In 1960, the City relocated the Hall of Justice and transferred control of the buildings to the Redevelopment Agency.

In the early 1960's, San Francisco was in the beginning stages of what many called the "Manhattanization" of downtown. From the 1960's up to the mid-1980's, a wave of modern high-rise buildings peppered the area and altered the city skyline. The City, itself making significant changes to the landscape in the post-War era, saw an opportunity to maximize development potential of the underdeveloped property in the Financial District: 750 Kearny Street.

At the onset, the City of San Francisco anticipated simply selling 750 Kearny Street to a developer for the construction of a hotel. However, these plans were sidelined when a Chinatown-based community and civil rights group, San Francisco Greater Chinatown Community Service Association (SFGCCSA), lobbied the Board of Supervisors to consider repurposing the former Hall of Justice as a Chinatown community center and museum. Although ultimately found to be financially infeasible, the SFGCCSA continued to

advocate for a community space and museum to be included in the future development of the property. Ultimately in 1966, the City selected Justice Enterprise, an investors group, to construct a hotel with a community-backed cultural center. In 1967, the newly formed non-profit group Chinese Culture Foundation of San Francisco (CCF) signed a lease with Justice Enterprise for 20,000 square feet of dedicated space for a cultural center in support and celebration of Chinese and Chinese American art, history and culture.

In addition to establishing space for a cultural center in the new development at 750 Kearny Street, CCF continued to advocate for the larger Chinatown community. Firstly, CCF campaigned successfully for the hotel to hire locally. Additionally, CCF secured an easement with the city's Department of Public Works and the support of Recreations and Parks Department to construct an elevated pedestrian bridge that would span Kearny Street and directly connect the Chinese Culture Center (CCC) to Portsmouth Square. Today the bridge, constructed in 1971, continues to provide a dedicated entrance to the third-floor of the 750 Kearny Street from Portsmouth Square. Additionally, the bridge allows the hotel and culture center to maintain separate entries.

The Chinese Culture Center did not only make waves locally, but also attracted the attention of the Nationalist Regime of Taiwan. In the early days of construction, Taiwan officials hosted the project architect Clement Chen and Justin Herman from San Francisco's Redevelopment Agency and provided gifts of art from local museums. Additionally, they offered the services of Taiwanese-based artist and architect Chi-kwan Chen to assist with design of the elevated pedestrian bridge that connected the CCC to Portsmouth Square. At the time of his selection, Chen Chi-kwan was internationally recognized for his contribution to architecture, having previously studied under Walter Gropius at Harvard, taught at the Massachusetts Institute of Technology, and collaborated with I.M. Pei.

For additional context, see MIG Inc. *Portsmouth Square, Historic Resource Evaluation – Part 1* (August 2014) and Architectural Resources Group *Hilton Hotel San Francisco, CA: Historic Resource Evaluation – Part 1* (March 2019).

733 Kearny Street

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Periods of Significance: • Circa 1835 to Present	Period of Significance: 1906-1930 <input type="checkbox"/> Contributor <input checked="" type="checkbox"/> Non-Contributor

To assist in the evaluation of the properties associated with the proposed project, the Project Sponsor has submitted a consultant report:

- MIG Inc. *Portsmouth Square, Historic Resource Evaluation – Part 1* (August 2014)

Below is a brief description of the historical significance per the criteria of the California Register for Portsmouth Square. This summary is based upon Department records and the HRE Part 1 report. Staff concurs with the findings of this report and refers the reader to it for a more thorough evaluation of significance.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, a property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff concurs with the MIG conclusion that the subject property is significant as an important cultural space for the community of Chinatown. Additionally, staff finds that the subject property is eligible for individual listing on the California Register under Criterion 1 for its association with important events and early development of San Francisco.

Portsmouth Square is eligible as an individual resource under Criterion 1 for its association with important events in local, state and national history. As the city's earliest public square, it was the site of

important events including the 1848 declaration of California independence, proclamation of the discovery of gold in 1849, California's first public school, and site of a refugee camp after the 1906 Earthquake. Portsmouth Square has also served as a public square and gathering space for San Franciscans since first being established circa 1835 and continues to serve the city, specifically the community of Chinatown, up to present day.

Additionally, Department Staff finds Portsmouth Square individually significant as an important cultural space for members of the Chinatown community. Frequently referred to as the "living room of Chinatown", Portsmouth Square provides an important public open space to residents and visitors of Chinatown. The square is social center for the neighborhood, offering benches, tables, open space, and playgrounds for local residents. Additionally, the park has served the community for more than a century and continues to provide a public square for the residents and visitors of Chinatown. Portsmouth Square is the site of annual events such as the Annual Chinatown Music Festival, Chinese New Year celebrations and parade, civic demonstrations, food drives, community meetings, and multiple regular performance arts events.

Therefore, staff finds that the subject property is individually eligible for inclusion on the California Register under Criterion 1. Given the historic and continued importance of the property, the period of significance spans the full life of the property, beginning circa 1835 and up to the present day.

Staff concurs with previous surveys and evaluations which determine that Portsmouth Square is a non-contributing property to the National Register-eligible Chinatown Historic District under this criterion.

See MIG report for additional historic context.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Staff concurs with the MIG finding that the subject property does not appear eligible for listing on the California Register under Criterion 2. Although several individuals and organizations have met, orated, presented, and organized at Portsmouth Square, the site's use as a public plaza is not tied to any one individual or organization. Rather it is ongoing use of the site by the public, which is most important, and better captured under Criterion 1.

See MIG report for additional historic context.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff concurs with the MIG finding that the subject property does not appear eligible for listing on the California Register under Criterion 3.

Architecturally, Portsmouth Square (733 Kearny Street) does not embody distinctive characteristics of landscape type, period, region or method of construction. The significant physical and spatial modifications to the landscape in the mid-twentieth century, particularly the replacement of a traditional green space with an underground garage and hardscape, have diminished the qualities that historically allowed the landscape to convey its importance as a nineteenth and early 20th century traditional public square.

As a post-war public park project, the landscape and underground garage does not express high artistic value. Although both Douglas Baylis and Royston, Hanamoto and Hayes are tied to the design of the project, records indicate that the final design was based on a combination of design elements and politics; therefore, the park cannot be considered representative of any one architect's body of work. This muddled design development resulted in a park that did not embody distinctive characteristics of a period or type. Furthermore, significant alterations to the park in the 1990's have diminished the integrity of the 1961 design. Furthermore, the park over parking garage is a not uncommon design solution employed to accommodate combined public space and automotive parking in dense urban settings. Other similar park over garage structures in San Francisco include Union Square and St. Mary's Square. Therefore, staff finds that the subject property including the subsurface parking garage does not rise to the level of distinction to considered individually significant under this Criterion.

Staff concurs with previous surveys and evaluations which determine that Portsmouth Square is a non-contributing property to the National Register-eligible Chinatown Historic District under this criterion. The public plaza does not relate architecturally with post-Earthquake development and interpretive Chinatown and Edwardian styles that are considered character-defining to the historic district. Furthermore, although present during the historic district's Period of Significance (1906-1930), the significant alterations performed at the park since 1961 have diminished the parks architectural relationship with the eligible historic district.

Staff would also like to note that a decorative sidewalk lamppost at the southwest corner of Washington and Kearny Streets (outside of the park boundaries) is a contributing feature to the National Register-eligible Chinatown Historic District. The lamppost features an ornate sculptural dragon and pagoda composition painted in red, gold and green. The replica lamppost is one of several similar lampposts installed in 1996 and is modeled on the original 1925 lampposts on Grant Avenue.⁵

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the public plaza is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. Neither the plaza nor any associated built environment elements are an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

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

⁵ <https://sfpuccnewsroom.com/power/a-look-back-in-history-chinatown-decorative-streetlights/>. Accessed April 7, 2021.

The subject property has retained or lacks integrity from the period of significance under Criterion 1 noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Planning staff finds that Portsmouth Square retains all seven aspects of integrity. As the property's Period of Significance extends from the establishment of the park up to the present day, alterations performed in the past have not altered the property's ability to convey significance under Criterion 1 as an important public space for both the Chinatown community and San Francisco at large. Therefore, the subject building retains integrity of location, association, design, workmanship, setting, feeling, and materials and is a historic resource individually eligible for the CRHR under Criterion 1.

Step C: Character Defining Features

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

The character defining features of 733 Kearny Street are:

- Location and boundaries of Portsmouth Park
- Large open spaces for public gatherings and events
- General mixture of park furniture for socializing in small and medium-sized groups
- Dedicated area for child play area
- Historic plaques, monuments and statues identified in the property description (regardless of location). These are the Robert Louis Stevenson monument (1897); Daughters of the American Revolution Plaque (1924); plaque commemorating Portsmouth Plaza (California Historical Landmark No. 119 dedicated 1950); First Public School House Monument (California Historical Landmark No. 587, dedicated 1957); Andrew Smith Hallidie Plaque, at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968); and the Goddess of Democracy Statue (1990).

CEQA Historic Resource Determination

- ☒ Historical Resource Present
☒ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District
☐ No Historical Resource Present

750 Kearny Street

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Periods of Significance: • 1971-1973	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

To assist in the evaluation of the properties associated with the proposed project, the Project Sponsor has submitted a consultant report:

- ☐ Architectural Resources Group *Hilton Hotel San Francisco, CA: Historic Resource Evaluation – Part 1* (March 2019)

Below is a brief description of the historical significance per the criteria of the California Register for the Hilton Hotel. This summary is based upon Department records and the HRE Part 1 report. Staff concurs with the findings of this report and refers the reader to it for a more thorough evaluation of significance.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Staff concurs with the ARG finding that the subject property appears individually eligible for listing on the California Register under Criterion 1. To be eligible under the event Criterion, a property cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Staff concurs with the ARG report finding that the subject property appears eligible for listing on the California Register under Criterion 1 for its association with the growing political power of Chinese American residents of Chinatown and San Francisco. The establishment of the Chinese Culture Center within the private development of a hotel is a testament to the dedicated efforts of Chinatown residents and Chinese Americans to establish a cultural space to serve its community.

The community development of a cultural center at 750 Kearny Street illustrates the growing financial and civic power of Chinese Americans in post-war San Francisco. After more than a century of systemic racism and anti-Chinese sentiment, members of the Chinatown community and a growing Chinese American middle-class successfully organized for additional resources for the betterment of their community. Furthermore, the city and developer selection of Chinese architect Clement Chen was further evidence of Chinatown's influence in addition to growing sensitivity to representation within the community. The period of significance under this criterion is 1971 to 1973, encompassing the construction of the hotel, pedestrian bridge, and Chinese Culture Center.

The subject property is located outside the boundaries of the National Register-eligible Chinatown Historic District and constructed well after the district's proposed period of significance (1906-1935). Additionally, although the development of the subject property occurred during a building boom in the Financial District, such development does not rise to the level of significance under Criterion 1. Therefore, staff has determined that, 750 Kearny Street does not contribute to an eligible district.

See ARG report for additional historic context.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Staff concurs with the ARG finding that the subject property appears ineligible for listing on the California Register under Criterion 2. The work of organizations involved with local civil rights movements and establishment of the Chinese Culture Center is significant under Criterion 1. Therefore, it is the work of many individuals collectively that is recognized, rather than any individual person(s) associated with one or all of the organizations. It does not appear that any one person's actions would rise to the level of importance that the subject property would be significant by association.

See ARG report for additional historic context.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff concurs with the ARG report finding that the subject property appears individually eligible for listing on the California Register under Criterion 3. Architecturally, the building - and associated bridge - present distinctive characteristics of the Brutalist Architecture style. The City of San Francisco Planning Department previously identified the subject property as good representation of the Brutalist style in a context statement that examined modern architecture and landscape design in San Francisco.⁶ The subject property features many architectural features that define Brutalism such as:

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns/geometric patterns

⁶ Brown, Mary. "San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement Final Draft." San Francisco Planning Department. January 12, 2011.

- Strong right angles and simple cubic forms

750 Kearny Street is also significant for its association with Master Architect Clement Chen. The subject building was the architect's first hotel and is representative of Chen's body of work, which includes hotels and residences such as the Pasadena Holiday Inn (1975), Glenridge Development in Diamond Heights (1968), and Jianguo Hotel in Beijing (c.1980). The strong architectural forms and bold style of the subject building is credited with launching Chen's career as a major hotel designer. Therefore, Staff finds that the subject building is significant under this criterion for its association with a Master Architect and is recognized as a full expression of the Brutalist architectural style. The Period of Significance of this property is 1971, when the building and associated bridge was completed.

The subject property is outside the boundaries of the National Register-eligible Chinatown historic district and was constructed outside of the district's period of significance (1906-1930). Although the tower form of the hotel is contextual with the Financial District, the Brutalist style of the subject property does not architecturally relate to neighboring properties.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

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

The subject property has retained or lacks integrity from the period of significance under Criterion 1 and 3 noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The Department concurs with the HRE analysis that the subject building retains sufficient integrity to convey its significance under Criteria 1, and 3. The exterior of 750 Kearny Street retains a good degree of integrity, having undergone few major alterations since it was originally constructed. The only visible alterations are the installation of some windows and modifications to the porte cochere and entrance of the hotel. Although the publicly accessible interior spaces have undergone significant alterations since construction, overall, 750 Kearny Street conveys its significance as an individually eligible property.

Step C: Character Defining Features

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

Staff generally concurs with the list of Character Defining Features prepared by ARG.

- Location at the west end of the block bounded by Washington, Montgomery, Merchant, and Kearny streets
- Footprint extending to the property lines, except for the setback from Kearny Street
- Connection to Portsmouth Square via the elevated pedestrian bridge
- Massing consisting of a tall, slender tower situated on a pyramidal base
- Steel-frame construction
- Flat roof
- Concrete cladding with vertical lines created by wood formwork
- Fenestration pattern and form, including bands of windows separated by cast-panel concrete spandrels with angled ledges on the tower and large expanses of fixed windows on the sloped walls of the base
- Horizontal, incised bands aligning with the spandrels
- Narrow projections on the east and west façades with a central column of windows and columns of rectangular voids on each side
- Sculptural overhang punctuated by deep, rectangular voids at the capital level
- Full occupancy of third floor by local community group
- Separate entrances for hotel and third floor community space
- Dedicated entrance to third floor community space accessed via the Kearny Street Pedestrian Bridge and stairs
- Porte cochere created by the elevated Kearny Street Pedestrian Bridge

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

Kearny Street Pedestrian Bridge

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Periods of Significance:	Period of Significance:
• 1971	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

To assist in the evaluation of the properties associated with the proposed project, the Project Sponsor has submitted a consultant report:

- ☐ Architectural Resources Group *Hilton Hotel San Francisco, CA: Historic Resource Evaluation – Part 1* (March 2019)

Below is a brief description of the historical significance per the criteria of the California Register for the Portsmouth Square/Kearny Street pedestrian bridge. This summary is based upon Department records and the HRE Part 1 report. Staff concurs with the findings of this report and refers the reader to it for a more thorough evaluation of significance.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, a property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff concurs with the ARG report finding that the Kearny Street pedestrian bridge appears eligible for listing on the California Register under Criterion 1 for its association with the growing political power of Chinese American residents of Chinatown and San Francisco. Furthermore, the bridge, which directly connects the Chinese Culture Center to Portsmouth Square, is significant as a symbolical and physical connection between the

Culture Center and the Chinatown community. The period of significance under this criterion is 1971, the year the bridge was constructed and opened.

Although the west end of the bridge at Portsmouth Square is located within the boundaries of the National Register-eligible Chinatown Historic District, it was constructed well after the district's proposed period of significance (1906-1930). Additionally, the construction of the bridge does not relate to a significant development trend within the subject area. Therefore, staff has determined that, the Kearny Street pedestrian bridge does not contribute to an eligible district under Criterion 1.

See ARG report for additional historic context.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Staff concurs with the ARG finding that the elevated pedestrian bridge appears ineligible for listing on the California Register under Criterion 2. The work of the organizations involved with local civil rights movements and establishment of the bridge in support of the Chinese Culture Center is significant under Criterion 1. Therefore, it is the work of many individuals collectively that is recognized, rather than any individual person(s) associated with one or all of the organizations. It does not appear that any one person's actions would rise to the level of importance that the subject property would be significant by association.

See ARG report for additional historic context.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff concurs with the ARG report finding that the Kearny Street pedestrian bridge appears individually eligible for listing on the California Register under Criterion 3 as a unique and representative example of the Brutalist Style. In addition to the elevated pedestrian bridge being a rare construction type in San Francisco, the use of the Brutalist style as expressed through the materials, design, furnishings and details of the subject bridge is particularly distinct.

Additionally, staff finds that the bridge is also significant for the collaborative efforts of two Master Architects: Clement Chen and Chen Chi-kwan.⁷ As noted in the significance evaluation for 750 Kearny Street, Clement Chen is recognized as a Master Architect for his balanced, yet bold, buildings constructed in both the United States and China. Chen Chi-kwan, who was born in Beijing, China, is also recognized for an international portfolio of work. After World War II, Chen Chi-Kwan moved to the United States and eventually studied under Walter Gropius at Harvard; he then went on to teach at the Massachusetts Institute of Technology. Later Chen Chi-Kwan began a teaching career at Tunghai University in Taiwan – where eventually became dean of the school's architecture program. It was a Tunghai University that Chen collaborated with I. M. Pei to design the highly sculptural and visually striking Luce Memorial Chapel (1963). In the following decades, Chen's artistic and architectural career thrived and in 2004 Chen received the National Award for Arts in fine arts by Taiwan's National culture and Arts Foundation.

⁷ Staff disagrees with ARG's conclusion that the bridge's association with two Master Architects is not significant.

Therefore, given the noteworthy careers of both architects, staff finds that the bridge is significant under this criterion for the collaborative design of Clement Chen and Chen Chi-kwan architects. The bridge is a distinctive representation of each architect's body of work as a distinctive and symbolically (and physically) elevated entrance Chinese Culture Center. The Period of Significance of the bridge is 1971, when the feature was complete.

The Brutalist architectural style of the pedestrian bridge does not architecturally relate to the National Register-eligible Chinatown historic district or general architectural context in the neighborhood. Nor is the bridge age-eligible for inclusion within the district (Period of Significance: 1906-1930); therefore, the property does not contribute to an eligible district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject structure is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject structure is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

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

The subject property has retained or lacks integrity from the period of significance under Criterion 1 and 3 noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks

Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks

The Department concurs with the HRE analysis that the Kearny Street pedestrian bridge retains sufficient integrity to convey its significance under Criteria 1 and 3. The bridge has undergone few major alterations since it was originally constructed. The limited alterations performed, including the installation of a mosaic and construction of a pedestrian gate, have not significantly affected the integrity of the structure. Therefore, overall, the bridge conveys its significance as an individually eligible property.

Step C: Character Defining Features

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

Staff generally concurs with the list of Character Defining Features prepared by ARG.

- Reinforced concrete construction
- Girders and two-column bents with tapered legs
- Access points at the second and third stories of the hotel tower at the east end of bridge and from Portsmouth Square at the west end
- Angular platform at the east end with a central staircase flanked by two shorter staircases
- Exterior cladding featuring rectangular concrete panels decorated with vertical lines from wood formwork
- Closed railing with smooth concrete cap
- Brick paving
- Curved interior walls
- Hexagonal light fixtures
- Backless concrete benches in two lengths
- Dedicated entrance to Chinese Culture Center at the third floor of 750 Kearny Street
- Hotel (750 Kearny Street) porte cochere created by elevated span of bridge

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison Vanderslice
Allison Vanderslice, Principal Preservation Planner

Date: 6/4/2021

D2 Historic Resource Evaluation Response Part II



PART II Historic Resource Evaluation Response

Record No.: 2018-013597ENV
Project Address: **RPD: 733 KEARNY STREET - PORTSMOUTH SQUARE**
Zoning: P PUBLIC Zoning District
OS Height and Bulk District
Block/Lot: 0209/017
Staff Contact: Michelle Taylor – 628-652-7352
Michelle.Taylor@sfgov.org
Megan Calpin – 628-652-7508
megan.calpin@sfgov.org

PART I: Historic Resource Summary

The project site is comprised of Portsmouth Square at 733 Kearny Street, the Hilton Hotel and Chinese Culture Center at 750 Kearny Street, and the Kearny Street Pedestrian Bridge (Bridge) which spans Kearny Street and connects the two properties.

Per the Historic Resource Evaluation dated 7/2/2020, Planning staff determined that Portsmouth Square is eligible as an individual historic resource under Criterion 1 (events) for its association with important events in local, state, and national history. Additionally, Department Staff found Portsmouth Square culturally significant as a community space that has served members of the Chinatown for more than a century. Portsmouth Square's period of significance spans the full life of the property, from circa 1835 to the present day.

Staff found 750 Kearny Street eligible for listing as an individual historic resource on the California Register under Criterion 1 for its association with the growing political power of Chinese American residents of Chinatown and San Francisco. The property is also eligible under Criterion 3 (architecture) as an exceptional example of the Brutalist architectural style designed by Master Architect Clement Chen.

Staff determined that the Bridge is both a character defining feature of 750 Kearny Street and an individually eligible resource for the California Register. Like the hotel building, the Bridge is significant under Criterion 1 for its association with the growing political power of Chinese American residents of Chinatown and San Francisco. Furthermore, the Bridge is significant under Criterion 1 as a physical and symbolic connection between the Chinese Culture Center, located within 750 Kearny, and the Chinatown community. Under Criterion 3, the Bridge is significant as a unique and representative example of the Brutalist Style and of a rare construction type: the pedestrian bridge. Additionally, staff found the Bridge significant for its association with Master Architects Clement Chen and Chen Chi-kwan.

Portsmouth Square was previously identified as a noncontributing property to the National Register-eligible Chinatown Historic District. A decorative sidewalk lamppost at the southwest corner of Washington and Kearny Streets (outside of the park boundaries, but within the project site) is a contributing feature to the National Register-eligible Chinatown Historic District. The Bridge, which sits within the boundaries of the district, was constructed well after the Chinatown Historic District period of significance (1906-1930) and does not contribute to the district.

750 Kearny Street is located outside of the Chinatown Historic District boundaries and not associated with any other identified historic districts.

PART II: Project Determination:

Based on the Historic Resource Evaluation in Part I and the assessment below, the project's scope of work:

- ☒ Will cause a significant impact to the individual historic resource as proposed.
- ☐ Will cause a significant impact to a historic district / context as proposed.
- ☐ Will not cause a significant impact to the individual historic resource as proposed.
- ☒ Will not cause a significant impact to a historic district / context as proposed.

PART II: Project Evaluation

Proposed Project:		Per Drawings Dated:
<input checked="" type="checkbox"/> Demolition / New Construction	<input checked="" type="checkbox"/> Alteration	Portsmouth Square Bridge Demolition & Redesign Proposal (February 2021) Portsmouth Square Improvement Project (09/25/2020)

PROJECT DESCRIPTION

- Full renovation of Portsmouth Square including:
 - Relocation of all park monuments and plaques (within park boundaries)
 - Retention of existing bathroom structure, garage elevators and stairs
 - Maintain park's existing upper and lower plaza organization
 - Demolition of existing 1,600 sf (approximate) clubhouse built under the Portsmouth Square Bridge
 - Substantial demolition of Kearny Street Pedestrian Bridge
 - Enlargement of open "plaza event" space at upper plaza from approximately 4000 sf to more than approximately 8000 sf; space includes an elevated stage of approximately 1200 sf and shade structure of approximately 3,500 sf

- Replacement of two playgrounds with a combined area of approximately 5,500 sf with a single playground and fitness area at lower plaza of approximately 6,500 sf
 - New park circulation including modifying entrance locations, new stairs
 - Redesign and replacement of all landscaping including trees and raised planters
 - All new seating areas and park furniture, including bleacher steps at Kearny Street frontage, benches, and seat walls
 - Installation of perimeter fencing and gates
 - New paving comprised primarily of cast in place concrete and unit pavers
 - No change to function or design of underground garage
 - Construction of new approximately 8,300 sf Portsmouth Square Clubhouse at northeast corner of park near the intersection of Kearny and Washington Streets. Building spans upper and lower terrace of the park and features an outdoor terrace at each level. The east elevation, which incorporates existing garage elevators, presents as a single-story building. Majority of western two-thirds of building features in double-height glazed curtain wall above a board form concrete base. Remainder of building clad in board form concrete. Primary entrance at south elevation and accessible from lower outdoor terrace. Secondary and back of house entrances at upper terrace and along north elevation. The building is topped with a sloping shed roof with projecting wood eaves over entrances. The project intends to clad the roof with photovoltaic panels.
 - Upper terrace overlook at approximate location of a former eastern terminus of the pedestrian bridge
 - New interpretive paving treatment to memorialize footprint of Kearny Street Bridge
 - Re-waterproof garage roof
 - Seismically upgrade portions of the garage
 - Sidewalk and intersection improvements
- Kearny Street Pedestrian Bridge and Hotel modifications include:
 - Substantial demolition of Kearny Street Bridge span, from the Portsmouth Square end (west) to the foot of the Hotel steps (east).
 - Demolition will include removal of most finishes, most light fixtures, all benches, and the hotel porte cochere.¹
 - Retention of terrace landing at east end of the bridge; accessible from the second and third floors of the hotel.
 - Installation of railing at the terminated edge of the new terrace.

PORTSMOUTH SQUARE – 733 KEARNY STREET

CHARACTER DEFINING FEATURES

- Location and boundaries of Portsmouth Square

¹ The definition of a porte cochere is "a covered entrance large enough for vehicles to pass through, typically opening into a courtyard." The full covering of the vehicular entrance would be lost with the removal of the bridge and would result in a proposed outdoor terrace.

- Large open spaces for public gatherings and events
- General mixture of park furniture for socializing in small and medium-sized groups
- Dedicated area for child play area
- Historic plaques, monuments and statues identified in the property description (regardless of location). These are the Robert Louis Stevenson monument (1897); Daughters of the American Revolution Plaque (1924); plaque commemorating Portsmouth Plaza (California Historical Landmark No. 119 dedicated 1950); First Public School House Monument (California Historical Landmark No. 587, dedicated 1957); Andrew Smith Hallidie Plaque, at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968); and the Goddess of Democracy Statue (1990).

PROJECT EVALUATION

The proposed project will include a full renovation of Portsmouth Square. The project scope includes removing and replacing all vegetation, fully redesigning circulation paths, demolition of the Bridge, and replacement of the park's clubhouse. The proposed park design includes retaining features and spaces that characterize the property and its historical significance, including the park boundaries, open space for large events and gatherings, variety of seating options for visitors, and a playground. The project also includes relocation of six historic monuments and plaques tied to the long history of the square. A new two-story clubhouse will be sited at the northeast corner of the park, near the intersection of Kearny and Washington Streets.

The importance of the park is tied to its continuity as an important community space, from its earliest iteration as a public square to the present-day neighborhood park. Therefore, in preparation of the park design, the City of San Francisco Recreation and Parks Department conducted extensive outreach to develop a park rehabilitation plan that aligned to the community's responses. Common goals and needs expressed by the community included, large open spaces for public gatherings and events, a mix of park furniture for socializing, and dedicated play areas for children. Many of these community goals align closely with the Character Defining Features identified in the HRER Part I by Planning Department staff as important for the park to convey its historical significance as a public space integral to its community.

The new design will maintain the spatial organization of the park including the footprint and boundaries of the square. Spaces that are important to the use and significance of the park will be retained, including an enlarged open area in the upper plaza to accommodate a flexible space for both everyday use and large community events. The new design will also combine the existing two playgrounds into a single playground and fitness area in the lower plaza for the use and enjoyment of visitors of all ages.

The pedestrian circulation design will accommodate for the existing slope of the site and incorporate entry points around the full perimeter of the park. Circulation within the park will include new accessible ramps between the upper and lower plazas. The project will also include sidewalk and intersection improvements around the perimeter of the park.

Although the garage is not a feature related to the significance of the property, staff would like to note that the project will maintain the garage use and the existing entry and exiting at Kearny Street. The project includes structural and waterproofing scope items in support of the garage function and maintenance.

The proposed park will maintain the current mix of hardscape and vegetation planting beds, trees, and ornamental plantings. New planting species and organization are appropriate in scale and style to the defining characteristics of the park. Bleachers, seat walls, and benches will provide visitors with a variety of seating options.

The design of the proposed building is appropriate not only to the surrounding context, but is also appropriate to the park's setting, design, and organization. By siting the building at the corner of the lot, the new design is able to accommodate the open upper plaza space for events and gatherings. The new building follows the slope of the site and therefore is appropriately scaled to the park and does not visually or physically diminish the features that characterize the site. Furthermore, the proposed design does not incorporate conjectural features or elements.

DISTRICT COMPATIBILITY

Portsmouth Square offers one of the few areas of open space in the National Register-eligible Chinatown Historic District. The District is comprised primarily of two- to four-story mixed-use buildings of brick or concrete rebuilt after the 1906 Earthquake and Fire. In an effort to attract visitors to the neighborhood, architects embellished new Edwardian-style buildings with architectural elements influenced by Chinese architecture such as tile roofs, upturned eaves, decorative woodwork, and loggias. Features associated with the District include, masonry buildings clad in brick or concrete, narrow streets and alleys, Neo-Classical and Edwardian style construction with Chinese-influenced ornamentation, and steel cornices.

Staff finds that the proposed project scale, materials, and spatial relationships are generally compatible with the character of the historic district. Additionally, the proposed rehabilitation of Portsmouth Square will maintain the existing use as a neighborhood-serving park and community event space. Hardscape elements, such as concrete paving, planters, seat walls and bleachers are compatible with the masonry and concrete cladding found in the district. New furniture and structural elements, such as the stage, play structures, and shade structure, are appropriately scaled to the context of the park and neighborhood. Design elements that improve compatibility of the park within its setting include creating greater openness and accessibility along Kearny Street with the construction of bleacher seats and adding multiple entrance points.

In addition to the compatibility of the park's landscape features, staff finds that the proposed clubhouse is contextually appropriate to the Chinatown Historic District. Minimal setbacks of the proposed building, located at the corner of Kearny and Washington Streets, will allow the building to successfully integrate into the dense urban fabric of the corner. While the mix of glazing and board form concrete finish would be incompatible along Clay Street or Walter U Lum Place, the materials and forms of the new building are contextual to the mix of post-war and modern styles prevalent at Washington and Kearny Streets at its proposed location. Additionally, the modern materials and proportions of the building is appropriate to the mixed architectural character between the boundaries of the Chinatown Historic District and the Financial District neighborhood and the one- to two-story massing of the new building is appropriate to the scale of the neighborhood. Furthermore, the new building incorporates compatible architectural elements such a gently sloped roof and deep eaves in a manner that is modern and without conjecture. Therefore, the siting, materials, style, form, and massing of the new building is compatible with its surroundings and will not diminish features or spatial relationships that characterize the Chinatown Historic District.

IMPACTS ANALYSIS

Staff finds that the design of the proposed park renovation and new clubhouse will be compatible within the setting and character of Portsmouth Square and the proposed design will not materially impair the National Register-eligible Chinatown Historic District. Staff also found that the proposed project will result in a less than significant impact with mitigation to Portsmouth Square, an individual historic resource.

Portsmouth Square, which has sometimes been called “the heart of San Francisco” for its historic role as civic center in the early days of San Francisco, is significant for its ties to important events in San Francisco and California’s history. Portsmouth Square has long functioned as a community space for the entirety of the park’s existence from circa 1835 to Present. As such, Character Defining Features for the property are tied less to architectural and landscape elements and more to a sense of place, community, and history. Just as past alterations to the park have not affected the property’s ability to convey significance under Criterion 1, staff finds that the proposed alterations will retain the Character Defining Features of the resource and will not diminish the integrity of Portsmouth Square. The new design, although wide sweeping, is sensitive to the elements that make Portsmouth an important public space for both the Chinatown community and San Francisco at large. Staff finds that the proposed project will retain the sense of place through spatial organization, form, and historic elements, rather than preserving specific materials or designed physical features.

Staff acknowledges that the removal of the Bridge will result in a loss of a physical connection between Portsmouth Square and the Chinese Culture Center and that the Bridge is an important symbol of rising Chinese-American political power in the post-war San Francisco. The loss of the Bridge will impact the symbolic role of Portsmouth Square as a connecting point between Chinatown and the Chinese Culture Center. Staff acknowledges that the proposed new design will incorporate an upper terrace overlook and a paving treatment that references the Bridge into the proposed design of Portsmouth Square. Even with these interpretative elements, staff has determined that the symbolic link between Portsmouth Square and the Chinese Culture Center would be impacted, which is a significant cultural association for Portsmouth Square. However, this significant impact can be mitigated to less than significant with the following mitigation measure: Public Interpretive Program including Oral History.

As noted in the project description and plans, the project scope will reinstall the monuments and plaques into the newly designed park. Although relocation of important objects is discouraged pursuant to guidance from the California Office of Historic Preservation and its State Historical Resources Commission, all six monuments and plaques important to the site were previously moved during previous rehabilitation projects. Therefore, staff does not find that the relocation of the monuments within park boundaries would negatively impact the resource. However, as all the details of the proposed locations are not known, such as setting, orientation, location and mounting materials, and that the details of the removal, storage, reinstallation, and maintenance have yet to be fully developed, there is a potential that these monuments and plaques could be impacted due to construction activities resulting in a significant impact to Portsmouth Square. This impact can be reduced to less than significant with the following mitigation measure: Plan for removal, relocation, storage and reinstallation of all plaques and monuments.

Staff would also like to note that the project scope includes sidewalk improvements at the southwest corner of Kearny and Washington Street, near a decorative lamppost identified as a character defining feature to the

National Register-eligible Chinatown Historic District. The project does not require the removal or relocation of the lamppost. Although loss of a single lamppost would not be considered a material impairment to the historic district, staff recommends the implementation of an Improvement Measure: Protection of the lamppost in place during construction.

MITIGATION MEASURES

The proposed project has the potential to cause a Significant Impact to Portsmouth Square. The Department recommends the following Mitigation Measures to reduce significant impacts to the historic resource through the public interpretation of the historical significance of the park and the protection and appropriate reinstallation of the character-defining plaques and monuments. Although the following Mitigation Measures have been identified they may be amended, and additional measures may be required as the project develops.

Mitigation Measure: Public Interpretive Program including Oral History

Mitigation Measure: Plan for removal, relocation, storage and reinstallation of all plaques and monuments.

Improvement Measure: Protection of the lamppost in place during construction

CONCLUSION

Although the project will result in a significant impact to historic resources, staff has identified mitigation measures that will reduce impacts to historic resources to less than significant with mitigation.

HOTEL – 750 KEARNY STREET

CHARACTER DEFINING FEATURES

- Location at the west end of the block bounded by Washington, Montgomery, Merchant, and Kearny streets
- Footprint extending to the property lines, except for the setback from Kearny Street
- Connection to Portsmouth Square via the elevated pedestrian bridge
- Massing consisting of a tall, slender tower situated on a pyramidal base
- Steel-frame construction
- Flat roof
- Concrete cladding with vertical lines created by wood formwork
- Fenestration pattern and form, including bands of windows separated by cast-panel concrete spandrels with angled ledges on the tower and large expanses of fixed windows on the sloped walls of the base
- Horizontal, incised bands aligning with the spandrels
- Narrow projections on the east and west façades with a central column of windows and columns of rectangular voids on each side
- Sculptural overhang punctuated by deep, rectangular voids at the capital level
- Full occupancy of third floor by local community group
- Separate entrances for hotel and third floor community space

- Dedicated entrance to third floor community space accessed via the Kearny Street Pedestrian Bridge and stairs
- Porte cochere created by the elevated Kearny Street Pedestrian Bridge

PROJECT EVALUATION – 750 Kearny

According to the Secretary of the Interior's Standards for the Treatment of Historic Properties, Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The proposed work at 750 Kearny Street is largely focused on the removal of the Kearny Street Pedestrian Bridge and alterations associated with the retained eastern portion. Upon review of the project, staff found that the proposed bridge removal does not meet Secretary of the Interior's Standards 1, 2, and 9. The Rehabilitation Standards provide, in relevant part(s):

(1) *Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposal will retain the historic use as a hotel and culture center; however, the proposed Bridge removal will eliminate the dedicated entry to the Chinese Culture Center (CCC) and will remove the physical connection between the building and Chinatown.

(2) *Standard 2: The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed work will also retain most of the character defining features significant to the property under Criterion 3, including the form, footprint, brutalist forms, features and finishes of the hotel. However, the bridge removal will result in the loss of an important feature that specifically expresses the character of the property under Criterion 1.

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

The proposed design does not incorporate conjectural features or elements. A new railing at the terminated edge of the new terrace is anticipated but the details of the railing are not final.

(4) *Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Not applicable.

(5) *Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.*

Although the proposed work will remove a substantial portion of the Bridge, most of the features, finishes and construction techniques associated with the Brutalist style building will be preserved, including some elements associated with the Bridge such as, some cuboctahedron metal light fixtures and limited portions of the Bridge's exterior cladding and closed cap railing.

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

Not applicable.

(7) *Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Not applicable.

(8) *Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not Applicable. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

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

Although most of the building's features will be retained and preserved, the proposed Bridge demolition will permanently remove an important feature associated with the property's significance under Criterion 1. Architecturally, the proposed work will include re-purposing the east end of the Bridge as an outdoor terrace; the design of the railing for the terrace is not final.

(10) *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.*

A new railing at the terminated end of the Bridge is anticipated and will be a reversible insertion. The proposed removal of the Bridge and porte cochere is not irreversible.

IMPACTS ANALYSIS

Staff finds that the proposed alterations to 750 Kearny Street will result in a significant and unavoidable impact to the historic resource for its significance under Criterion 1. The subject property is significant for its association with the rising influence and political power of Chinese American residents of Chinatown and San Francisco in the 1960's and 1970's. The establishment of the Chinese Culture Center (CCC) and dedicated entrance via a pedestrian bridge within the private development of a hotel is a testament to the dedicated efforts of Chinatown residents and Chinese Americans. Although visitors may still access the CCC through the hotel lobby, the demolition of the Bridge will remove the physical and symbolic connection between the hotel building and Chinatown which represents the hard-won efforts of those who created the CCC. Staff also finds that the upper terrace overlook and paving treatment as incorporated into the proposed design of Portsmouth Square renovation will not mitigate the impacts to less than significant on the 750 Kearny Street side. The incorporation of additional features and interpretive elements that clearly convey the physical and symbolic link between Chinatown and the CCC could reduce potential impacts. However, as 750 Kearny Street is a privately owned property and not a sponsor of the proposed project, the ability of RPD to install interpretation or public art on the property was determined infeasible and the significant and unavoidable impact was determined.

Under Criterion 3, architectural significance, the removal of the Bridge and porte cochere will result in a significant modification to entry features at the ground and third floors; however, the proposed work will not result in the demolition or alteration of any other features that characterize the building. The removal of the Bridge will not otherwise impact the overall form, materials, finishes, or proportions of the building. Overall, the building will retain sufficient integrity such that it can continue to convey its significance as a strong example of Brutalist architecture. In making this determination, staff acknowledges that removal of the Bridge will affect a visitor's experience when approaching or entering the building. It will alter the experience of visitors approaching the building by foot or vehicle on Kearny Street and pedestrians from Portsmouth Square. However, the adaptive re-use of the terminated bridge end into an outdoor terrace will allow the building to retain some of the original features associated with the bridge, including finishes, materials, and several cuboctahedron metal light fixtures. While the design of the railing along the proposed outdoor terrace where the bridge removal will occur has not been finalized, the new railing will be of a comparable size to current railing and will be of a compatible material, such as concrete, glass or metal, so that it will not detract from the building's brutalist features. Staff further notes that while the project proposes a compatible railing, insertion of an incompatible railing would not result in material impairment to the historic resource under this criterion.

MITIGATION MEASURES

Staff has determined that the proposed project will cause a significant and unavoidable impact to the cultural significance of 750 Kearny Street under Criterion 1. The Department identified the following Mitigation Measures in order to reduce impacts to the historic resource: Public Interpretive Program including Oral History, Interpretive Art Piece that connects Portsmouth Square and 750 Kearny Street. Although these measures may reduce impacts to historic resources through public interpretation and public art, as noted above, implementing these mitigation measures was determined to be infeasible as they require RPD to install public art and public interpretation on the privately-owned 750 Kearny Street property. As discussed below, RPD will implement a public interpretation program that will include oral history and an opportunity for public art at Portsmouth Square. However, as these mitigation measures were determined to be infeasible in relationship to 750 Kearny

Street, it was determined that the project will result in a significant and unavoidable impact to the cultural significance of 750 Kearny Street.

CONCLUSION

The project will result in a significant and unavoidable impact to the cultural significance of 750 Kearny Street. Only avoidance of substantial adverse changes would reduce impacts to less-than-significant levels.

KEARNY STREET PEDESTRIAN BRIDGE

CHARACTER DEFINING FEATURES

- Reinforced concrete construction
- Girders and two-column bents with tapered legs
- Access points at the second and third stories of the hotel tower at the east end of bridge and from Portsmouth Square at the west end
- Angular platform at the east end with a central staircase flanked by two shorter staircases
- Exterior cladding featuring rectangular concrete panels decorated with vertical lines from wood formwork
- Closed railing with smooth concrete cap
- Brick paving
- Curved interior walls
- Cuboctahedron metal light fixtures
- Backless concrete benches in two lengths
- Dedicated entrance to Chinese Culture Center at the third floor of 750 Kearny Street
- Hotel (750 Kearny Street) porte cochere created by elevated span of bridge

PROJECT EVALUATION AND IMPACTS ANALYSIS

The proposed substantial demolition of the Bridge will result in a significant and unavoidable impact to the historic resource. Staff determined that the Bridge is significant both for events and architecture. It is also worth noting that Staff's determination is supported by the words of Clement Chen, who considered the bridge to be "an extremely natural integration from the [Chinese Culture] Center to the park."²

The Bridge is significant as a Brutalist structure designed by two master architects, Clement Chen and Chen Chikwan, and as an example of a rare property type in San Francisco: the pedestrian bridge. Although some of the light fixtures, the terrace steps, and other architectural finishes and formwork will be left intact at the location of the eastern terminus of the bridge and repurposed hotel terrace, a substantial portion of architectural elements of the bridge span will be lost. The removal of the bridge span will remove such features as the western entrance (at Portsmouth Square), concrete benches, curved interior walls, exterior boardform cladding, most light fixtures, support columns, and the porte cochere.

² Clement Chen, "Inspiration from the Past," letter to the editor, San Francisco Examiner, June 15, 1965 from the Architectural Resources Group Hilton Hotel San Francisco, CA: Historic Resource Evaluation – Part 1 (March 2019), page 21.

Furthermore, the removal of the Bridge will eliminate the symbolic and physical connection between the Chinatown community and CCC. The function of the Bridge as a dedicated entry to the Chinese Culture Center will be removed and visitors will only be able to access the CCC through the hotel. Proposed interpretive elements such as upper terrace overlook and paving treatment at Portsmouth Square, will not mitigate the impact to less than significant. Therefore, the proposed removal of the Bridge will result in a significant and unavoidable impact to an historic resource.

MITIGATION MEASURES

Because it is determined that the proposed project will cause a significant unavoidable impact to Kearny Street Bridge, the Department requires the following Mitigation Measures to reduce impacts to the historic resource. Although these measures may reduce impacts to historic resources through the documentation of the affected property, salvage of some character-defining features, and public interpretation of the historical significance of the bridge, they will not reduce the impact to a less-than-significant-level. Only avoidance of substantial adverse changes would reduce impacts to less-than-significant levels. Although the following mitigation measures have been identified they may be amended, and additional measures may be required as the project develops.

Mitigation Measure: Public Interpretive Program including Oral History

Mitigation Measure: Documentation of Historic Resource

Mitigation Measure: Salvage Plan

CONCLUSION

Although these measures may reduce impacts to historic resources, they will not reduce the impact to a less-than-significant-level. Only avoidance of substantial adverse changes would reduce impacts to less-than-significant levels.

DRAFT MITIGATION MEASURE LANGUAGE

Mitigation Measure: Public Interpretive Program including Oral History

The project sponsor shall facilitate the development of an interpretive program focused on the history of the project site and its identified historic resources. The interpretive program should be developed and implemented by a qualified preservation professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner. As feasible, coordination with local artists should occur and an opportunity for a public art piece that celebrates the Chinese American residents of Chinatown and San Francisco, either in association with the rising influence and political power of the 1960s and 1970s that was associated with the construction of the Kearny Street Pedestrian Bridge or more generally, should be considered.

The primary goal of the interpretive program is to educate the public about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. This program shall be developed in consultation with the Chinese-American community and shall be initially outlined in a proposal for an interpretive plan subject to review and approval by Planning Department staff. The proposal shall include the proposed format and the publicly-accessible location of the interpretive content, as

well as high-quality graphics and written narratives. The proposal prepared by the qualified consultant describing the general parameters of the interpretive program shall be approved by Planning Department staff prior to issuance of demolition permits. The detailed content, media, and other characteristics of such an interpretive program shall be approved by Planning Department staff prior to issuance of a Temporary Certificate of Occupancy, if required, or the opening of the park.

The interpretive program shall include but not be limited to the installation of permanent on-site interpretive displays or screens in publicly accessible locations. Historical photographs, including some of the photographs required by the Documentation of Historic Resource Mitigation Measure may be used to illustrate the site's history. The oral history program outlined below shall also inform the interpretive program.

The sponsor shall retain the services of a qualified historian with experience in oral history to undertake an oral history project. This oral history project will consist of interviews and recollections of community leaders, Chinese Culture Center staff and/or members, and park users to the extent feasible. The success of this effort will depend primarily on the ability of the project sponsor to locate such persons, and on their willingness/ability to participate. Therefore, the project sponsor shall make a good faith effort to publicize the oral history project, conduct public outreach, and identify a wide range of potential interviewees. To accomplish this, the sponsor shall employ a range of measures that may include hosting events that allow participants to record their recollections, and/or hosting a website that allows interviewees to contribute remotely. Prior to undertaking this effort, the scope and methodology of the oral history project shall be reviewed and approved by Planning Department preservation staff. The sponsor may build upon previous community outreach work undertaken as part of the park design process.

In addition to potentially being utilized for the on-site interpretive program, the recordings made as part of the oral history project shall be transcribed, indexed, and made available to the public at no charge through the Planning Department, Recreation and Parks Department, and other archives and repositories in order to allow for remote, off-site historical interpretation of the historical resources.

Mitigation Measure: Documentation of Historic Resource

Prior to issuance of demolition permits, the project sponsor shall undertake Historic American Building/Historic American Landscape Survey/Historic American Engineering Record-like (HABS/HALS/HAER-like) documentation of the resource's features. The documentation shall be undertaken by a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History, History, or Architecture (as appropriate) to prepare written and photographic documentation of the Kearny Street Pedestrian Bridge and its associated historic resources. The specific scope of the documentation shall be reviewed and approved by the Planning Department but shall include the following elements:

Measured Drawings – A set of measured drawings shall be prepared that depict the existing size, scale, and dimension of the historic resource. Planning Department staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plans, sections, elevations). Planning Department staff will assist the consultant in determining the appropriate level of measured drawings.

HABS/HALS/HAER-like Photographs – Either HABS/HALS/HAER standard large-format or digital photography shall be used. The scope of the digital photographs shall be reviewed by Planning Department staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service (NPS) standards. The photography shall be undertaken by a qualified

professional with demonstrated experience in HABS/HALS/HAER photography. Photograph views for the data set shall include contextual views; views of all side of the resource; oblique views of the resource; and detail views of character-defining features. All views shall be referenced on a photographic key. This photographic key shall be on a map of the property and shall show the photograph number with an arrow to indicate the direction of the view. Historical photographs shall also be collected, reproduced, and included in the data set.

Video Recordation – Video recordation shall be undertaken before demolition or site permits are issued. The project sponsor shall undertake video documentation of the affected historical resource and its setting. The documentation shall be conducted by a professional videographer, one with experience recording architectural resources. The documentation shall be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations Part 61). The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource.

Softcover Book – A Print-on-Demand softcover book shall be produced that includes the content from previous historical reports, historical photographs, documentation photography, measured drawings, and field notes. The Print-on-Demand book shall be made available to the public for distribution.

The project sponsor shall transmit the above documentation to the History Room of the San Francisco Public Library, San Francisco Architectural Heritage, California Historical Society, the Planning Department, the Recreation and Parks Department, Prelinger Archives, the Northwest Information Center, and other interested neighborhood groups including the Chinese Culture Center. The documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested groups. Drafts of all documentation will be reviewed and approved by the Planning Department’s staff before any demolition permit is granted for the affected historical resource.

Mitigation Measure: Salvage Plan

Prior to any demolition that would remove character-defining features, the project sponsor shall consult with Planning Department staff as to whether any such features may be salvaged, in whole or in part, during demolition/alteration. The project sponsor shall make a good faith effort to salvage materials of historical or artistic interest to be utilized as part of the interpretative program or to be donated to community groups. A salvage plan will be reviewed and approved by the Planning Department’s staff before any demolition or site permit is granted for the affected historical resource.

Mitigation Measure: Plan For Removal, Relocation, Storage And Reinstallation Of All Plaques And Monuments

Prior to issuance of demolition permits the project sponsor shall provide a relocation plan to be reviewed and approved by the Planning Department to ensure that the plaques and monuments will be removed from Portsmouth Square, transported, and stored during construction in a protected manner. The relocation plan will identify the storage location for the plaques and monuments. The relocation plan will also include an initial reinstallation plan including final locations in publicly accessible and prominent areas, ongoing maintenance plan for the plaques and monuments, and a schedule for reviewing and finalizing those plans in consultation with Planning Department preservation staff prior to issuance of Temporary Certificate of Occupancy, if required, or the opening of the park.

Improvement Measure: Protection of the Lamppost in Place During Construction

Prior to any demolition activities on the project site, the project sponsor should prepare a plan for the protection of the lamppost in place during construction. Preservation staff would review and approve the protection plan prior to construction.

PART II: Approval

Signature: Allison Vanderslice

Date: 6/4/2021

Allison Vanderslice, Principal Preservation Planner
CEQA Cultural Resources Team Manager, Environmental Planning Division

CC: Stacy Bradley, Recreation and Park Department
Cara Ruppert, Recreation and Park Department
Chris Townes, Recreation and Park Department
Rick Cooper, Environmental Planning, Planning Department
Megan Calpin, Environmental Planning, Planning Department

D3 Preservation Alternatives Memorandum

To: Allison Vanderslice, Principal Preservation Planner; Michelle Taylor, Senior Preservation Planner, San Francisco Planning Department

From: Bridget Maley, architecture + history, llc

Date: June 7, 2021

Via: email – michelle.taylor@sfgov.org

RE: Portsmouth Square Historic Preservation Alternatives

I. Executive Summary

The project sponsor, the San Francisco Recreation and Park Department (project sponsor or RPD), proposes to implement the Portsmouth Square Improvement Project (proposed project) to renovate the existing park with a new children's playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse. The proposed project would also re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks, seismically upgrade portions of the parking garage, and demolish and remove the existing pedestrian bridge spanning Kearny Street that connects Portsmouth Square with 750 Kearny Street, a 27-story hotel building (currently managed as a Hilton Hotel) and the Chinese Culture Center (currently located on the third floor).

The proposed project would be the most substantial upgrades and alterations to Portsmouth Square since 1961, when the underground parking garage was constructed, and the park was converted from an open green space to an elevated, two-level park. With the removal of the pedestrian bridge, RPD can implement changes to the northeast quadrant of the park to accommodate a larger clubhouse and provide a desired programmatic link between the clubhouse and the children's playground.

As the proposed project would result in significant and unavoidable impacts to historic resources, primarily related to the demolition of the Kearny Street pedestrian bridge, several historic preservation alternatives have been prepared pursuant to the California Environmental Quality Act (CEQA). The preservation alternatives analyzed in this memorandum include: a No Project Alternative; a Full Preservation Alternative; and a Partial Preservation Alternative. Further, the Alternatives that were considered, but rejected, are summarized.

The two alternatives developed lessen the impacts of the proposed project on the pedestrian bridge. The Full Preservation Alternative would retain the pedestrian bridge and a Partial



Preservation Alternative would convey some of the design and symbolic intent of the pedestrian bridge through new materials and features. This analysis finds that the Full Preservation Alternative would maintain many of the character-defining features of the pedestrian bridge and therefore, would result in a less-than-significant impact on the historical resource.

The Partial Preservation Alternative would not maintain many of the key character-defining features of the pedestrian bridge. In contrast to the Proposed Project, the Partial Preservation Alternative would reduce impacts to the historical resource and meet several of the project objectives; however, it would not result in a project with a less than significant impact. Neither the Full nor Partial Alternative would meet all the project sponsor's objectives; however, they would meet many of the objectives, making them both feasible alternatives.

II. Methodology

The Project Alternatives presented herein were developed in collaboration with RPD, SWA-MEI Joint Venture (RPD's consulting design team), the San Francisco Planning Department (Planning Department), and the EIR team (ESA Associates and architecture + history, llc). This memorandum contains: a discussion of the historic resources present and their character-defining features; a summary project description; a discussion of each alternative and how they were developed; analysis of how the alternatives meet or do not meet the project objectives; and how each alternative lessens or does not lessen the project impacts. Pursuant to CEQA, and following guidance provided by the San Francisco Historic Preservation Commission Resolution No. 0746, this memorandum analyzes a Full Preservation Alternative and a Partial Preservation Alternative. For purposes of this memorandum, architecture + history, llc referred to the Historic Resource Evaluation (HRE) Part 1 for Portsmouth Square completed by MIG Inc. (August 2014), the HRE Part 1 for 750 Kearny and pedestrian associated bridge completed by Architectural Resources Group (March 2019), the Planning Department Historic Resource Evaluation Response (HRER) Part 1 (July 20, 2020, revised June 4, 2021), and the Planning Department HRER Part 2 (June 4, 2021).

The Project Description is derived from the Notice of Preparation (NOP) of an Environmental Impact Report, prepared by the San Francisco Planning Department (September 23, 2020, case no. 2018-013597ENV), with clarifications and updates made as the Draft Environmental Impact Report (DEIR) has progressed. The Project Objectives were developed by RPD for inclusion in the DEIR. The Project Objectives were informed by numerous public meetings to gather park user comments on a redesigned Portsmouth Square.



III. Project Site and Historic Resources

Project Site

The proposed project site is comprised of Portsmouth Square at 733 Kearny Street, portions of 750 Kearny Street (a hotel building and the Chinese Culture Center), and the Kearny Street Pedestrian Bridge that links the two elements of the properties. Portsmouth Square is in the Chinatown neighborhood and is bounded by Washington Street to the north, Kearny Street to the east, Clay Street to the south, and Walter U. Lum Place to the west. A parking garage constructed in 1961 is located underneath Portsmouth Square. The elevators and pavilion adjacent to the upper-level elevator entrance were replaced in 1990 and the existing 1,500 square foot clubhouse was constructed in 2001. Sidewalks, under the jurisdiction of San Francisco Public Works, surround the site. Portsmouth Square is a non-contributor to the National Register-eligible Chinatown Historic District.

750 Kearny Street is located within San Francisco's Financial District and is opposite (east) of Portsmouth Square. It is on a large lot with street-facing elevations at Washington Street (north) and Merchant Alley (south), and Kearny Street (west). The pedestrian bridge, constructed at the same time as 750 Kearny, spans Kearny Street, and extends between the upper level of Portsmouth Square to the second story of 750 Kearny Street, which provides access to the Chinese Culture Center on the third floor of 750 Kearny Street.

All three of these elements of the site are considered individual historic resources: Portsmouth Square, 750 Kearny Street, and the pedestrian bridge linking the portions of the site. Each resource is described in the following section.



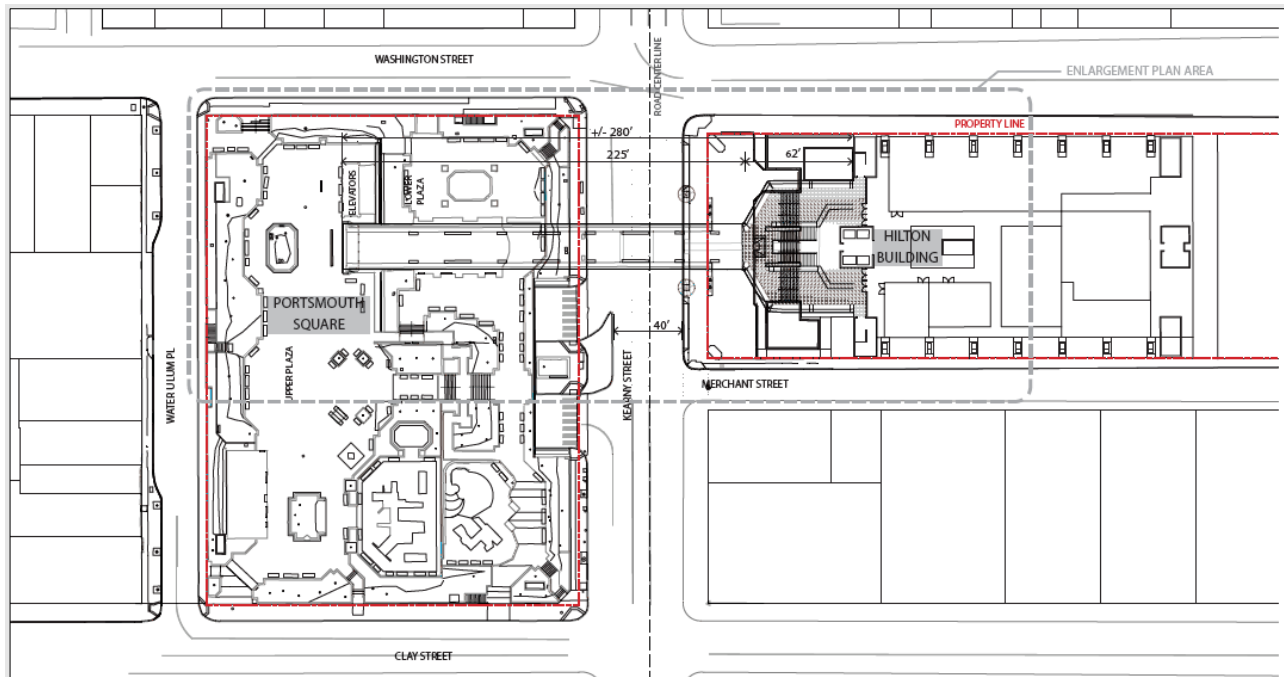


Figure 1: Existing Site Plan. Source: SWA/MEI.





Figure 2: Aerial of the Project Site with the boundaries of the project marked in red. Source: ESA



Identified Historic Resources

The following section is excerpted and adapted from the Historic Resource Evaluation Response, dated April 13, 2021.

The proposed project involves the following previously identified historic resources: Portsmouth Square; the National Register-eligible Chinatown Historic District; 750 Kearny Street; and the Kearny Street Pedestrian Bridge that connects the two properties. Each is described below and a list of character-defining features of each is also provided.

Portsmouth Square

Portsmouth Square is a city-owned park established by the early settlers of San Francisco (then called Yerba Buena). It functioned as both an official and unofficial gathering space. As the town formalized, so too did Portsmouth Square, and the rough plaza was replaced by a simple landscape comprised of trees, lawns, and paths. Over the next hundred years, the park landscape remained relatively unchanged and continued to offer a space for both respite and formal events.

In 1961, the City of San Francisco significantly altered the traditional park setting to accommodate an underground parking garage, with entry and exit points along Kearny Street. This 1961 project resulted in a complete re-design of the park – from an open green space to an elevated, bi-level concrete plaza. Today, Portsmouth Square is a 57,516 square foot park set into the incline of a hill, with both upper and lower areas. The park features a mix of concrete hardscape elements, open space, raised planting areas, trees, landscape furniture, and two playgrounds (one at each level). An elevator pavilion, community center, and restrooms round out the park features.

Within the boundaries of the park are several monuments, plaques, and sculptures that speak to the importance of Portsmouth Square as the historic focal point of San Francisco. The site also features six concrete play sculptures from 1984 by artist Mary Fuller, titled *Tot Lot*, representing animals of the Chinese Zodiac and commissioned by City of San Francisco and the Tamarack Foundation.

According to the permit history and other supporting documents, Portsmouth Square has undergone extensive alterations since establishment circa 1835. Although the boundaries have remained the same, the original landscaped open park that characterized the square for more than a hundred years was extensively lost in 1961. That year, the City fully razed the park to accommodate an underground parking garage (completed 1963). Additional alterations performed since 1963 include: construction of a pedestrian bridge spanning Kearny Street and connected to 750 Kearny Street (1971); addition of playground structure by Royston, Hanamoto, Beck, and Abbey (c.1971); new elevator and bathroom buildings (1987); new benches and raised planting areas at park perimeter (1991); new play structure, addition of chess tables, benches and landscaping (1994); construction of a new community room and two new play areas (2001); and demolition and construction of bathroom structure (2013).



Planning Department staff determined that Portsmouth Square is individually eligible for listing in the California Register of Historic Places under Criterion 1 (association with significant events) for its role as an important cultural space for the Chinatown community and for its association with important events and early development of San Francisco.¹ Portsmouth Square has served as a formal and informal public square and gathering space for San Franciscans since the establishment of Yerba Buena settlement in 1835. As the city's earliest public square, the park was the site of the 1848 declaration of California independence, the proclamation of the discovery of gold in 1849, California's first public school, and the site of a refugee camp after the 1906 earthquake and fire. In the heart of San Francisco's Chinatown community, the park also has served as an open space for recreation, socializing, and cultural activities for more than a century. Portsmouth Square is the site of annual events such as the Annual Chinatown Music Festival and Chinese New Year celebrations, along with parades, civic demonstrations, food drives, community meetings, and multiple regular performance arts events. The square continues to function as the site of public events. For this reason, the period of significance for Portsmouth Square under Criterion 1 is from circa 1835 to the present (2021).

Portsmouth Square Character-Defining Features

- Location and boundaries of Portsmouth Square
- Large open spaces for public gatherings and events
- General mixture of park furniture for socializing in small and medium-sized groups
- Dedicated area for child play area
- Historic plaques, monuments and statues identified in the property description (regardless of location). These are:
 - Robert Louis Stevenson monument (1897);
 - Daughters of the American Revolution Plaque (1924);
 - Portsmouth Plaza Plaque (California Historical Landmark No. 119 dedicated 1950);
 - First Public Schoolhouse Monument (California Historical Landmark No. 587, dedicated 1957);
 - Andrew Smith Hallidie Plaque, at the site of the Eastern Terminus of San Francisco's first cable car (California Historical Landmark No. 500, dedicated 1968); and
 - the Goddess of Democracy Statue (1990).

¹ San Francisco Planning Department, *Historic Resource Evaluation Response for 733 Kearny Street (Portsmouth Square): Part 1 – Historic Resource Evaluation, 750 Kearny Street, and Kearny Street Pedestrian Bridge*, June 4, 2021.



National Register-Eligible Chinatown Historic District

Portsmouth Square offers one of the few areas of open space in the National Register-eligible Chinatown Historic District (district), which is comprised primarily of two- to four-story, mixed-use buildings of brick or concrete that post-date the 1906 Earthquake and Fire. To attract visitors to the neighborhood, architects and builders embellished the Edwardian-style buildings with architectural elements influenced by Chinese architecture such as tiled roofs, upturned eaves, decorative woodwork, and loggias. Features associated with the district include, masonry buildings clad in brick or concrete, narrow streets and alleys, Neo-Classical and Edwardian style construction with Chinese-influenced ornamentation, and steel cornices.

A decorative sidewalk lamppost at the southwest corner of Washington and Kearny Streets (outside of the park boundaries, but within the project site) is a contributing feature to the district. Portsmouth Square has been identified as a noncontributing property to the district. The Kearny Street pedestrian bridge, which sits within the boundaries of the district, was constructed well after the district's identified period of significance (1906-1930) and does not contribute to the district. 750 Kearny Street is located outside of the district boundaries and not associated with any other identified or designated historic districts.

750 Kearny Street – Hotel Building and Chinese Culture Center (CCC)

750 Kearny Street is a 27-story hotel and Chinese Culture Center (CCC) constructed in 1971 and designed in the Brutalist style by Chinese American architect Clement Chen and John Carl Warnecke and Associates.² A concrete tower clad primarily in vertically oriented board form concrete finish, the primary (west) elevation on Kearny Street presents a monolithic, symmetrical form with minimal fenestration. This dominant front elevation features a tall tower, atop a substantial A-frame set into a two-story, concrete base. A front setback and the elevated pedestrian bridge above Kearny Street also serve as a porte cochere at the hotel entrance.³

Primarily used as a hotel, 750 Kearny Street was also designed to house the CCC. Occupying the third floor since the building opened in 1973, the CCC was designed by Clement Chen and Associates. At 20,000 square feet, the CCC offered its visitors a gallery space, auditorium and multi-functional interior spaces. The space is directly accessible from Portsmouth Square via a pedestrian bridge that spans Kearny Street. The exterior of 750 Kearny is largely intact. However, unlike the exterior, the interior public spaces, including the lobby and Chinese Culture Center, have been significantly altered over time.

² Although the original building permits lists John Carl Warnecke and Associates as architect, historic documentation suggests that Clement Chen was the primary architect on the project.

³ The definition of a porte cochere is "a covered entrance large enough for vehicles to pass through, typically opening into a courtyard." The full covering of the vehicular entrance would be lost with the removal of the bridge and would result in a proposed outdoor terrace.



The building at 750 Kearny Street has been determined individually eligible for listing in the California Register of Historic Places under Criterion 1 (association with significant events) for its association with the growing political influence of San Francisco's Chinese community in the years after World War II. Members of the Chinese community successfully advocated for a community space and museum to be included in the project when the property was developed. Upon completion of the project in 1971, the CCC was established on the third floor of the hotel building and accessible via a pedestrian bridge connected to Portsmouth Square or through the hotel's lobby. Additionally, 750 Kearny Street is individually eligible for listing on the California Register under Criterion 3 (architectural significance) as an excellent example of the Brutalist style of architecture and designed by Master Architect Clement Chen. Brutalism is a subset of Late Modern architecture and is known for exposed and expressive concrete structural systems; monumental massing and "heavy" appearance; the integration of bold, angular shapes and blockish, geometric forms; exposed concrete finishes; an overall lack of ornamentation; and articulated bases that rise above integral plazas and landscapes.⁴

Under Criterion 1, the shared context of the construction of 750 Kearny Street and the associated pedestrian bridge and the formation of the Chinese Culture Center establish a period of significance of 1971—1973. The period of significance under Criterion 3 is 1971, the date that construction of the building and associated pedestrian bridge was completed.

750 Kearny Street –Hotel Building and Chinese Culture Center – Character-Defining Features

- Location at the west end of the block bounded by Washington, Montgomery, Merchant, and Kearny streets
- Footprint extending to the property lines, except for the setback from Kearny Street
- Connection to Portsmouth Square via the elevated pedestrian bridge
- Massing consisting of a tall, slender tower situated on a pyramidal base
- Steel-frame construction
- Flat roof
- Concrete cladding with vertical lines created by wood formwork
- Fenestration pattern and form, including bands of windows separated by cast-panel concrete spandrels with angled ledges on the tower and large expanses of fixed windows on the sloped walls of the base
- Horizontal, incised bands aligning with the spandrels
- Narrow projections on the east and west façades with a central column of windows and columns of rectangular voids on each side
- Sculptural overhang punctuated by deep, rectangular voids at the capital level
- Full occupancy of third floor by local community group
- Separate entrances for hotel and third floor community space

⁴ Architectural Resources Group, *Historic Resource Evaluation for the Hilton Hotel, San Francisco, California*, prepared for the San Francisco Planning Department, March, 2019.



- Dedicated entrance to third floor community space accessed via the Kearny Street Pedestrian Bridge and stairs
- Porte cochere created by the elevated Kearny Street Pedestrian Bridge

Kearny Street Pedestrian Bridge

A pedestrian bridge extends from the upper level of Portsmouth Square over Kearny Street and connects to the second and third floor of 750 Kearny Street, where there is an exterior central staircase to the CCC. The bridge, designed by Chinese-born artist and architect Chen Chi-kwan in collaboration with the architect of 750 Kearny Street, Clement Chen, was constructed to provide access to the CCC from Portsmouth Square. The pedestrian bridge was built in 1971, concurrent with construction of the hotel building. The 28-foot-wide, 210-foot-long pedestrian bridge is a reinforced concrete structure that is supported by cross beams and a pair of bents on each side of the street.⁵ The pedestrian bridge has a closed concrete railing with a smooth concrete cap lined with cuboctahedron metal light fixtures and includes a series of concrete benches on either side of the walkway. The pedestrian bridge is gated on the Portsmouth Square side, which is closed at night. Access to Kearny Street from the pedestrian bridge is available through either the hotel building or Portsmouth Square; the pedestrian bridge does not provide direct public access to the street. Planning Department staff has determined that the pedestrian bridge is a contributing element of the historic resource at 750 Kearny and is both a physical and cultural link from Portsmouth Square to the Chinese Culture Center.

In addition to being identified as a character-defining feature of 750 Kearny Street, the pedestrian bridge has been determined to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (association with significant events) and Criterion 3 (architectural significance). The pedestrian bridge was determined to be eligible under Criterion 1 based on its association with an important moment in the growing financial and political influence of Chinese Americans in postwar San Francisco. “After more than a century of systemic racism and anti-Chinese sentiment, members of the Chinatown community and a growing Chinese American middle class successfully organized for additional resources for the betterment of their community.” Specifically, the pedestrian bridge was constructed at a time when Chinese activists successfully asserted their political power with the San Francisco Board of Supervisors and the San Francisco Redevelopment Agency to negotiate the sale of land and construction of a hotel at 750 Kearny Street to include the CCC and the pedestrian bridge.

The pedestrian bridge was also determined individually eligible for listing under Criterion 3 because it is a unique and representative example of the distinctive characteristics of Brutalist architecture in San Francisco. The pedestrian bridge possesses high artistic value within the Brutalist aesthetic and is also a rare property type in San Francisco. Furthermore, like the hotel

⁵ A *bent* is an intermediate substructure unit located between the ends of a bridge. Its function is to support the bridge at intermediate intervals with minimal obstruction to the flow of traffic or water below the bridge.



building itself the pedestrian bridge is an important collaboration of two master architects, Clement Chen and Chen Chi-kwan.

The period of significance under Criteria 1 (events) and 3 (design/construction) is 1971, the date that construction of the pedestrian bridge and associated hotel building at 750 Kearny Street was completed.

Kearny Street Pedestrian Bridge – Character-Defining Features

- Reinforced concrete construction
- Girders and two-column bents with tapered legs
- Access points at the second and third stories of the hotel tower at the east end of bridge and from Portsmouth Square at the west end
- Angular platform at the east end with a central staircase flanked by two shorter staircases
- Exterior cladding featuring rectangular concrete panels decorated with vertical lines from wood formwork
- Closed railing with smooth concrete cap
- Brick paving
- Curved interior walls
- Cuboctahedron metal light fixtures
- Backless concrete benches in two lengths
- Dedicated entrance to Chinese Culture Center at the third floor of 750 Kearny Street
- Hotel (750 Kearny Street) porte cochere created by elevated span of bridge



IV. Portsmouth Square Improvement Project Description Summary

The following project summary is based on the project summary provided in the Planning Department's HRER Part II dated June 4, 2021. The project involves the full renovation of Portsmouth Square including:

- Relocation of all park monuments and plaques (within park boundaries)
- Retention of existing bathroom structure, garage elevators and stairs
- Maintain park's existing upper and lower plaza organization
- Demolition of existing 1,600 sf (approximate) clubhouse built under the Portsmouth Square Bridge
- Substantial demolition of Kearny Street Pedestrian Bridge
- Enlargement of open "plaza event" space at upper plaza from approximately 4000 sf to more than approximately 8000 sf; space includes an elevated stage of approximately 1200 sf and shade structure of approximately 3,500 sf
- Replacement of two playgrounds with a combined area of approximately 5,500 sf with a single playground and fitness area at lower plaza of approximately 6,500 sf
- New park circulation including modifying entrance locations, new stairs
- Redesign and replacement of all landscaping including trees and raised planters
- All new seating areas and park furniture, including bleacher steps at Kearny Street frontage, benches, and seat walls
- Installation of perimeter fencing and gates
- New paving comprised primarily of cast in place concrete and unit pavers
- No change to function or design of underground garage
- Construction of new approximately 8,300 sf Portsmouth Square Clubhouse at northeast corner of park near the intersection of Kearny and Washington Streets. Building spans upper and lower terrace of the park and features an outdoor terrace at each level. The east elevation, which incorporates existing garage elevators, presents as a single-story building. Majority of western two-thirds of building features in double-height glazed curtain wall above a board form concrete base. Remainder of building clad in board form concrete. Primary entrance at south elevation and accessible from lower outdoor terrace. Secondary and back of house entrances at upper terrace and along north elevation. The building is topped with a sloping shed roof with projecting wood eaves over entrances. The project intends to clad the roof with photovoltaic panels.
- Upper terrace overlook at approximate location of a former western terminus of the pedestrian bridge
- New interpretive paving treatment to memorialize footprint of Kearny Street Bridge
- Re-waterproof garage roof
- Seismically upgrade portions of the garage
- Sidewalk and intersection improvements



Additionally, the project will involve modification of the pedestrian bridge that connects Portsmouth Square to 750 Kearny Street including:

- Substantial demolition of Kearny Street pedestrian bridge span, from the Portsmouth Square end (west) to the foot of the steps at 750 Kearny Street (east).
- Demolition will include removal of most finishes, most light fixtures, all benches, and the 750 Kearny Street porte cochere.
- Retention of terrace landing at east end of the pedestrian bridge; accessible from the second and third floors of the building.
- Installation of railing at the terminated edge of the new terrace.



V. Portsmouth Square Improvement Project Objectives

Through the CEQA process project objectives are developed so that decision makers can weigh the benefits of the project, and also understand if the project alternatives are feasible or can meet any or all of the overall project objectives. The following are the defined project objectives for the Portsmouth Square Improvement Project.

- 1. Provide a Renovated Park that is Sensitive to the Cultural and Historic Setting of the Property**
 - a. Provide a renovated park that is architecturally compatible with the Chinatown neighborhood while maintaining the existing park character.
 - b. Incorporate the existing monuments and art elements into a renovated park.
- 2. Align Park Renovation with Community Input**
 - a. Be responsive to the recreational needs of the Chinatown neighborhood and provide for diverse groups of people of various ages and abilities.
 - b. Maximize the implementation of community input received during the engagement phase.
- 3. Maximize Park Cohesiveness and Usability**
 - a. Improve spatial relationships, access, and circulation, both within the park and at the park-street frontage interface.
 - b. Maximize usable space and remove barriers or elements that divide usable space.
 - c. Create inviting and flexible spaces that can accommodate daily recreational activities and events of all sizes.
 - d. Establish a clubhouse that can flex to accommodate gatherings of multiple sizes.
 - e. Create a large multi-use upper plaza that can accommodate large events but is also comfortable for all event sizes.
 - f. Site new buildings in a manner that maximizes natural light, works with the existing garage structure and respects the topography of the site and the surrounding area.
 - g. Maximize direct connections between the clubhouse and the park that offer opportunities for indoor-outdoor uses.
 - h. Create a unified “active recreation” area with fitness equipment and a children’s playground with direct access to the clubhouse.
- 4. Create a Safe and Secure Park and Streetscape**
 - a. Create a single cohesive park that is both physically and visually connected and uses site elements and structures to connect instead of divide spaces.
 - b. Provide direct lines of sight to and from the clubhouse to maximize safety and visibility throughout the property.



- c. Provide a safe pedestrian experience both within the park and on the sidewalks.

5. Maintain and Preserve the Existing Garage and its Operations

- a. Minimize impacts to the garage structure and its operations both during construction and at completion.
- b. Upgrade the waterproofing of the garage and all roof drainage components to eliminate water intrusion into the garage and its structure.
- c. Protect the existing restroom and garage infrastructure on the park level and seamlessly incorporate them into the renovated park.

6. Create a Sustainable and Easy-To-Maintain Park

- a. Provide a “Zero Carbon” clubhouse by eliminating all carbon emissions and using 100% renewable energy.
- b. Utilize durable and long-lasting materials and building systems to withstand intense use and not create long-term maintenance burdens.
- c. Minimize the need for long-term pest management.
- d. Design and implement a project that meets the established budget.

VI. Historic Preservation Alternatives

Alternatives Development

The project design team studied several project scenarios while developing the proposed project. The scenarios were informed by public input and working closely with RPD to ensure that the design met the project objectives listed above. The bridge termination details at 750 Kearny Street could be further refined as the project progresses. The proposed project results in impacts to identified historic resources, including a significant unavoidable impact to the pedestrian bridge and due to the removal of the bridge, a significant unavoidable impact to the cultural significance of 750 Kearny Street under Criterion 1. Therefore, development of feasible alternatives to the proposed project focused on reducing project impacts to the pedestrian bridge while meeting project objectives. Other project impacts identified were less than significant or less than significant with mitigation, as defined under CEQA. See Table 4 below for the historic resource impact summary.

In exploring the range of alternatives, alternative development focused primarily on the pedestrian bridge and on Portsmouth Square. While initially alternatives were discussed that included new development at 750 Kearny Street, these alternatives were rejected as infeasible (see considered and rejected alternatives section below). The owners of 750 Kearny Street are not a sponsor of the proposed project and their plans for any additional development in relationship to the removal of the bridge are not currently known. As this portion of the pedestrian bridge is on private property, it is infeasible for RPD to undertake any enhancements to the eastern side of the remaining bridge. Therefore, it was determined that any alternative that included new construction on the 750 Kearny Street may not be feasible.



Additionally, the preservation alternative development was informed by the Bridge Demolition Feasibility Study completed by SOHA Engineers in June 2020 (See Appendix Two of this Memorandum). The pedestrian bridge structure consists of the bridge itself and the two-level support structure at the hotel building end (aka “abutment”). The superstructure of the bridge itself is a 2-span post-tensioned lightweight concrete structure. It consists of two outside girders that also serve as the bridge’s guardrails. Transverse beams at the deck level provide stability and help support the deck slab, which is also post-tensioned concrete. As both the bridge structure and structure at hotel building end are post-tensioned concrete structures, removal needs to consider the location and anchorage of the post-tensioning tendons. The logical location for the limits of the bridge removal is at the construction joint near the support location. However, due to the post-tensioning system, it is not practical to keep more of the existing pedestrian bridge structure. Removal of the pedestrian bridge at the construction joint near the support location will not adversely affect the lateral stability of the remaining bridge piece that forms the porte cochere of 750 Kearny Street. To fill in the “notch” created by removal of the bridge to the existing construction joints, supplemental beams will need to be placed to support this infill area. The conclusion of the study indicates that partial retention of the bridge is not feasible. Due to the outcome of this study, it was determined that partial retention of the bridge was not a feasible alternative.



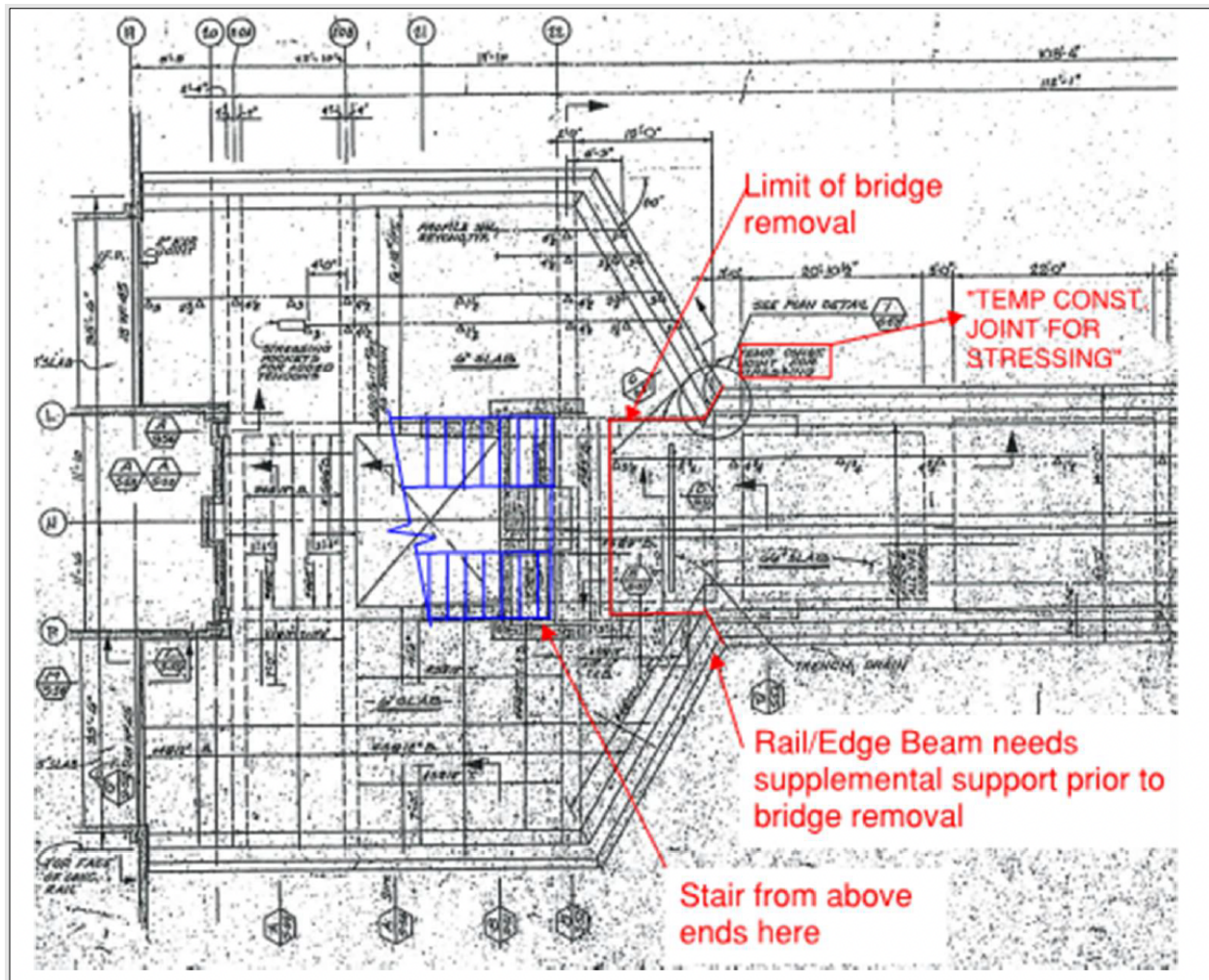


Figure 3: Drawing from Bridge Removal Report by SOHA Engineers, Page 8.

Alternative development was also informed by the desire for a much-enlarged Portsmouth Square clubhouse and its proposed location on the site. The clubhouse location in the Proposed Project was selected for the following reasons:

- Relocating the elevator and garage pavilion entry, which is currently located near the northwest corner, is not feasible because of garage usage and binding operator contracts.
- Locating the clubhouse to either the southeast or southwest corner of the park would result in increased shadows within the site and disrupt circulation patterns to other areas of the park and neighborhood.



- Retaining, rather than relocating and rebuilding, the existing restroom pavilion, takes advantage of existing utilities and infrastructure and assists in providing a project within the established budget.
- Placing the playground and clubhouse near each other with easy interactive access was important from a programmatic perspective.
- The structural limitations of building above the parking garage also informed the placement of the clubhouse and other large site elements.

To meet the majority of project objectives, the alternatives developed retained the location of the clubhouse as proposed by the project.

Community Input into Various Project Scenarios

The project design was informed by robust community feedback over the course of fourteen months with five community workshops with 100-300 participants per workshop spanning approximately two dozen stakeholder groups. A key theme expressed by the community included strong support for bridge removal in order to address public safety concerns by eliminating hidden corners, to improve the Kearny Street frontage, and to maximize usable open space within the park.

No Project Alternative

The No Project Alternative would involve no demolition, construction, nor any improvements to Portsmouth Square. As such, the existing park features, configuration, clubhouse, restrooms, gathering spaces, pedestrian bridge and its link to the Chinese Culture Center would be retained.

Since the No Project Alternative would not demolish or make any modifications to historic resources on the site, it would not cause a material impairment to the individual resources identified. Under the No Project Alternative, existing historic resources on the project site would not be altered, rehabilitated, or demolished. Compared to the proposed project, which would result in a significant and unavoidable impact, the No Project Alternative would not result in any project-level impacts and would not contribute to any cumulative impacts related to historic resources. However, the No Project Alternative would not meet the project sponsor's primary objectives to provide the community with a renovated, updated and improved park that supports additional community activities and events.



Full Preservation Alternative

See Appendix 1 Figures 3A, 3B and 3C for graphic illustrations of this alternative.

The Full Preservation Alternative would retain the pedestrian bridge. However, with the bridge remaining in place, the clubhouse would be pulled back from the edge of the bridge by 15 feet to meet fire separation and provide natural light into the south facing exposure. Building code requires a certain amount of separation between the structures, which can be met by either providing physical space or providing fire-rated wall systems, or a combination of both. The placement of the clubhouse in this alternative was also informed by the existing structural system of the parking garage, which would need to be retained and support the clubhouse. Retention of the full pedestrian bridge would result in a reduced clubhouse by approximately 1,662 square feet. Further, retention of the pedestrian bridge in the Full Preservation Alternative would result in a physical and visual separation between the play area and the clubhouse in the northeast corner of Portsmouth Square. However, the remainder of the improvements proposed for Portsmouth Square could be implemented with this Alternative including renovating the existing park with a new children's playgrounds and providing exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, and ramps. This alternative may make waterproofing and seismically retrofitting the Portsmouth Square Garage located underneath the park more difficult because the bridge would not be removed. However, portions of the adjacent streets and sidewalk would still be able to be improved.

Partial Preservation Alternative

See Appendix 1 Figures 2A, 2B and 2C for graphic illustrations of this alternative.

The Partial Preservation Alternative is illustrated in Appendix One: Alternatives Graphics. The Partial Preservation Alternative would create an overlook platform at the former location of the western terminus of the pedestrian bridge in Portsmouth Square. The overlook would project out over the Kearny Street sidewalk and be supported by concrete pillars that emulate the historic bridge but would not be as wide as the current pedestrian bridge. The materials, including concrete, metal and glass, of this new overlook would be compatible with the proposed new clubhouse, which would retain the same architectural character and square footage to the proposed project's clubhouse. The remainder of the improvements proposed for Portsmouth Square could be implemented with this Alternative including renovating the existing park with a new children's playgrounds and providing exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, and ramps. Also, the same as the proposed project, this Alternative would provide for re-waterproofing and seismically retrofitting the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalk would still be able to be improved.



Elements Common to All Alternatives

The following list is a summary of elements common to the proposed project and full and partial preservation alternatives.

- Garage upgrades seismic and waterproofing at varying levels
- Elevator pavilion remains
- Restrooms remain
- Upgrades to children's play area
- Increased shaded area
- Improved universal access to most areas of the park
- Replacement of all planting and irrigation
- New hardscape, stairs, ramps
- New clubhouse
- Improved upper plaza
- Shade structure
- Stage
- New security items, such as lighting, fencing, and gates

Table 1: Alternatives Comparison - Differences

The following table shows the differences between the proposed project and each of the alternatives.

Elements	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
Clubhouse Square Footage	8,313 sf	1,500 sf (existing clubhouse)	6,651 sf	8,313 sf
Upper Plaza Event Space Square footage	8,000 sf	4,000 sf	8,000 sf	8,000 sf
Shade Structure	Yes	No	Yes	Yes
Stage	Yes	No	Yes	Yes
Playground Square Footage	6,500 sf	5,000 sf	6,500 sf	6,500 sf
Retention of Kearny Street pedestrian bridge	No	Yes	Yes	No



VII. Ability of Preservation Alternatives to Meet the Project Objectives

Table 2: Objectives Comparison

The following chart lists each project objective and provides whether the objective would be met in the Proposed Project, the No Project Alternative, the Full Preservation Alternative or the Partial Preservation Alternative.

1. Provide a Renovated Park that is Sensitive to the Cultural & Historic Setting of the Property

Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
1a. Provide a renovated park that is architecturally compatible with the Chinatown neighborhood while maintaining the existing park character.	Meets	Partially Meets, but the existing park has programming limitations in its current configuration	Meets	Meets
1 b. Incorporate the existing monuments and art elements into a renovated park.	Meets	Meets	Meets	Meets



2. Align Park Renovation with Community Input

Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
2a. Be responsive to the recreational needs of the Chinatown neighborhood and provide for diverse groups of people of various ages and abilities.	Meets	Partially Meets; the existing plaza and clubhouse are not large enough to provide gatherings of all sizes	Partially Meets; A smaller clubhouse would not fully meet the community's needs for expanded programming	Meets
2b. Maximize the implementation of community input received during the engagement phase.	Meets	Does Not Meet; the community has advocated for a renovated park that will provide for expanded services and programs	Partially Meets; the community has specifically noted the limitations that the bridge provides for expanded uses and renovations in the park and park safety	Partially Meets; the community has specifically noted the limitations that the bridge provides for expanded uses and renovations in the park and park safety



3. Maximize Park Cohesiveness and Usability

Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
3a. Improve spatial relationships, access, and circulation, both within the park and at the park-street frontage interface.	Meets	Does Not Meet	Partially Meets; this alternative does not allow for better circulation through the park and limits how the park can be renovated given the space occupied by the bridge	Meets
3b. Maximize usable space and remove barriers or elements that divide usable space.	Meets	Does Not Meet	Partially Meets; the existing pedestrian bridge is a current barrier to moving across and around the park.	Meets
3c. Create inviting and flexible spaces that can accommodate daily recreational activities and events of all sizes.	Meets	Partially Meets; this would not allow for expanded uses and flexible space	Meets	Meets



Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
3d. Establish a clubhouse that can flex to accommodate gatherings of multiple sizes.	Meets	Does Not Meet	Partially Meets: clubhouse size is larger than existing but still lacks size and layout needed to meet this objective.	Meets; clubhouse square footage would not change
3e. Create a large multi-use upper plaza that can accommodate large events but is also comfortable for all event sizes.	Meets	Does Not Meet; the current upper plaza is too small to accommodate the size of gatherings requested by the community.	Meets	Meets
3f. Site new buildings in a manner that maximizes natural light, works with the existing garage structure and respects the topography of the site and the surrounding area.	Meets	Does Not Meet; no new buildings	Partially Meets; the bridge limits some natural light to the clubhouse as it will be setback from the bridge	Meets



Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
3g. Maximize direct connections between the clubhouse and the park that offer opportunities for indoor-outdoor uses.	Meets	Does Not Meet	Partially Meets; retaining the bridge creates obstacles to how users would flow in and out of the clubhouse	Meets
3h. Create a unified “active recreation” area with fitness equipment and a children’s playground with direct access to the clubhouse.	Meets	Does Not Meet	Partially Meets; new playground will be located directly south of the existing bridge but the bridge truncates the connection between the playground and the clubhouse	Meets



4. Create a Safe and Secure Park and Streetscape

Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
4a. Create a single cohesive park that is both physically and visually connected and uses site elements and structures to connect instead of divide spaces.	Meets	Does Not Meet	Partially Meets	Partially Meets
4b. Provide direct lines of sight to and from the clubhouse to maximize safety and visibility throughout the property.	Meets	Does Not Meet	Partially Meets; the reduced size clubhouse will be partially blocked by the existing pedestrian bridge	Meets
4c. Provide a safe pedestrian experience both within the park and on the sidewalks.	Meets	Does Not Meet	Does Not Meet; the existing pedestrian bridge blocks sight lines and creates hidden areas both within the park and on the Kearny Street sidewalk	Partially Meets; the overlook would block some sight lines and create hidden areas within the park



5. Maintain and Preserve the Existing Garage and its Operations

Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
5a. Minimize impacts to the garage structure and its operations both during construction and at completion.	Meets	Meets	Meets	Partially Meets; some structural improvement at garage would be required
5b. Upgrade the waterproofing of the garage and all roof drainage components to eliminate water intrusion into the garage and its structure.	Meets	Does Not Meet	Partially Meets; maintaining the bridge would complicate the waterproofing scheme for the garage upgrades	Meets
5c. Protect the existing restroom and garage infrastructure on the park level and seamlessly incorporate them into the renovated park.	Meets	Meets	Meets	Meets



6. Create a Sustainable and Easy-To-Maintain Park

Objective	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
6a. Provide a “Zero Carbon” clubhouse by eliminating all carbon emissions and using 100% renewable energy.	Meets	Does Not Meet	Partially Meets; the pedestrian bridge will block daylight to the clubhouse which will require greater reliance on artificial light	Meets
6b. Utilize durable and long-lasting materials and building systems to withstand intense use and not create long-term maintenance burdens.	Meets	Does Not Meet	Partially Meets; the existing pedestrian bridge creates operational and maintenance burdens underneath the bridge for RPD. Pest and bird clean up and debris management	Meets
6c. Minimize the need for long-term pest management.	Meets	Does Not Meet	Does Not Meet	Meets
6d. Design and implement a project that meets the established budget.	Meets	Does Not Meet	Meets	Partially Meets; construction of the overlook is currently an unfunded scope item.



VIII. Impacts and Character-Defining Features Analysis

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”⁶ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”⁷ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in a local register of historical resources pursuant to local ordinance or resolution.⁸

Table 3: Analysis of Portsmouth Square Character-Defining Features

The following tables list each of the identified historic resource’s character-defining features and if those character-defining features would be retained, not retained or partially retained by the Proposed Project, the No Project Alternative, the Full Preservation Alternative, or the Partial Preservation Alternative.

Character-Defining Feature	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
Location and boundaries of Portsmouth Square	Retained	Retained	Retained	Retained
Large open spaces for public gatherings and events	Retained	Retained	Retained	Retained
General mixture of park furniture for socializing in small and medium-sized groups	Retained	Retained	Retained	Retained

⁶ CEQA Guidelines subsection 15064.5(b).

⁷ CEQA Guidelines subsection 15064.5(b)(1).

⁸ CEQA Guidelines subsection 15064.5(b)(2).



Character-Defining Feature	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
Dedicated area for child play area	Retained	Retained	Retained	Retained
Historic plaques, monuments and statues identified in the property description (regardless of location).	Retained	Retained	Retained	Retained

750 Kearny Street – Hotel and Chinese Culture Center

Character-Defining Feature	The Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
Location at the west end of the block bounded by Washington, Montgomery, Merchant, and Kearny streets	Retained	Retained	Retained	Retained
Footprint extending to the property lines, except for the setback from Kearny Street	Retained	Retained	Retained	Retained
Connection to Portsmouth Square via the elevated pedestrian bridge	Not Retained	Retained	Retained	Not Retained



Character-Defining Feature	The Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
Massing consisting of a tall, slender tower situated on a pyramidal base	Retained	Retained	Retained	Retained
Steel-frame construction	Retained	Retained	Retained	Retained
Flat roof	Retained	Retained	Retained	Retained
Concrete cladding with vertical lines created by wood formwork	Retained	Retained	Retained	Retained
Fenestration pattern and form, including bands of windows separated by cast-panel concrete spandrels with angled ledges on the tower and large expanses of fixed windows on the sloped walls of the base	Retained	Retained	Retained	Retained
Horizontal, incised bands aligning with the spandrels	Retained	Retained	Retained	Retained
Narrow projections on the east and west façades with a	Retained	Retained	Retained	Retained



Character-Defining Feature	The Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
central column of windows and columns of rectangular voids on each side				
Sculptural overhang punctuated by deep, rectangular voids at the capital level	Retained	Retained	Retained	Retained
Full occupancy of third floor by local community group	Retained	Retained	Retained	Retained
Separate entrances for hotel and third floor community space	Not Retained	Retained	Retained	Not Retained
Dedicated entrance to third floor community space accessed via the Kearny Street pedestrian bridge and stairs	Not Retained	Retained	Retained	Not Retained
Porte cochere created by the elevated Kearny Street pedestrian bridge	Not Retained	Retained	Retained	Not Retained



Kearny Street Pedestrian Bridge

Character-Defining Feature	The Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
Reinforced concrete construction	Partially Retained	Retained	Retained	Partially Retained
Girders and two-column bents with tapered legs	Not Retained	Retained	Retained	Not Retained
Access points at the second and third stories of the hotel tower at the east end of bridge and from Portsmouth Square at the west end	Not Retained; access from Portsmouth Square would be removed	Retained	Retained	Not Retained; access from Portsmouth Square would be removed
Angular platform at the east end with a central staircase flanked by two shorter staircases	Unknown; would be up to hotel operator to determine how the east side of the bridge is retained	Retained	Retained	Unknown; would be up to hotel operator to determine how the east side of the bridge is retained
Exterior cladding featuring rectangular concrete panels decorated with vertical lines from wood formwork	Not Retained	Retained	Retained	Not Retained
Closed railing with smooth concrete cap	Not Retained	Retained	Retained	Not Retained
Brick paving	Not Retained	Retained	Retained	Not Retained



Character-Defining Feature	The Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
Curved interior walls	Not Retained	Retained	Retained	Not Retained
Cuboctahedron light fixtures	Partially Retained; Salvage and reuse as feasible.	Retained	Partially Retained	Partially Retained; Salvage and reuse as feasible.
Backless concrete benches in two lengths	Partially Retained; Salvage and reuse as feasible.	Retained	Retained	Partially Retained; Salvage and reuse as feasible.
Dedicated entrance to Chinese Culture Center at the third floor of 750 Kearny Street	Retained	Retained	Retained	Retained
Hotel (750 Kearny Street) porte cochere created by elevated span of bridge	Unknown; would be up to hotel operator to determine how the east side of the bridge is retained	Retained	Retained	Unknown; would be up to hotel operator to determine how the east side of the bridge is retained



Table 4: Summary of Impacts

Impacts are summarized below as Less Than Significant (LTS), Less Than Significant with Mitigation (LSM) and Significant Unavoidable Impact (SU).

Historic Resource	Impact The Project	Impact No Project Alternative	Impact Full Preservation Alternative	Impact Partial Preservation Alternative
<i>Portsmouth Square</i>	LSM	LTS	LSM; Would still have protection plan for plaques and monuments.	LSM
<i>750 Kearny Street</i>	SU	LTS	LTS	SU
<i>Kearny Street pedestrian bridge</i>	SU	LTS	LTS	SU
<i>Chinatown National Register District</i>	LTS	LTS	LTS	LTS

Alternatives Considered but Rejected

Full Historic Preservation Alternative: Preserve Bridge and Include Modified Clubhouse with 25-Foot Clearance

The design team analyzed an alternative that would not trigger additional code and fire protection requirements, which would allow for full glazing on the south elevation of the clubhouse. This Alternative would preserve the existing pedestrian bridge and provide a new clubhouse in a similar location with a smaller footprint than the Proposed Project. This Alternative would separate the south wall of the clubhouse from the existing pedestrian bridge by 25 feet. This Alternative was not selected since it resulted in a clubhouse size that was inadequate (3,400 square feet) to serve the spatial programmatic needs. The Alternative would not have fulfilled as many of the Project Objectives and would not have further reduced impacts in comparison to the Full Preservation Alternative.

Full Historic Preservation Alternative: Preserve Bridge and Include Modified Clubhouse with 5-Foot Clearance

This Alternative would preserve the existing pedestrian bridge and provide a new clubhouse in a similar location, but with a smaller footprint than the Proposed Project. This Alternative separated the south wall of the clubhouse from the existing pedestrian bridge by 5 feet, the minimum required by code. This option was not selected since it would have resulted in limited design enhancements at south wall, specifically no glazing per Building and Fire Code Requirement for separation and fireproof materials. The Alternative would not have fulfilled as



many of the Project Objectives and would not have further reduced impacts in comparison to the Full Preservation Alternative.

Partial Preservation Alternative with an Extended Overlook and Modified Clubhouse

This Partial Preservation Alternative proposed construction of an elevated concrete deck/overlook at the former location of the bridge's eastern terminus. The new Portsmouth Square overlook would be constructed in a portion of the footprint of the existing pedestrian bridge with a design very similar to the exiting Brutalist style pedestrian bridge with solid concrete massing/railing. To maintain the footprint of the bridge, the new overlook would intersect with the southern wall of the clubhouse. This Alternative was not selected since it was less architecturally compatible and would not have fulfilled as many of the Project Objectives.

Partial Preservation Alternative – Create New Bridge to Interpret Historic Bridge

A new pedestrian bridge to connect Portsmouth Square with 750 Kearny Street and the CCC was considered as a Partial Preservation Alternative. However, this Alternative was rejected because RPD, as the Project Sponsor, has no control over the eastern terminus of the pedestrian bridge in relation to the building at 750 Kearny Street. As the new pedestrian bridge would need to connect to private property, this Alternative was determined to be infeasible. Additionally, this Alternative would still result in impacts under California Register Criterion 3, architecture. This Alternative would have impacts to the site design and is an unfunded scope item outside of the current budget.



IX. Conclusion

Two Historic Preservation Alternatives have been developed to lessen the impacts of the proposed project on the pedestrian bridge. A Full Preservation Alternative, that would retain the pedestrian bridge and a Partial Preservation Alternative, that would convey some of the design and symbolic intent of the bridge through new materials and features. This analysis finds that the Full Preservation Alternative would maintain a majority of the character-defining features of the pedestrian bridge and therefore, would result in a less-than-significant impact on the historical resource.

The Partial Preservation Alternative would not maintain many of the key character-defining features of the pedestrian bridge. In contrast to the Proposed Project, the Partial Preservation Alternative would reduce impacts to the historical resource and meet several of the project objectives; however, it would not result in a project with a less than significant impact. Neither the Full nor Partial Alternative would meet all the project sponsor's objectives; however, they would meet many of the objectives, making them both feasible alternatives.



Appendices:

Appendix One:

Portsmouth Square Historic Preservation Alternatives Comparison with the Proposed Project
May 2021

Appendix Two:

Portsmouth Square Pedestrian Bridge Demolition Feasibility Study
SOHA Engineers, June 16, 2020



APPENDIX ONE

**Portsmouth Square Preservation Alternatives Study
SWA / MEI
May 2021**





PORTSMOUTH SQUARE
PRESERVATION ALTERNATIVES
MAY 2021
SAN FRANCISCO RECREATION & PARKS DEPARTMENT



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- PLAN, ELEVATION AND MODEL VIEWS
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- ELEVATION AND MODEL VIEWS

1. PROPOSED PROJECT



FIGURE 1A

1. PROPOSED PROJECT

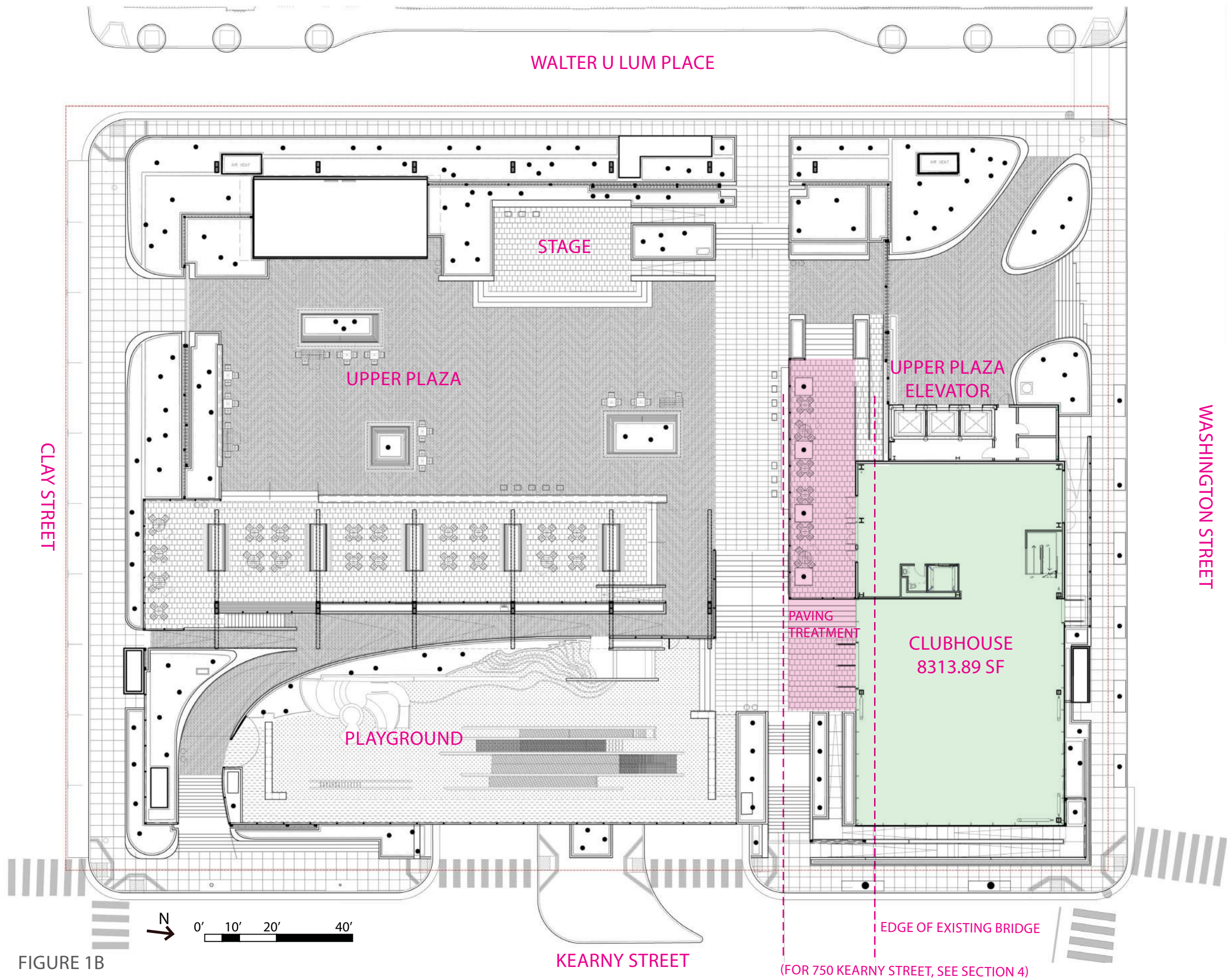


FIGURE 1B

1. PROPOSED PROJECT

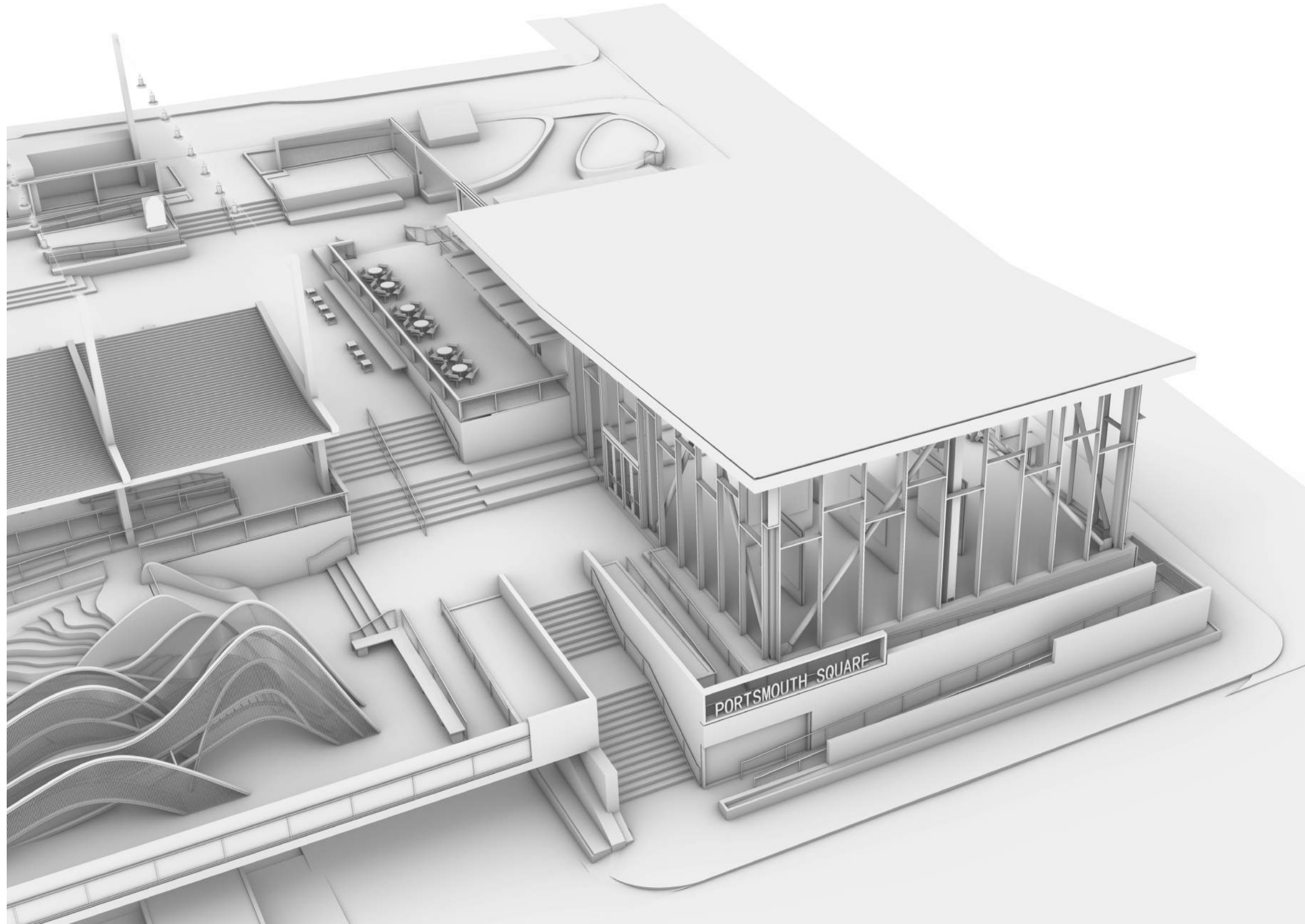


FIGURE 1C

1. PROPOSED PROJECT

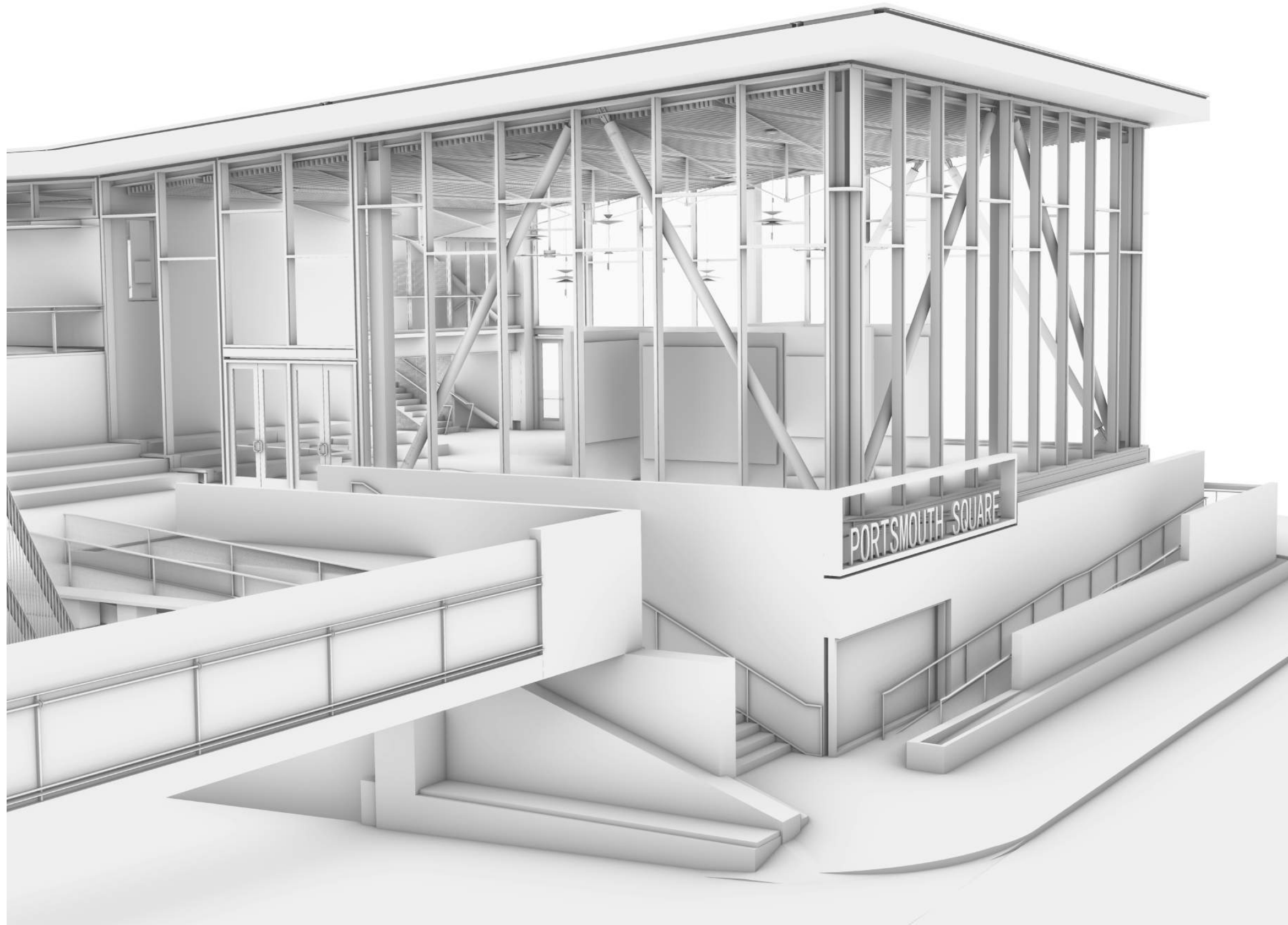


FIGURE 1D

2. PARTIAL PRESERVATION ALTERNATIVE

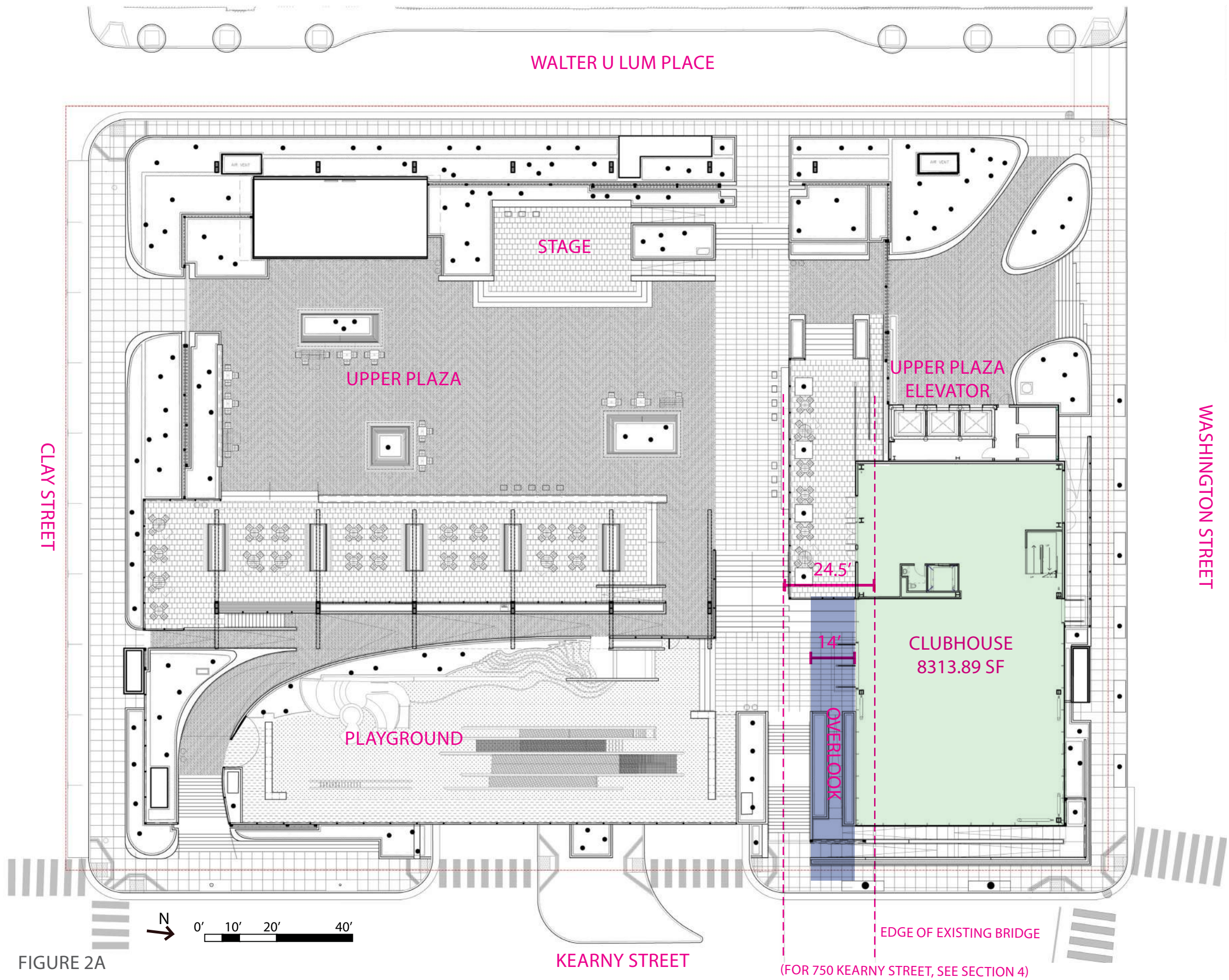


FIGURE 2A

2. PARTIAL PRESERVATION ALTERNATIVE

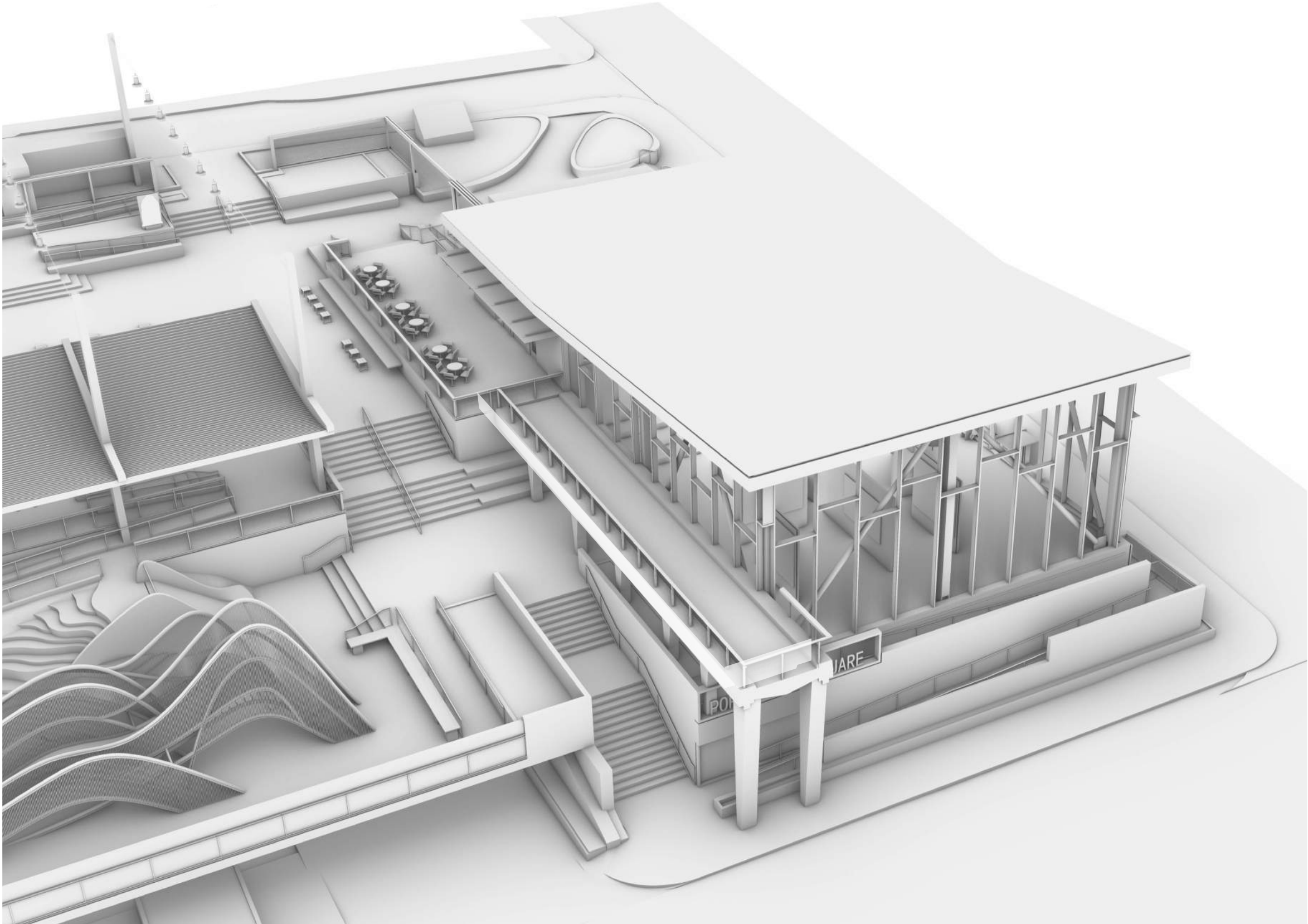


FIGURE 2B

2. PARTIAL PRESERVATION ALTERNATIVE

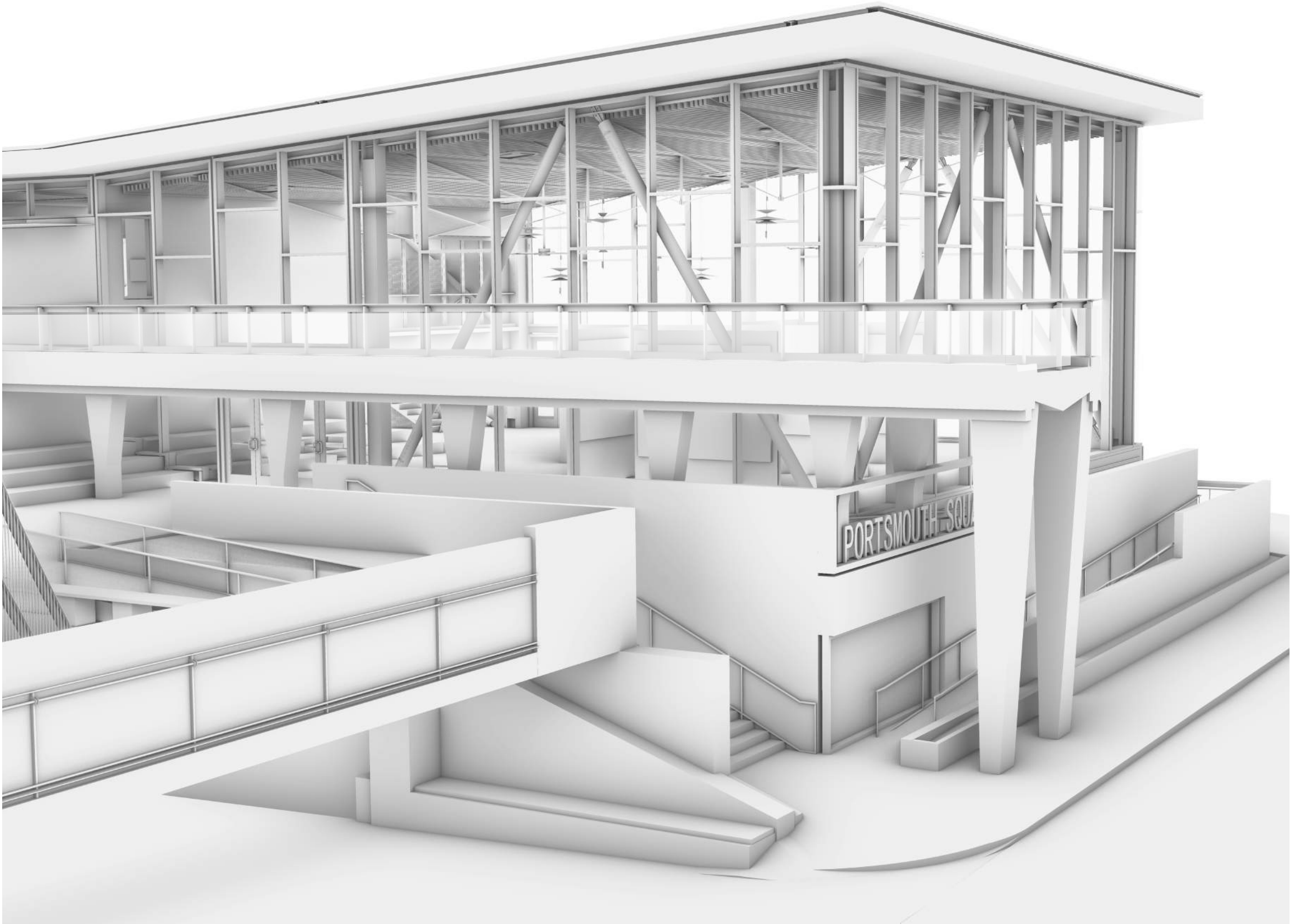


FIGURE 2C

3. FULL PRESERVATION ALTERNATIVE

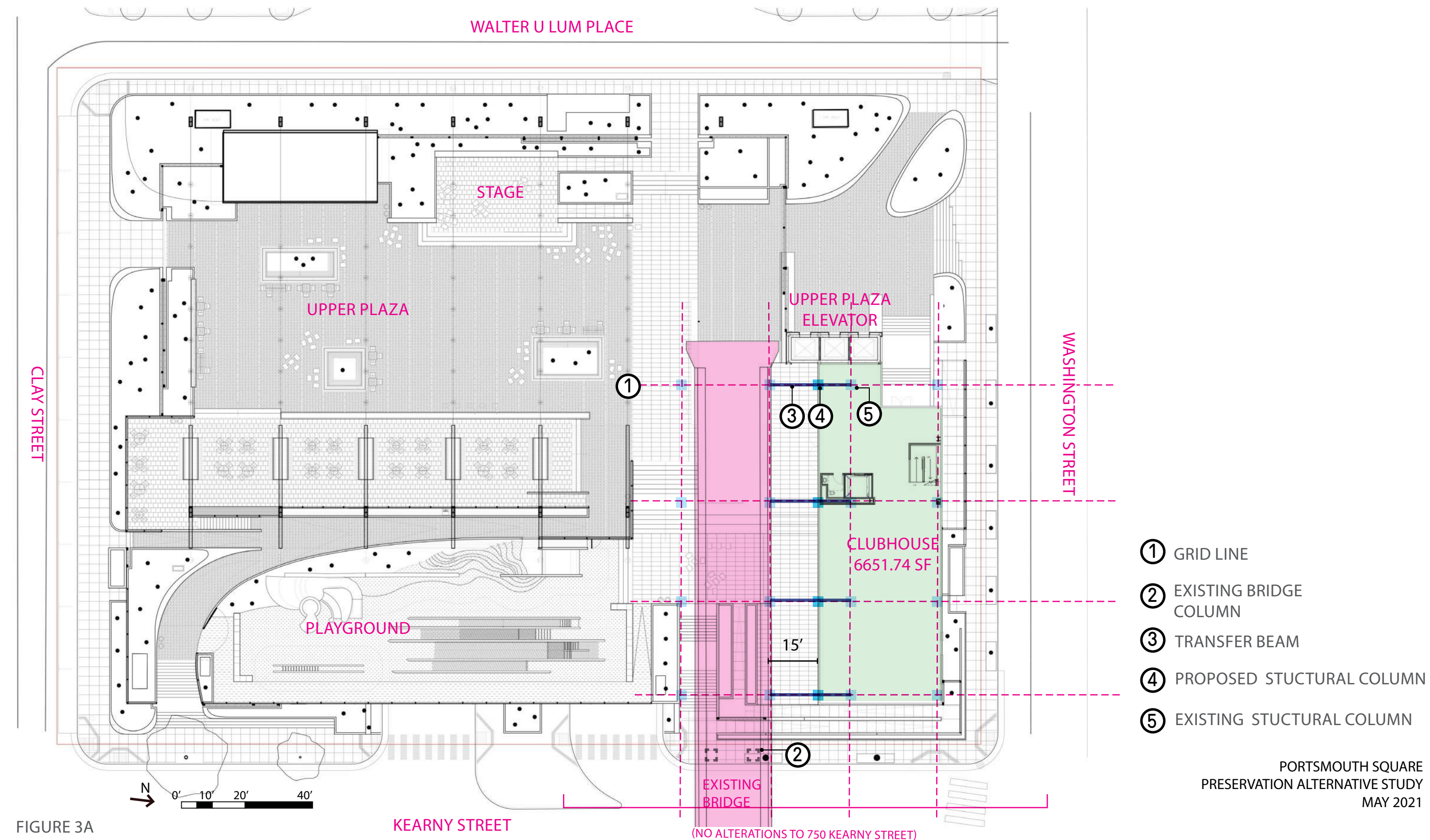


FIGURE 3A

3. FULL PRESERVATION ALTERNATIVE

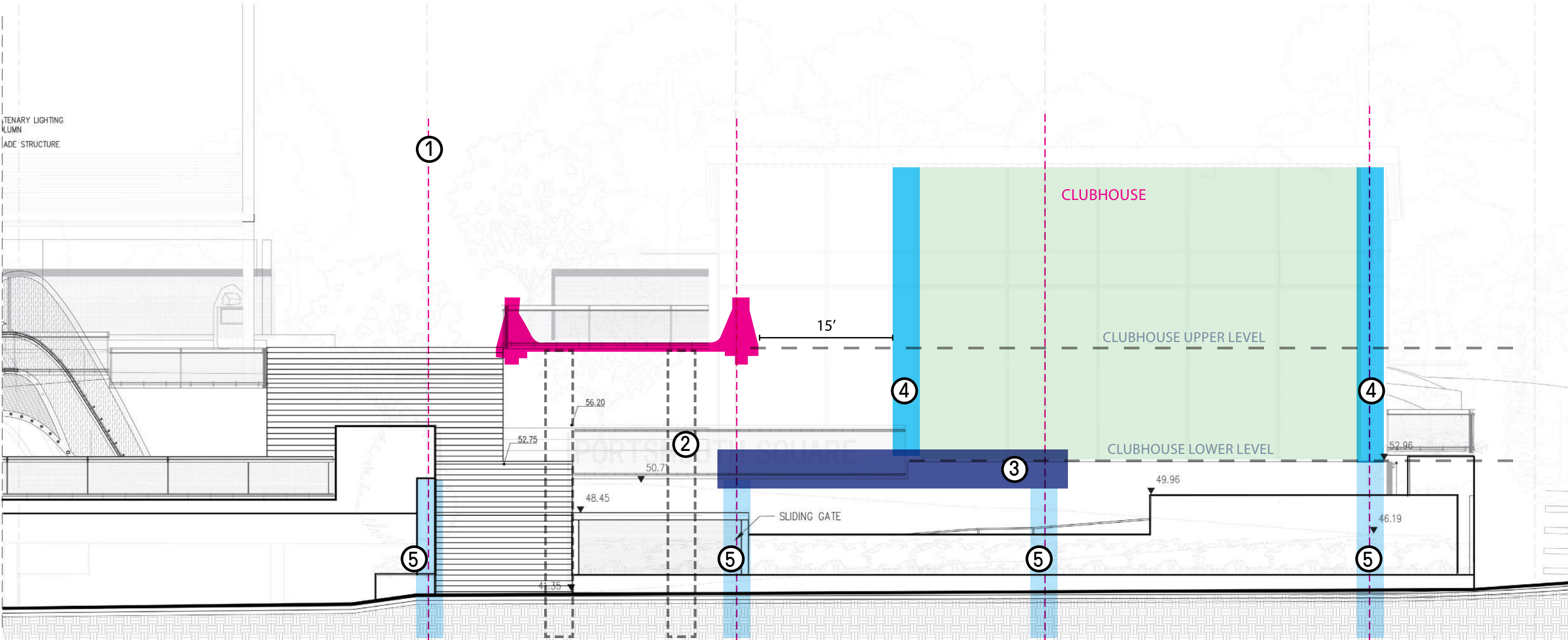


FIGURE 3B

- ① GRID LINE
- ② EXISTING BRIDGE COLUMN
- ③ TRANSFER BEAM
- ④ PROPOSED STUCTURAL COLUMN
- ⑤ EXISTING STUCTURAL COLUMN

3. FULL PRESERVATION ALTERNATIVE

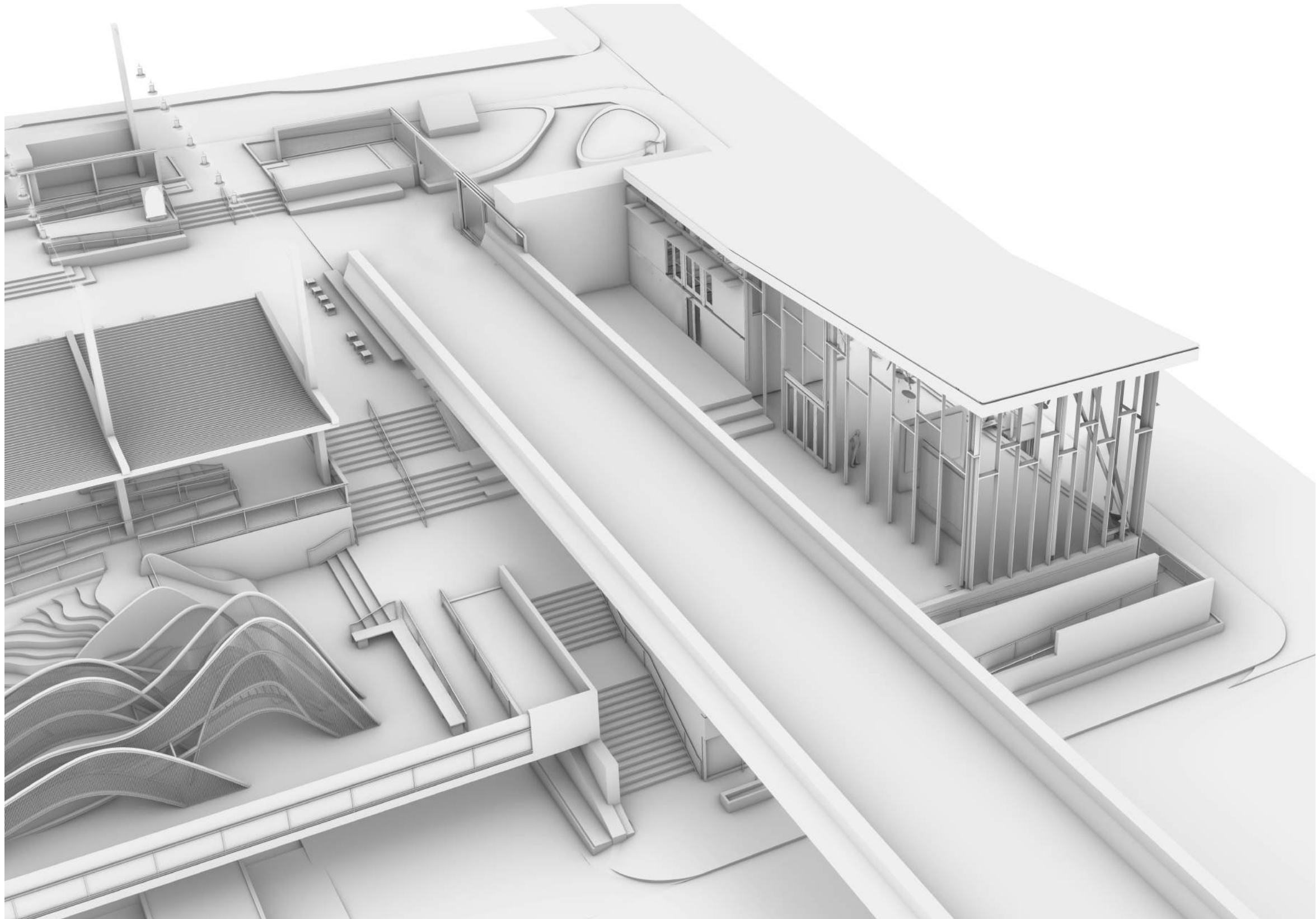
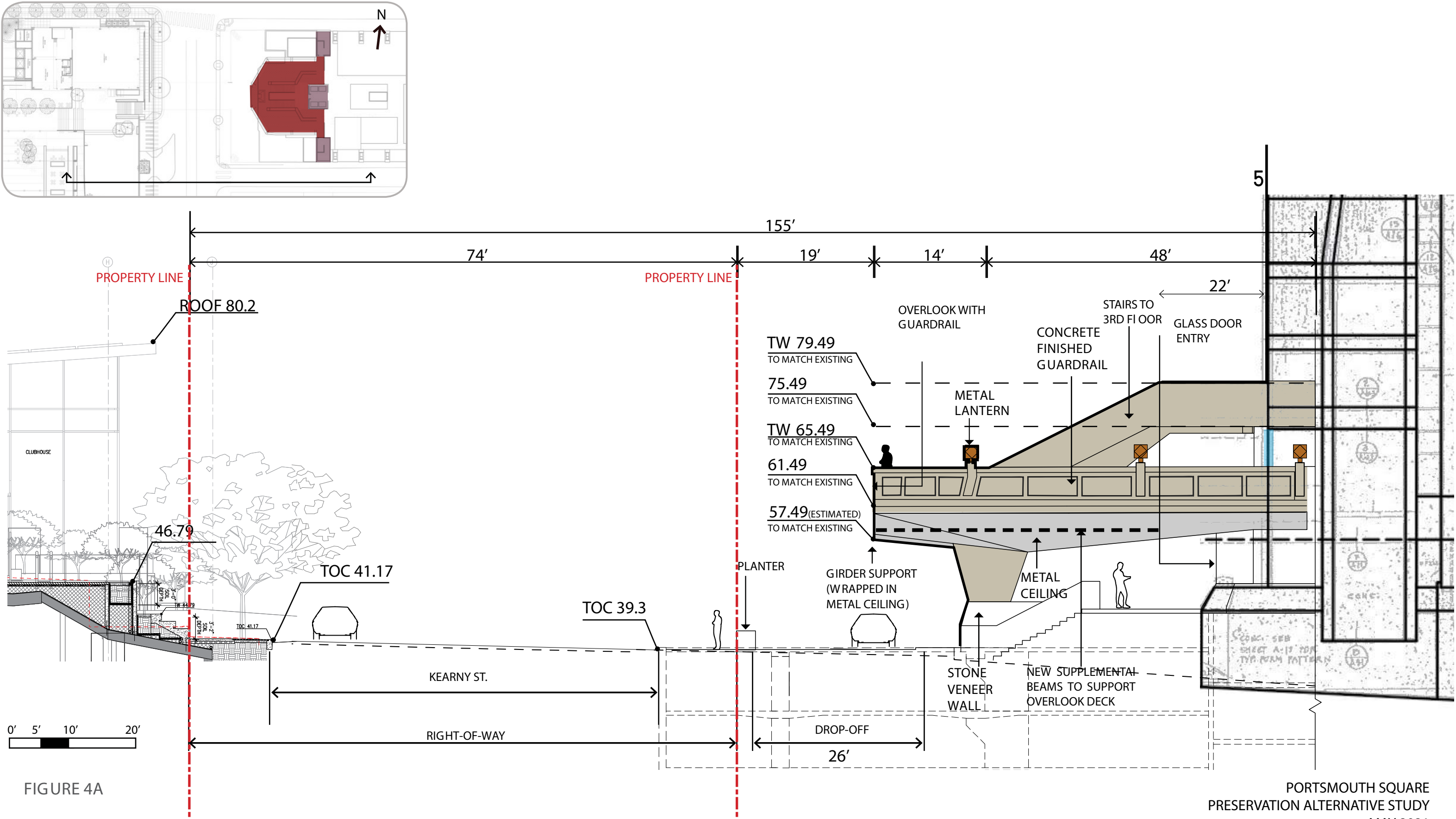


FIGURE 3C

4. PROPOSED 750 KEARNY STREET ALTERATIONS



4. PROPOSED 750 KEARNY STREET ALTERATIONS

EXISTING



PROPOSED



FIGURE 4B

4. PROPOSED 750 KEARNY STREET ALTERATIONS

EXISTING



PROPOSED



FIGURE 4C

APPENDIX TWO

Portsmouth Square Pedestrian Bridge Demolition Feasibility Study
SOHA Engineers
June 16, 2020



PORTSMOUTH SQUARE

PEDESTRIAN BRIDGE DEMOLITION FEASIBILITY STUDY



Prepared by: SOHA Engineers
For: SWA-MEI Architects, Joint Venture
Date: June 16, 2020



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FEASIBILITY STUDY

PORTSMOUTH SQUARE PEDESTRIAN BRIDGE DEMOLITION

Introduction and Scope

This report presents the results of our study on the structural feasibility of the demolition of the pedestrian bridge that spans over Kearny Street from Portsmouth Square to the second level of the Hilton Hotel.

Key issues identified and addressed include:

- Limits of demolition at the Hilton Hotel side.
- Impacts of bridge removal on structure to remain at the Hilton Hotel side.
- Strategies for temporary support and protection during demolition.
- Location of vertical elements of temporary support.
- Temporary impacts to the underground parking areas of Portsmouth Square and the Hilton Hotel.

Background and Site Information

The pedestrian bridge was constructed as part of an agreement between the developers of the hotel (a Holiday Inn at the time) and the newly-formed Chinese Culture Foundation. That agreement included significant space on the third floor of the hotel for the Chinese Culture Center.

The underground parking structure and surface improvements at Portsmouth Square were completed in 1962. The pedestrian bridge linking the park to the hotel was completed in 1971, shortly after the completion of the hotel.

The bridge deck is at the level of the second floor of the Hilton Hotel at its east end support structure and lands on the upper park level of the Portsmouth Square structure at its west end.

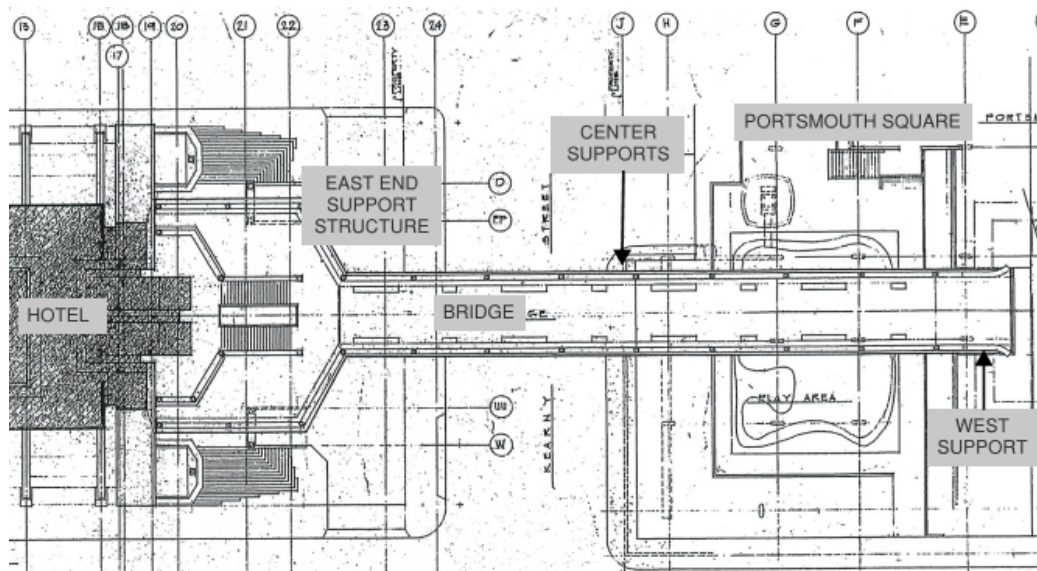


Figure 1 – General Plan

The support structure at the hotel side includes a widened deck area with a stairway up to a smaller deck with an entrance into the third floor. There is no stairway down to the first floor or to the ground level outside the hotel, and there is no entrance from the bridge level to the second floor of the hotel.

The bridge and the east support structure spans over the main entrance to the hotel, forming a sort of porte-cochere for arriving and departing hotel patrons. There is an extensive metal panel ceiling and lighting system on the bridge soffit in this area (see Figures 2 and 3).

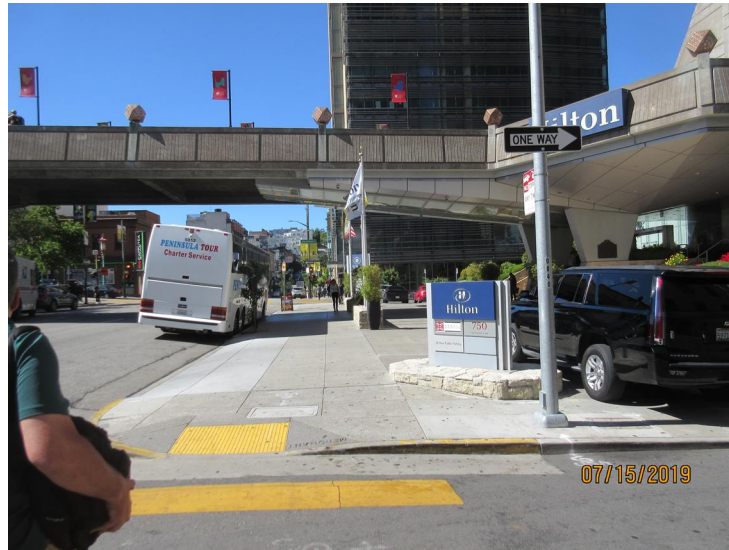


Figure 2 – Hilton Hotel End, Looking North

The C-shaped driveway off of Kearny Street leads to the base of a set of steps that leads up between the two main bridge support columns to the first floor lobby entrance. The driveway is wide enough to accommodate additional vehicles adjacent to two planters that define the back of the wide sidewalk.



Figure 3 – East End Support Columns at Hotel Entrance

Kearny Street at the bridge crossing is a one way street, with 3 northbound lanes and a left turn lane (for access into the Portsmouth Square Garage south of the bridge, and for access to Washington Street north of the bridge.) The right side curb lane is a parking lane south of the bridge, and a taxi waiting area under the bridge at the Hilton side. At the garage exit, a curbed island extends out into the left turn lane (see Figure 4).



Figure 4 – Portsmouth Garage Exit, Looking North

Available Documents

The following design drawings were reviewed:

- Architectural and structural drawings for the pedestrian bridge titled “Chinese Cultural & Trade Center” prepared for Justice Enterprises Incorporated, Developer dated 1970 by the associated architects Clement Chen and Associates and John Carl Warnecke & Associates (architectural) and T. Y Lin, Kulka, Yang & Associates (structural).
- Architectural and structural drawings for the hotel titled “Chinese Cultural & Trade Center prepared for Justice Enterprises Incorporated, Developer dated 1968 by the associated architects Clement Chen and Associates and John Carl Warnecke & Associates (architectural) and T. Y Lin, Kulka, Yang & Associates (structural).
- Structural drawings for the pedestrian bridge support at the Portsmouth Square Garage end, titled “Bridge Support at Parking Garage” dated 1970 by H. K. Degenkolb & Associates,
- Structural drawings for the Portsmouth Square Parking Garage as part of the set titled “Public Parking Garage, Portsmouth Square” dated 1961 by John J. Gould & H. J Degenkolb.
- Architectural and structural drawings for the clubhouse structure below the pedestrian bridge on the Portsmouth Square side as part of the set titled “Portsmouth Square Rehabilitation Phase III” dated 1997 by San Francisco Department of Public Works, Bureau of Engineering.

Structural Description

The pedestrian bridge structure consists of the bridge itself, and a two-level support structure at the Hilton Hotel end that serves as the east abutment for the bridge and access to the Chinese Culture Center on the third floor.

The superstructure of the bridge itself is a two span post-tensioned lightweight concrete structure, approximately 28 feet wide. The primary structure consists of the two outside girders that also serve as the bridge rails:

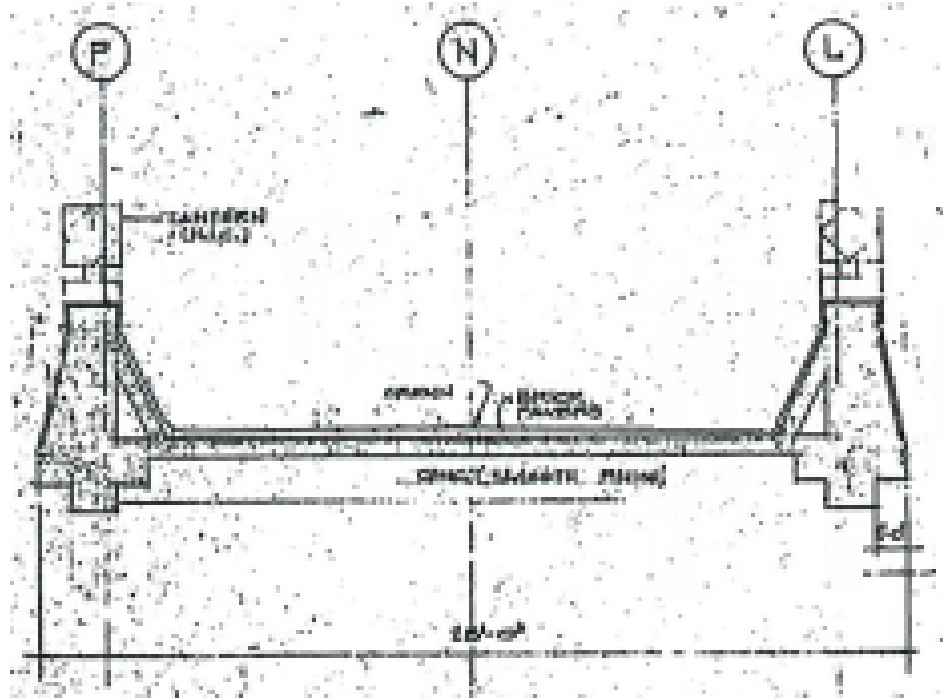


Figure 5 – Typical Section

Transverse beams at the deck level, spaced at approximately 23 feet on center, provide stability and help support the deck slab, which is also post-tensioned concrete. Brick pavers provide the walking surface.

The support at the east end (Hotel side) consists of two rectangular, tapered reinforced normal weight concrete columns that extend through the underground floors of the hotel parking garage to the mat foundation below. These columns also support the post-tensioned lightweight concrete beams and slabs of the two-level structure over the hotel entrance.

At the east support columns the bridge girders are integral with a haunched section below, which includes the anchorage of the post tensioning tendons, and a girder seat with a slide bearing:

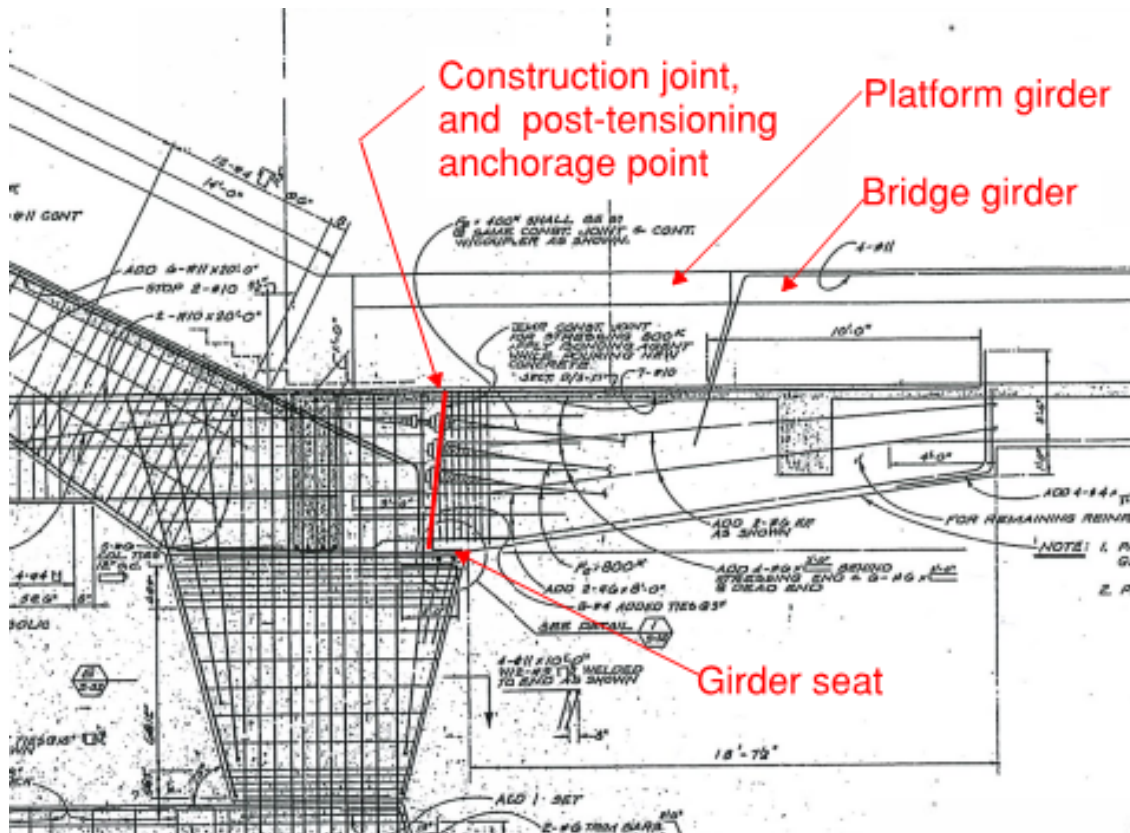


Figure 6 – East Support (at Hotel)

The center support is located just behind the curb at the west side of Kearny Street. Tapered rectangular columns land on a grade beam that is supported on two 3'-0" diameter drilled piers. This foundation is almost immediately adjacent to the underground levels of the Portsmouth Square parking garage. The deep foundation system was provided to avoid surcharging the sub-grade parking garage walls.

At the center support, the columns are inboard of the girders, and there is a transverse post-tensioned beam that extends out to support the girders. At the tops of the columns a haunched beam extends out at each side to the next transverse slab girder:

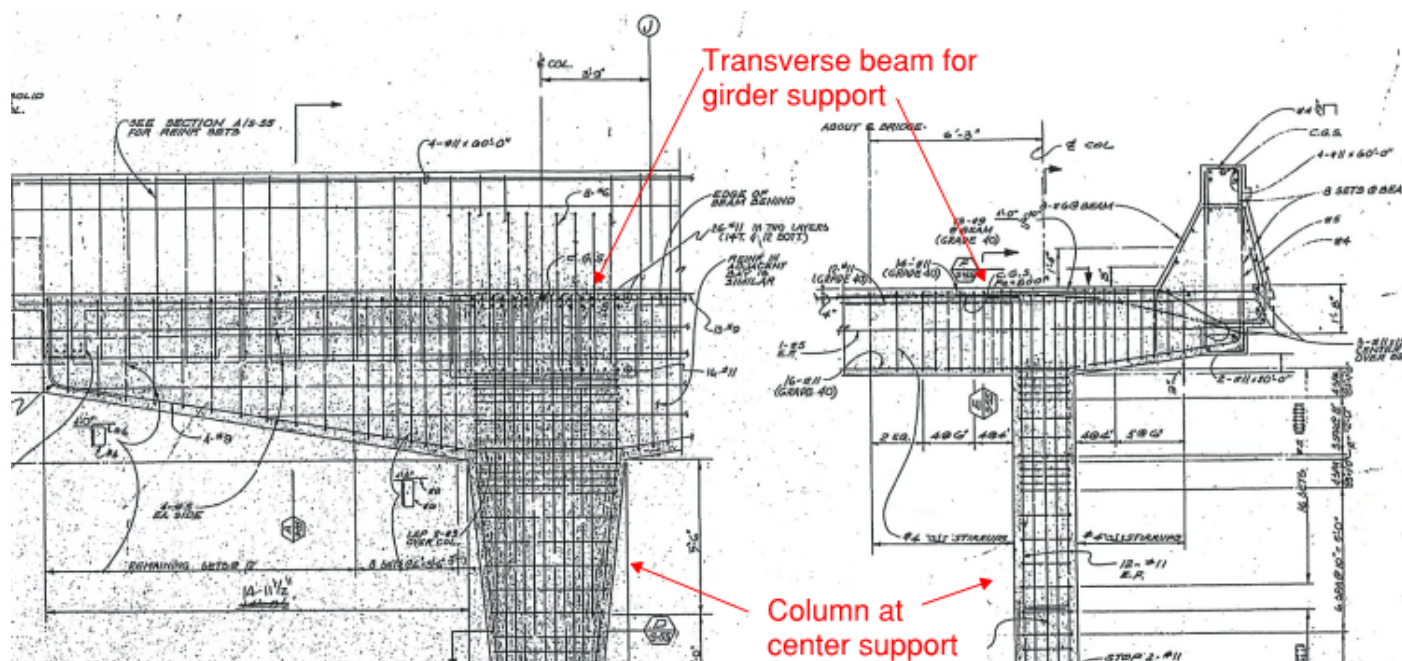


Figure 7 – Center Support

At the west end the bridge structure includes a heavily reinforced transverse beam within the deck that links the ends of the two girders. This beam is supported on slide bearings by two steel columns encased in concrete, that extend through the underground levels of the parking garage to a supplemental spread footing below:

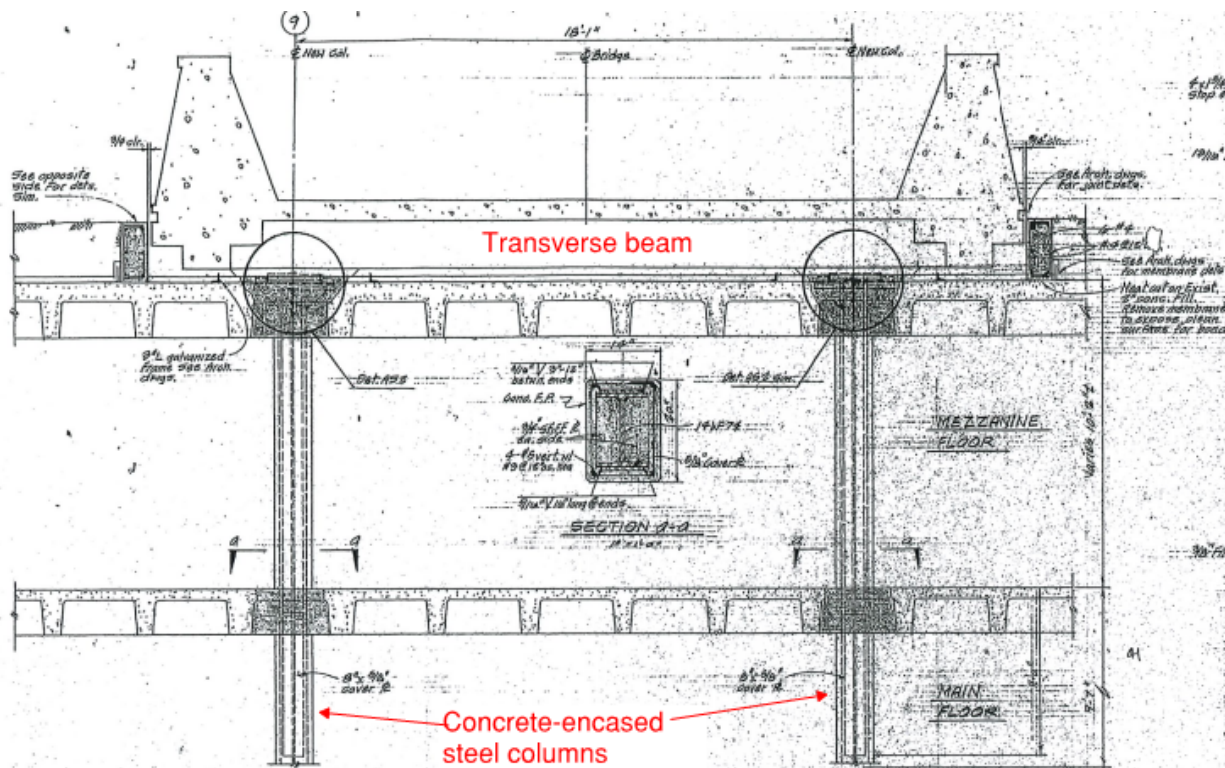


Figure 8 – West End Support at Portsmouth Square

The two-level structure at the Hilton Hotel end is supported at the face of the hotel building, where there is also a movement joint, and by the two columns that support the bridge girders. Post-tensioned concrete beams, both simply supported and cantilevered, support the bridge level deck slab, and the third floor deck is supported by conventionally reinforced concrete beams.

The concrete rails at the perimeter of both the bridge level deck and the 3rd floor level deck mimic the shape of the bridge girders. At the intersection of the bridge structure girder, and the rail of the bridge level deck, the deck rail (which also acts as an edge beam) is supported by a doweled connection with the bridge girder.

In general, lateral forces (wind and seismic forces associated with the bridge and the two-level support structure at the hotel end) are resisted at the two ends of the bridge, and at the interior support locations. It is assumed that seismic forces are greater than the wind forces.

For lateral forces in the transverse direction there are structural concrete elements built into the framing that act as “bumpers” at the expansion joint at the hotel wall face, and there are welded steel “stops” at the slide bearings at the support at the west end. It is also likely that there is some rigid frame action at the beam and column system at the center support, and possibly cantilevered column action at the east support.

For forces in the longitudinal direction, it appears that the large columns at the east support provide resistance as cantilever columns, and the center support beam and column system forms a rigid frame. The slide bearing at the west support over the parking garage allows for temperature movement in the longitudinal direction.

Limits of Bridge Removal

As both the bridge structure and the bridge-level structure at the Hilton Hotel end are post-tensioned concrete structures, removal needs to consider the location and anchorage of the post-tensioning tendons.

The original structural drawings indicate a construction joint near the east support location, where both the girder tendons and the slab tendons are anchored. This is the logical location for the limits of bridge removal:

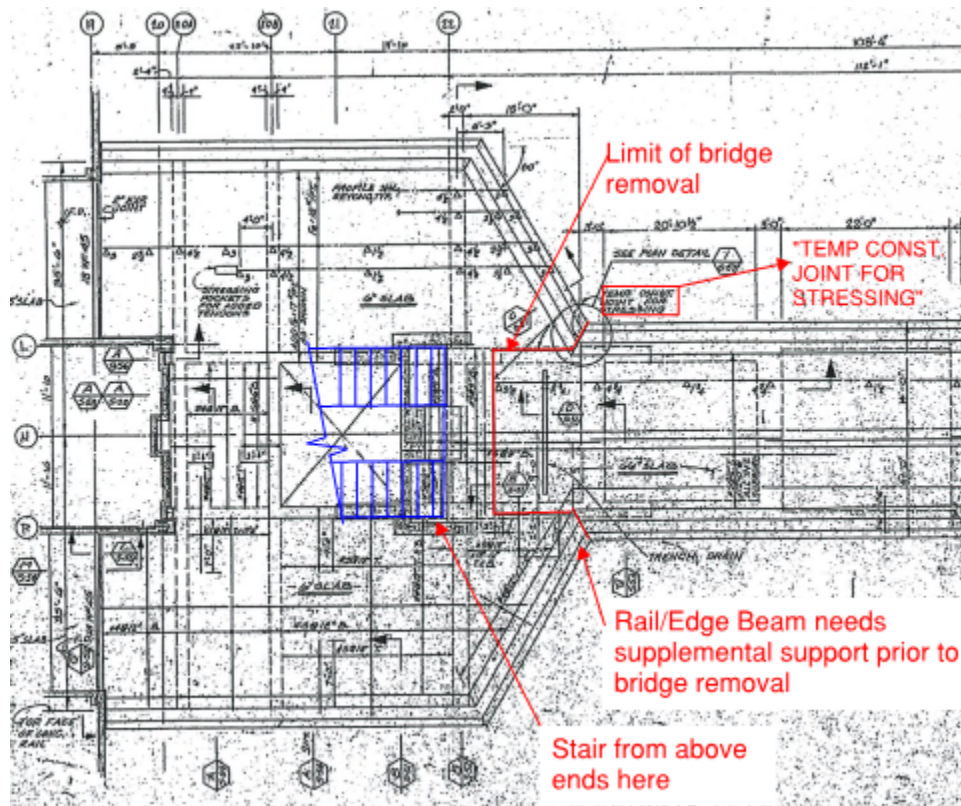


Figure 9 – Proposed Limits of Bridge Removal

Due to the configuration of the post-tensioning system, it would not be practical without major reconstruction to keep more of the existing bridge structure.

Impacts of Bridge Removal on Remaining Structure

Based on the configuration of the two-level support structure at the Hilton Hotel, removal of the bridge will not adversely affect the lateral stability of the remaining structure.

However, as referenced above, supplemental work will be needed to provide support for vertical loads if the hotel owner elects to keep as much of the remaining structure as possible. Keeping

the structure in place would continue its function as an appropriate cover over the entrance, and would continue to allow access from the 3rd floor Chinese Culture Center facilities to the 3rd floor deck and down to the second floor deck. However there would no longer be any access to the first floor or ground level and thus the egress path function of the bridge with respect to the second and 3rd floors would be lost. It will be important for the hotel's architect to review occupant loads, and existing stair widths with respect to egress requirements.

Although not within the scope of the SWA-MEI Design Team, it would be relatively easy to fill in the "notch" created by removal of the bridge to the existing construction joints (see Figure 10.) It should be noted that even with this notch filled, the porte cochere effect for arriving vehicles would be gone. To replace the porte cochere function, additional vertical support members (columns) would be needed. See Appendix D for a possible concept for this.

Supplemental structural work to provide support for the ends of the rail/edge beams at the limits of demolition would include a pair of new concrete beams below the deck. These beams would include a back-span, as they need to cantilever out past the supports below. The reinforcing steel would need to penetrate the existing beams that run north and south (see Figure 10).

It is important to note that removal, reconfiguration, and replacement of a significant portion of the existing metal panel ceiling and lighting system would be required.

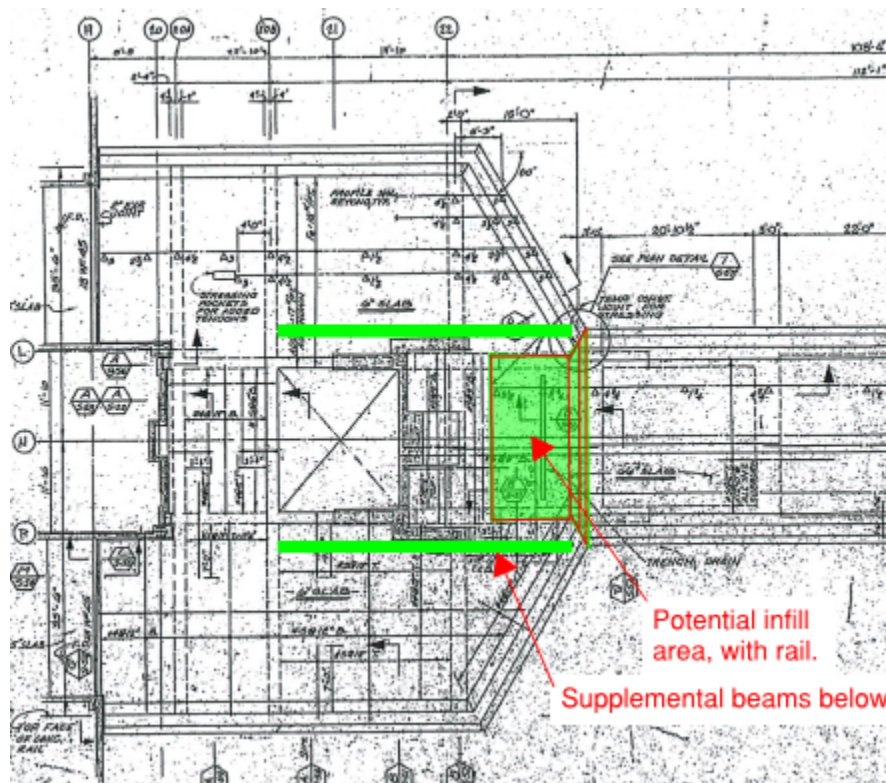


Figure 10 – Supplemental Work

Demolition Strategies

The key considerations affecting decisions related to the process of removal of the bridge are:

- Structural support and stability during demolition

- Maintaining access for hotel patrons
- Traffic flow on Kearny Street
- Overhead clearance on Kearny Street
- Utilities on Kearny Street
- Limiting impacts on the existing sub-grade parking at the Hilton and Portsmouth Square
- Control of demolition debris
- On-site handling of demolition debris
- Off-haul of demolition debris

Key constraints include:

- The post-tensioning system of the bridge girders and deck
- The extension of the underground parking structure of the Hilton Hotel below the driveway and sidewalk
- The structural capacity and column layout of the Portsmouth Square parking structure upper deck and columns

At the end of this report (Appendix A) is a set of conceptual level drawings showing existing conditions in plan and elevation, and plan, elevation, and section drawings depicting a conceptual scheme for temporary support of the bridge structure during demolition. These drawings present a possible solution for the issues and constraints outlined above. Please refer to these drawings to inform the discussion below.

Because the main bridge girders are continuous long-span post-tensioned members, with the tendons only anchored at each end, the entire superstructure needs to be supported prior to removal of any part of the girder concrete. It is not practical to attempt to create additional anchorage points for the tendons along the length of the girders such that portions of the girder could be self-supporting, and thus allow the demolition and temporary support to be local for phased removal.

This requirement for temporary full-length structural support creates all of the other coordination issues identified above:

Choice of locations for vertical support columns needs to consider the needs of the hotel, the traffic in Kearny Street, the location, depth and type of buried utilities on Kearny Street, the configuration of existing column support at the two parking garages, as well as the size and weight of the required horizontal temporary support members which are a function of the span length.

Configuration of the temporary support structure needs to consider the minimum overhead clearance requirements at the roadway, the need to provide a working deck for debris containment and handling, and the need to provide a side protection barrier for debris containment.

As part of our work, we met on site with a Bay Area demolition contractor with extensive experience in complex structural demolition. We discussed the need for temporary structural support, a working and containment deck, and ways to manage debris.

We discussed the possibility of keeping the main bridge girders intact and carrying their own load, while removing the slab. That way, the temporary support structure can be designed for the

weight of the girders and cross beams alone (including some construction equipment load) rather than the weight of the entire bridge.

We also discussed possibly installing the main horizontal support girders that span between the vertical supports *above* the existing bridge girders rather than alongside or below. This allows the deck support and the bridge girder support to be hung using rods, and also allows the use of the existing east and center support as vertical support points.

Informal parametric studies and reviews of the existing bridge and garage conditions were then performed to determine approximate size of the main horizontal support girder needed, as a function of column placement. The goal was to limit the size of the main steel girders to a standard rolled wide-flange steel section, rather than having to use a heavier, deeper, and more expensive built-up section.

Key findings:

- A vertical support is needed in the middle of Kearny Street. This will require a long term lane revision, and loss of at least one lane. Temporary night closures of the entire street may be needed for erection and removal of the temporary support structure. See Appendix C for more details of the proposed support point in Kearny Street.
- Support at the Hilton Hotel can be placed above the entrance, at bridge level, keeping the driveway and entry steps clear.
- The support at the east side of Kearny Street is shown to use the existing basement garage wall, supplemented by steel columns placed against the wall at all garage levels. There may be minor temporary loss of parking spaces (up to two spaces per floor). An alternate support location that does not impact the Hilton parking garage is shown in Appendix C.
- Vertical supports over the Portsmouth Square parking garage will need a horizontal spreader beam at garage roof level, due to the layout of the columns, as well as supplemental steel columns at all levels below. There may be up to 4 parking spaces temporarily lost per floor.
- The main support girders will be W40 wide flange sections.
- Vertical clearance will be approximately 16 feet.

Conceptual Temporary Support Scheme

The drawings following in Appendix A show, at conceptual level, a scheme for temporary support shoring:

- S2.1 Existing Bridge Plan- Bridge Level (shows existing conditions)
- S2.2 Bridge Shoring Plan (shows layout of the shoring support frames)
- S3.1 Existing Bridge Elevation (shows existing conditions include the basements of Portsmouth Square and the Hilton)
- S3.2 Bridge Shoring Elevation (shows the main temporary support girder above the bridge girders, and the support conditions for the frames)
- S4-S6 Bridge Shoring Sections (shows details of the shoring support frames)
- S7 Typical Bridge Section (shows how the bridge girders are hung from the main support girder, and shows the temporary deck below the existing bridge deck)

This scheme anticipates that the deck will be removed entirely, leaving the cross beams in place, **before** the main bridge girders are de-tensioned and removed.

The steel deck with plywood shown below the bridge deck is to catch and hold debris, which will be then shoveled back up to the bridge deck still in place for removal.

A side barrier for debris containment is not shown. That would probably consist of a plywood screen supported by wire rope, and possibly augmented by netting.

The support frames will need to be braced laterally. We have indicated that the joints between the support columns and the cross members should be rigid joints. Where the structure is over the Portsmouth Square area, bracing (such as wire rope) can be provided outside of the support frames. Longitudinally, the frames can be braced above the bridge level with wire rope cross bracing.

The main shoring girders are hung from the bottom of the W24 cross beams that are supported by the temporary support columns. Please note that the connection between these girders and W24 cross beams will be much more complex than indicated on the section drawings S.4 through S.6.

Debris handling and removal will of course be determined by the demolition contractor. It is anticipated that removal of the deck will start at the Hotel end, and debris will be moved back along the still in-place bridge deck for removal. For the cross beams and bridge girders it is anticipated that the removal will start at the Portsmouth square end, which will clear the temporary support deck for transfer of debris back towards the park.

The City of San Francisco has requirements for the recycling of demolished materials that generally means the concrete and reinforcing steel need to be separated. If debris is stockpiled and separated at the upper park level before being loaded out to trucks on Washington Street, the contractor will need to consider issues such as allowable loading on the existing waffle slab deck. It may not be acceptable due to parking garage circulation and access to the adjacent elevators to add post shores below.

Another option for debris removal could take advantage of the lane shift needed due to the temporary support in the middle of Kearny Street. An area in line with the support could be created to allow debris trucks to be backed in and loaded from a chute through the protection barrier above. This would mean that material separation would need to take place on the support structure or at an offsite location.

Closure and Next Steps

Our investigation has determined that demolition is feasible, but it will require substantial temporary works, as well as coordination and cooperation with both the Hilton Hotel, and the operator of the Portsmouth Square parking garage.

A potential work sequence, with estimated durations, is included in Appendix B.

The actual temporary support system used will be designed by the demolition contractor to suit their means and methods. The demolition drawings to be prepared by SOHA Engineers will indicate the limits of demolition, and site-specific constraints.

It will be important to determine specific requirements for lane closures at this location in Kearny Street, both long term, and overnight for shoring erection.

The location depth and type of buried utilities in Kearny will need to be reliably determined. Confirming the minimum overhead clearance requirement will also be critical.

APPENDIX A

TEMPORARY SUPPORT DRAWINGS



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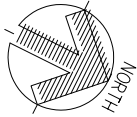
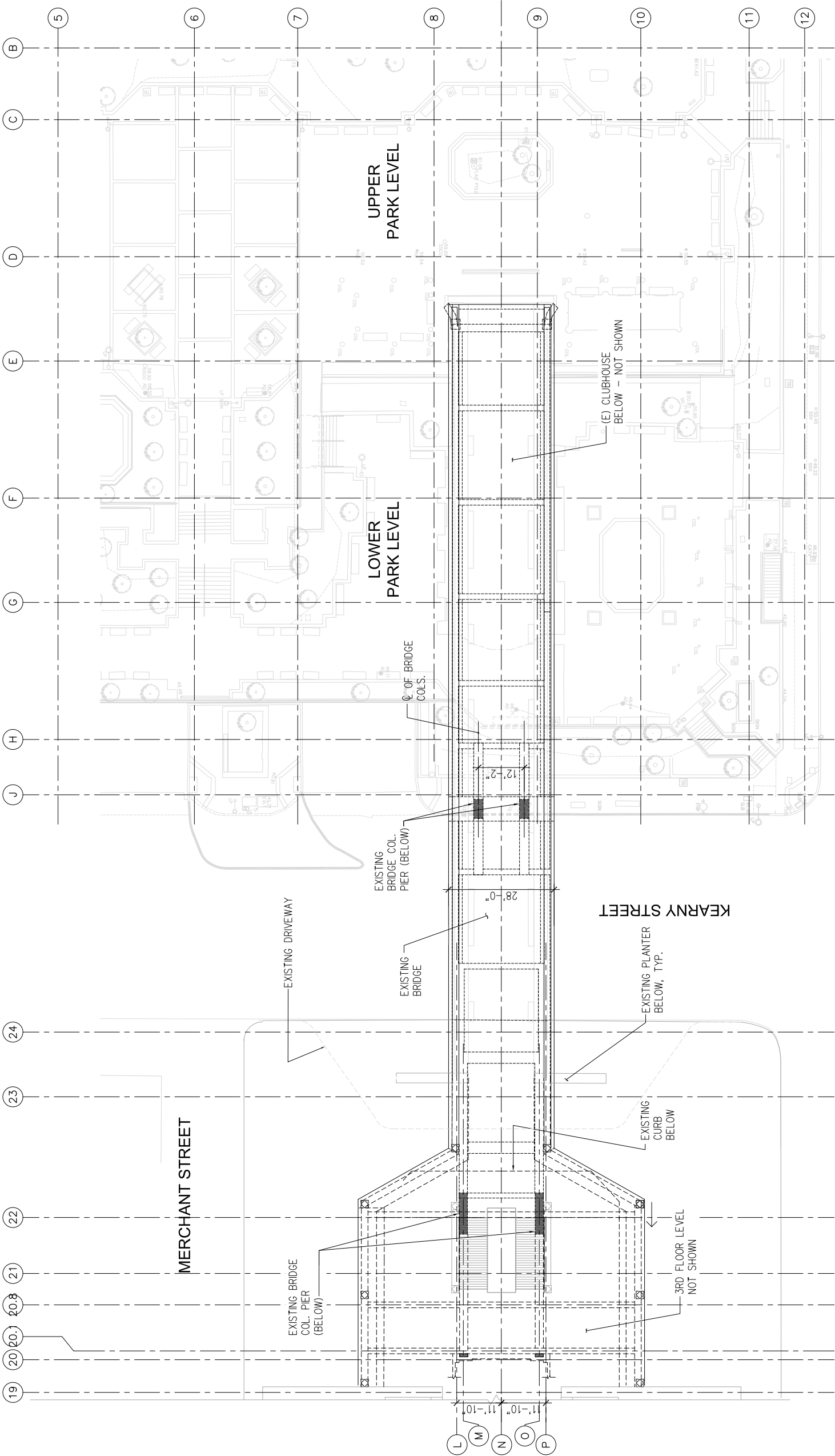
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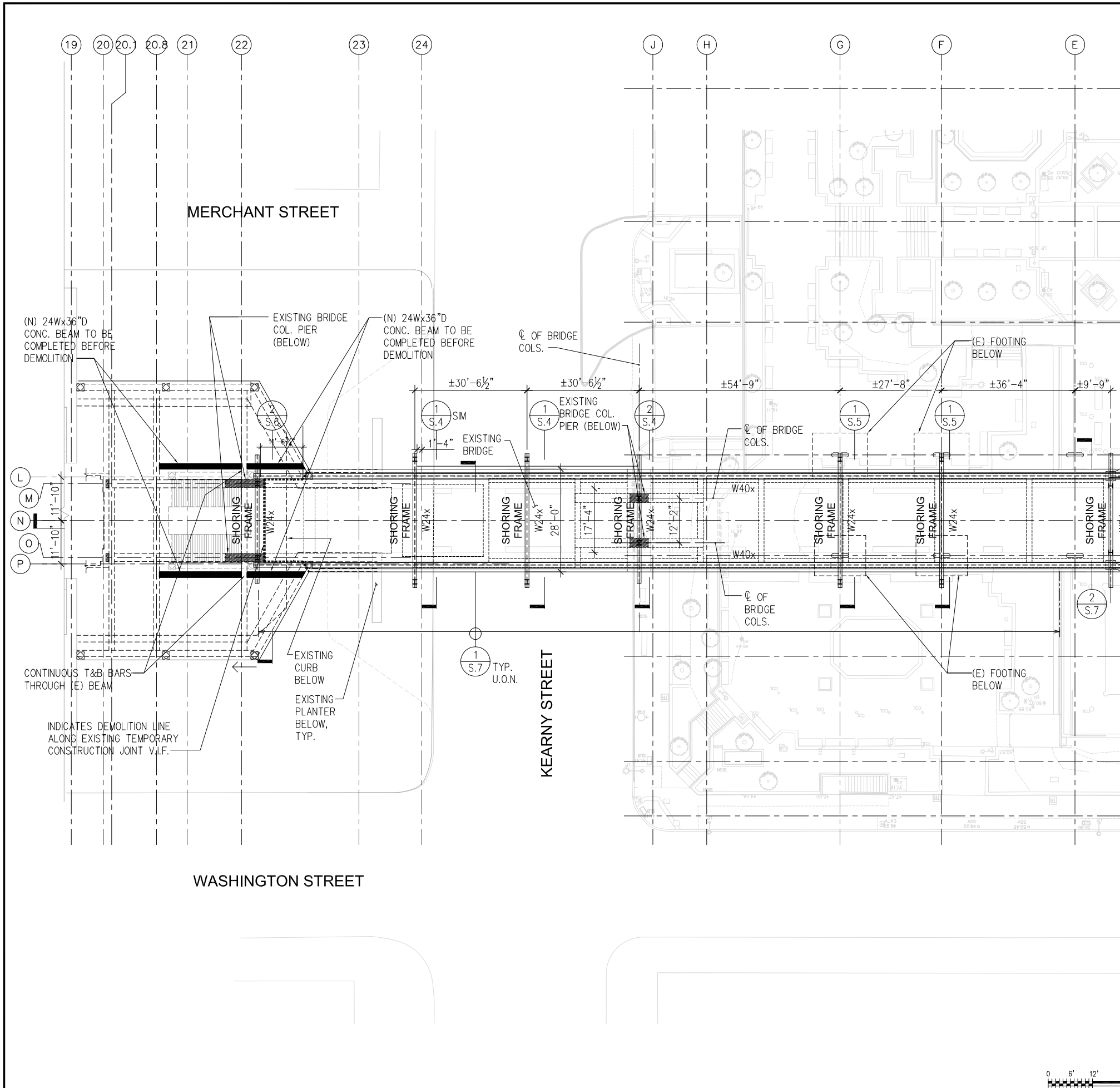
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PLAN - EXISTING BRIDGE



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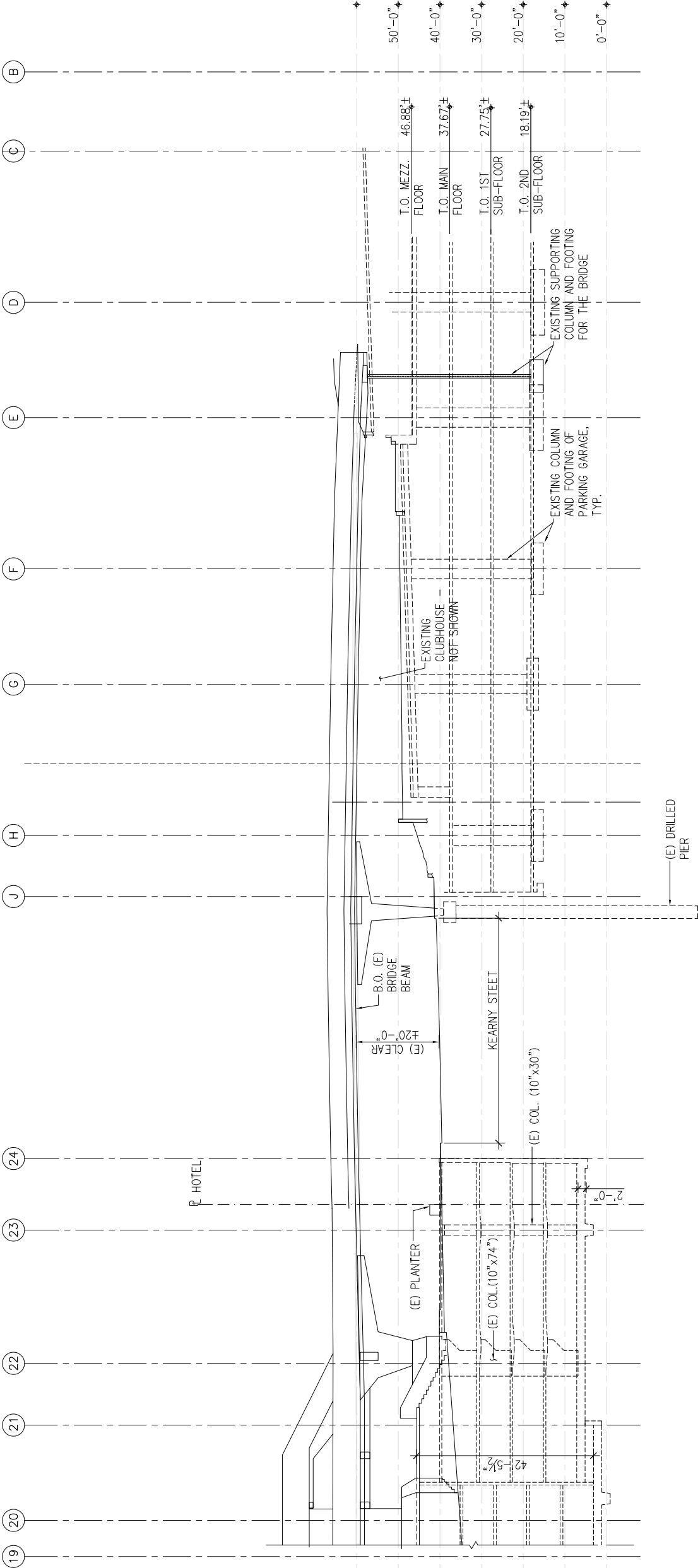
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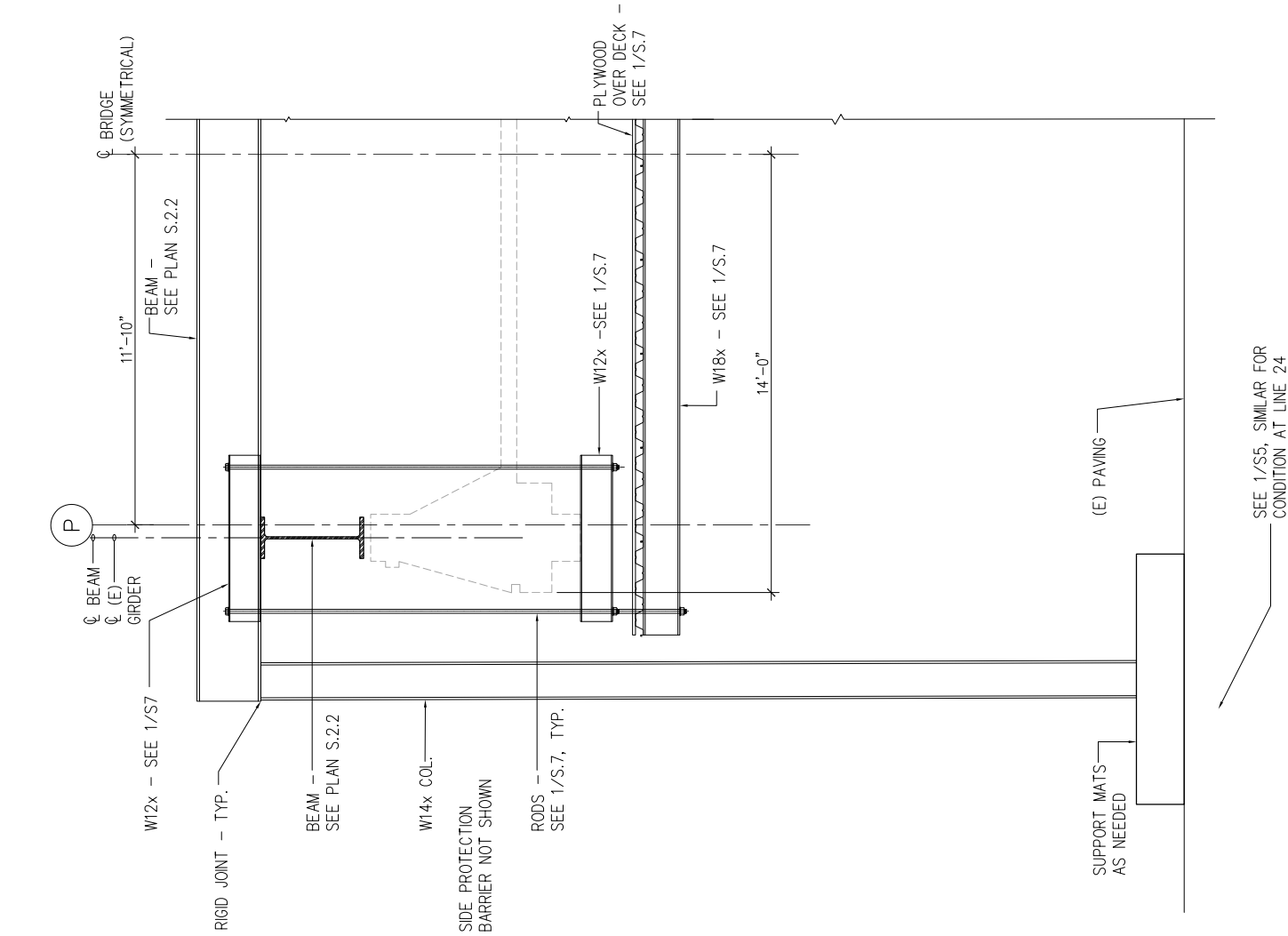
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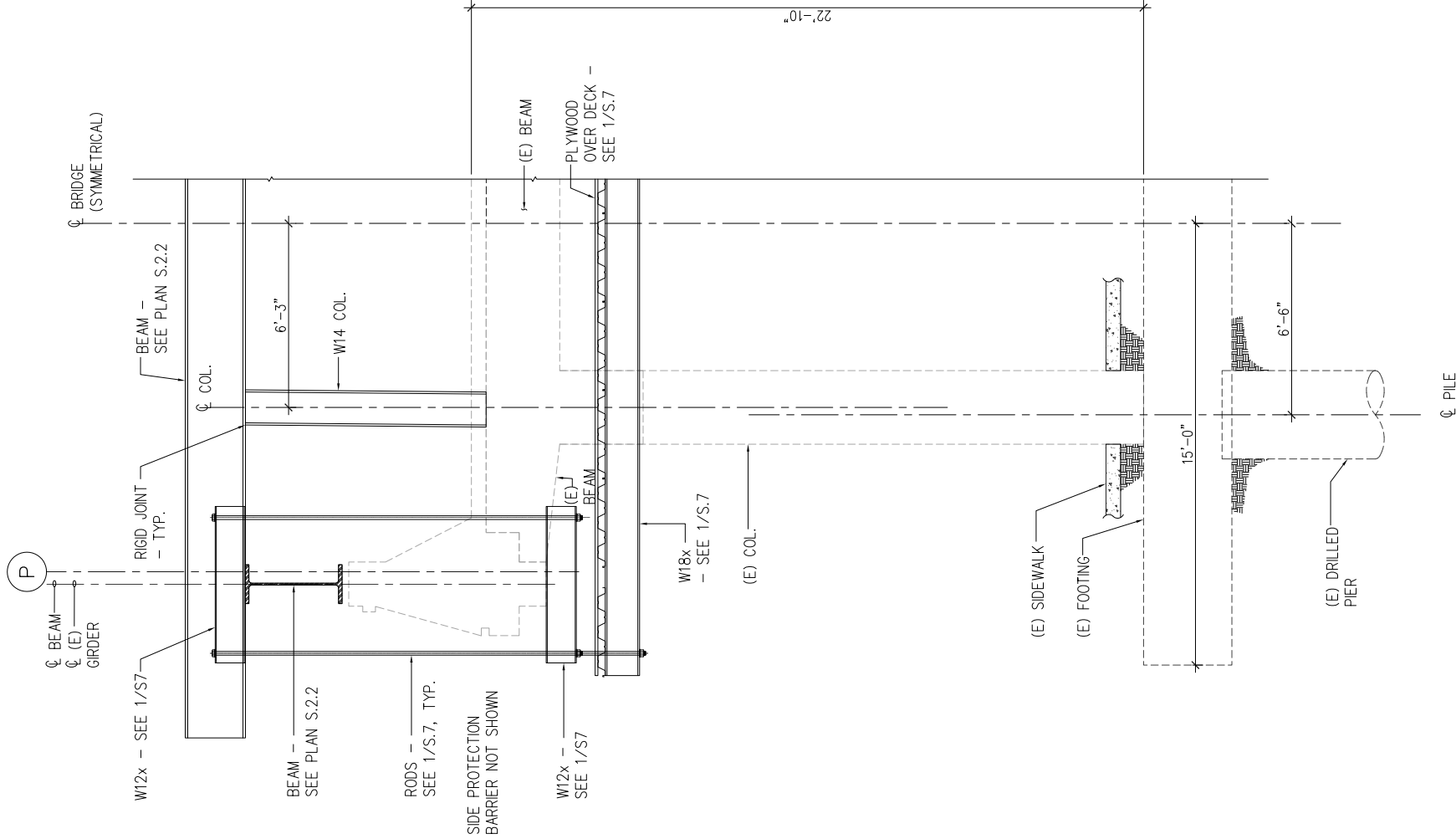
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BRIDGE SECTION

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1" = 4' 0"



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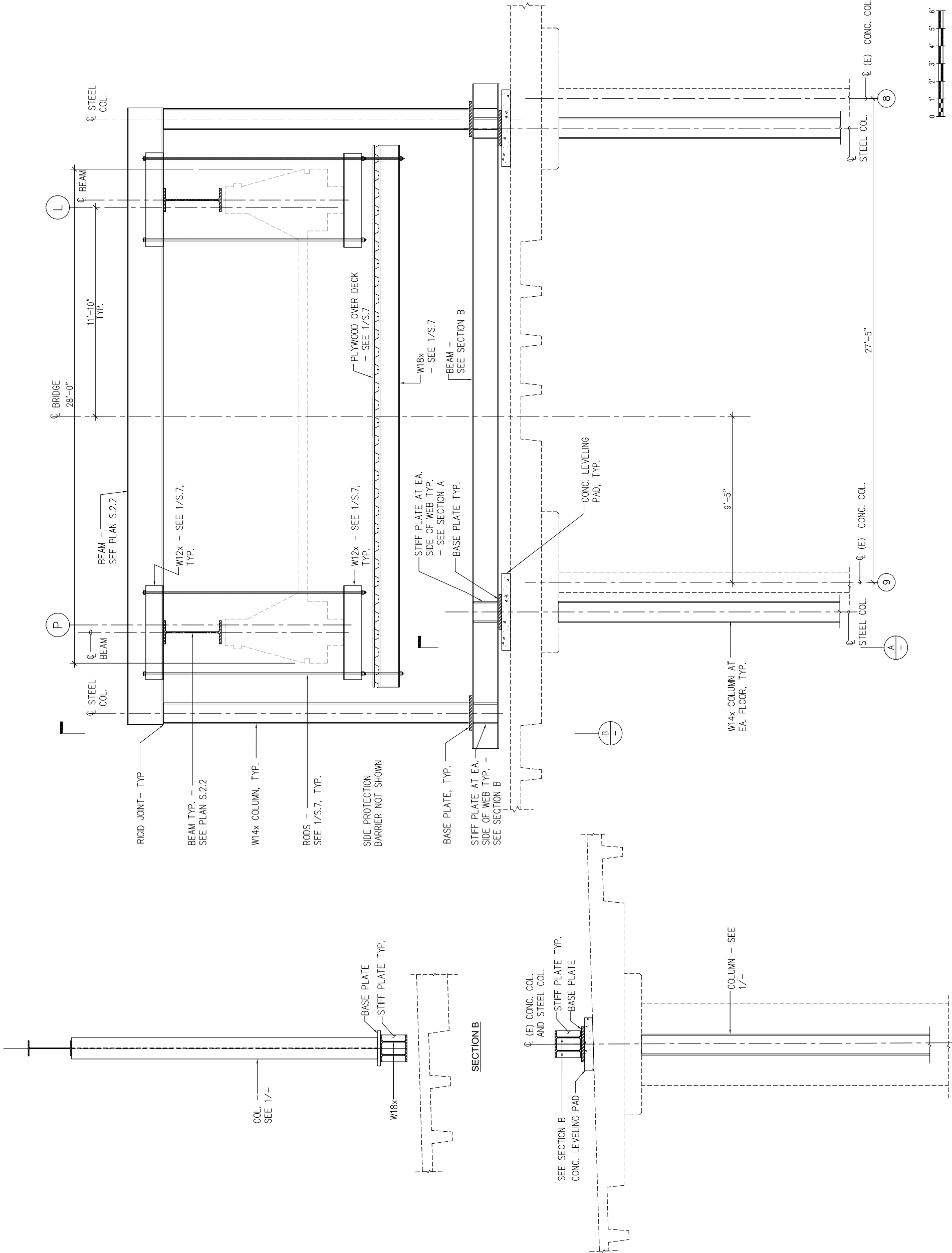
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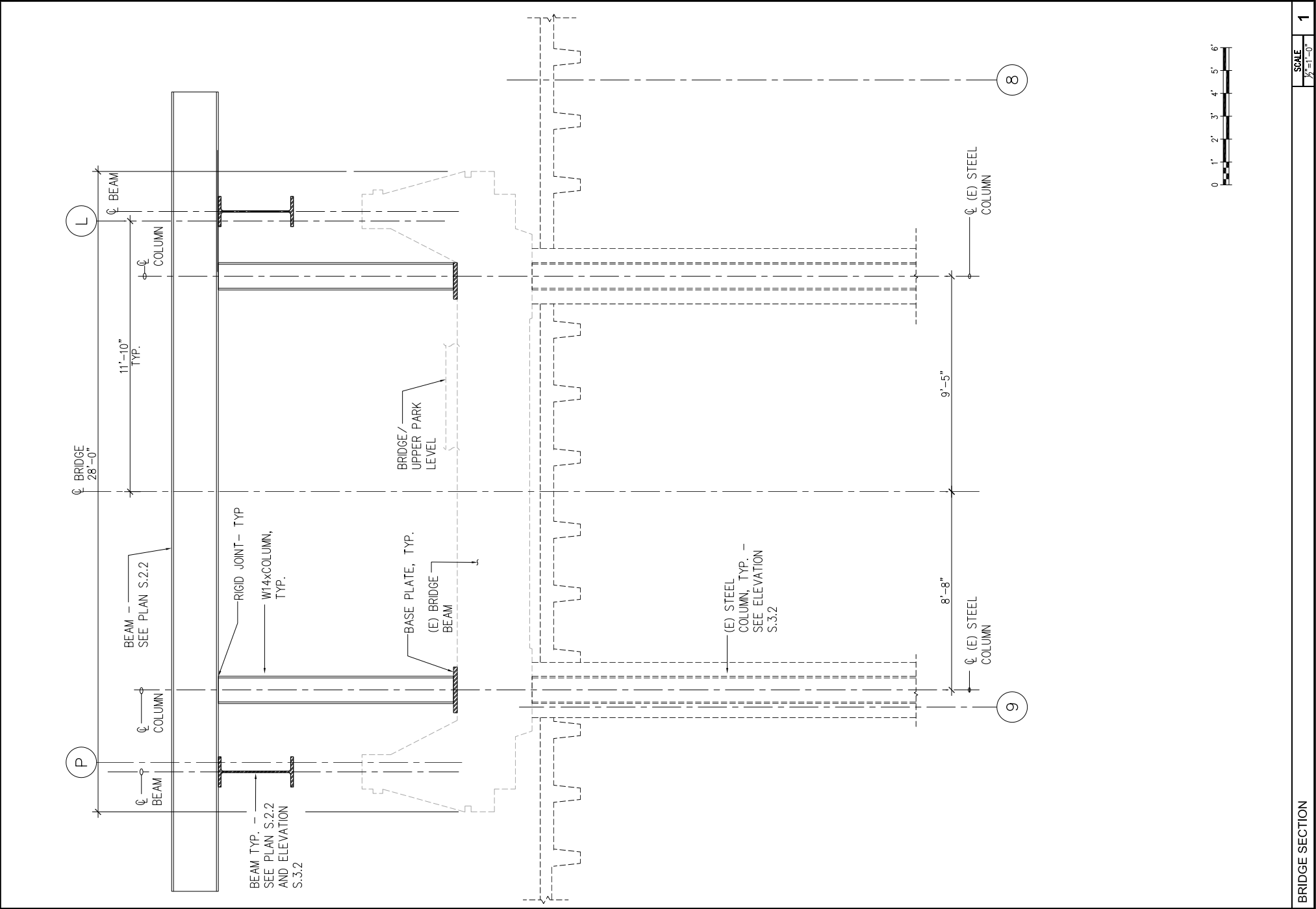
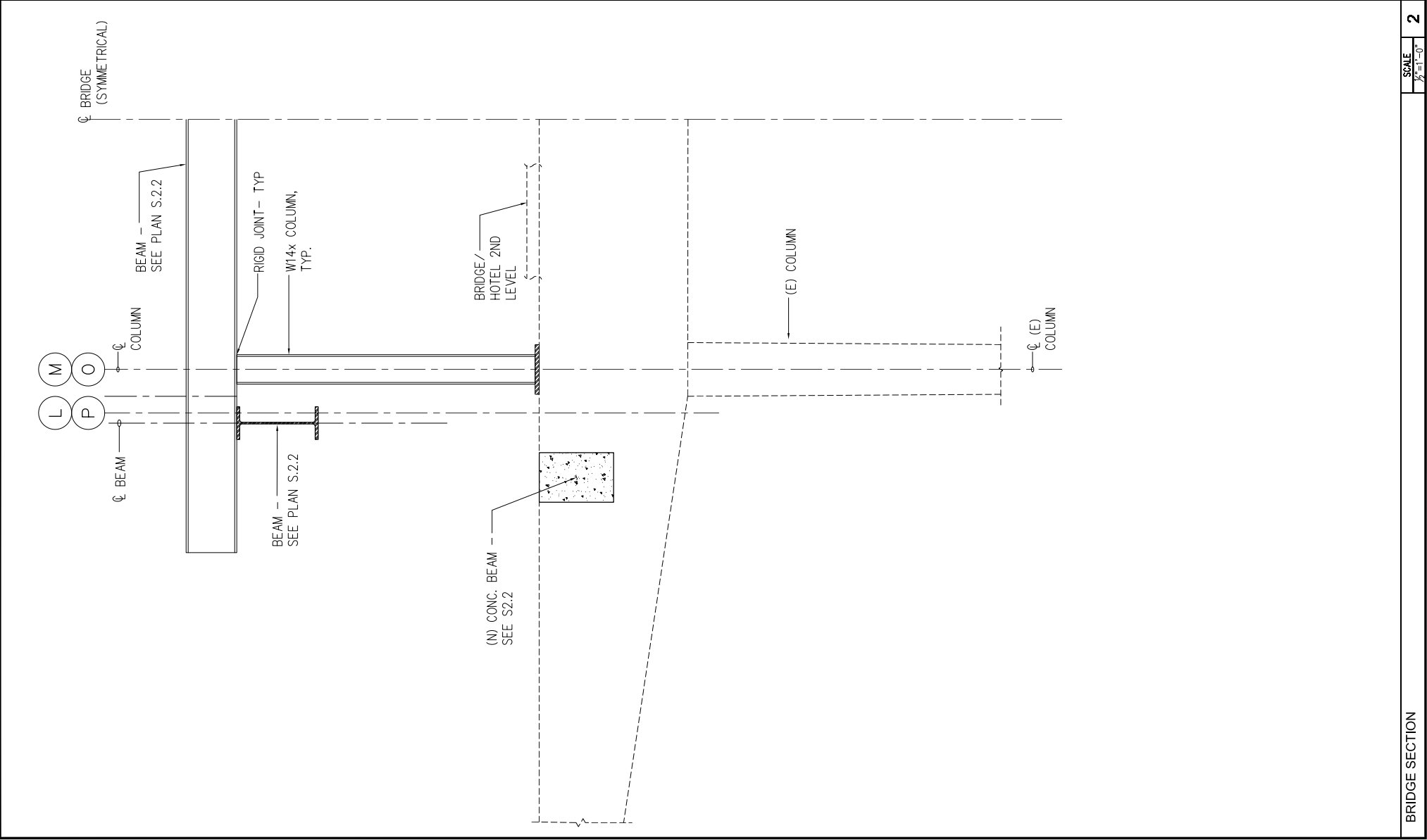
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BRIDGE
SECTIONS

DRAWING
NUMBER:
S.6

SHEET 7 OF 8

APPENDIX B

DEMOLITION SEQUENCE AND DURATIONS

APPENDIX B

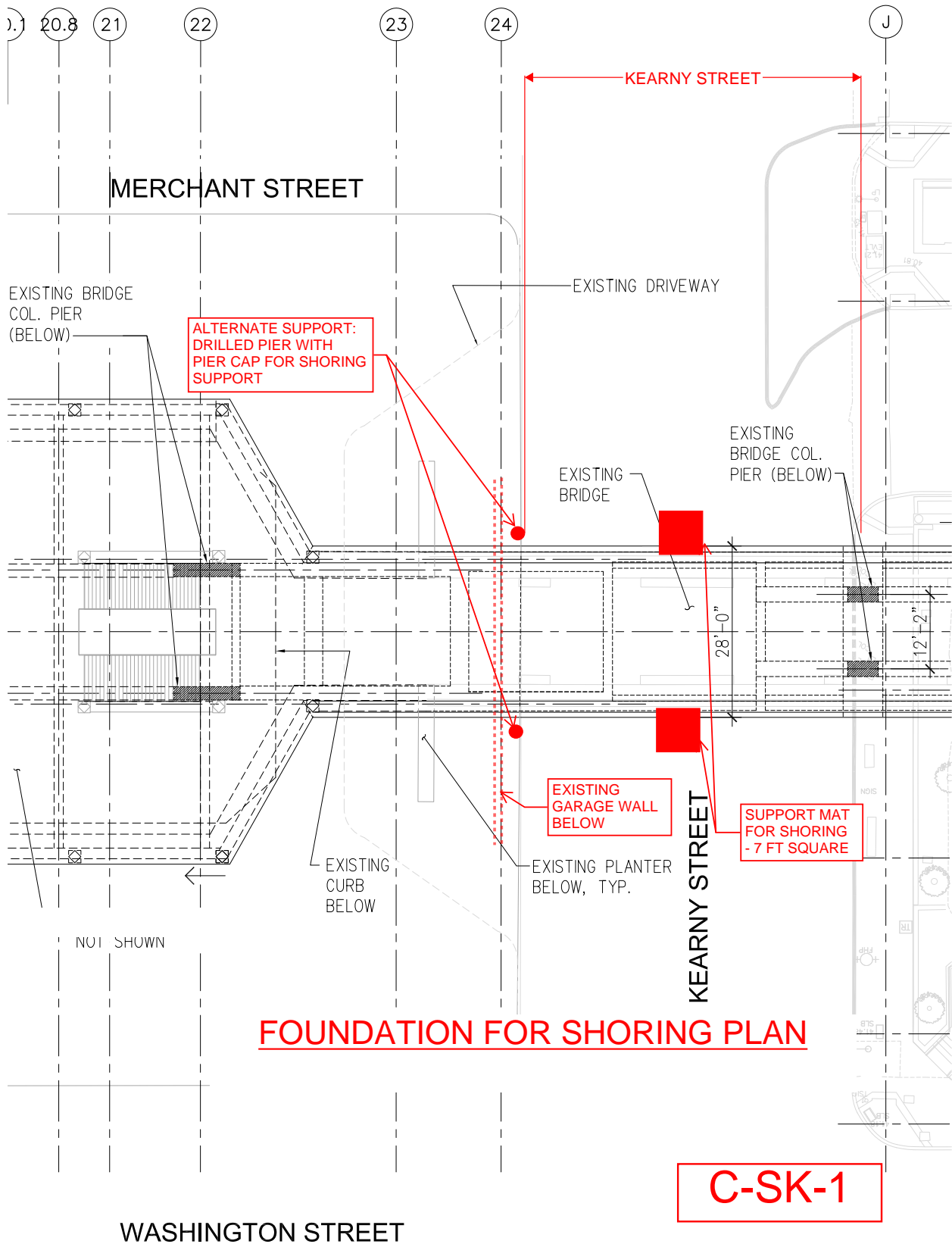
DEMOLITION SEQUENCE AND DURATION

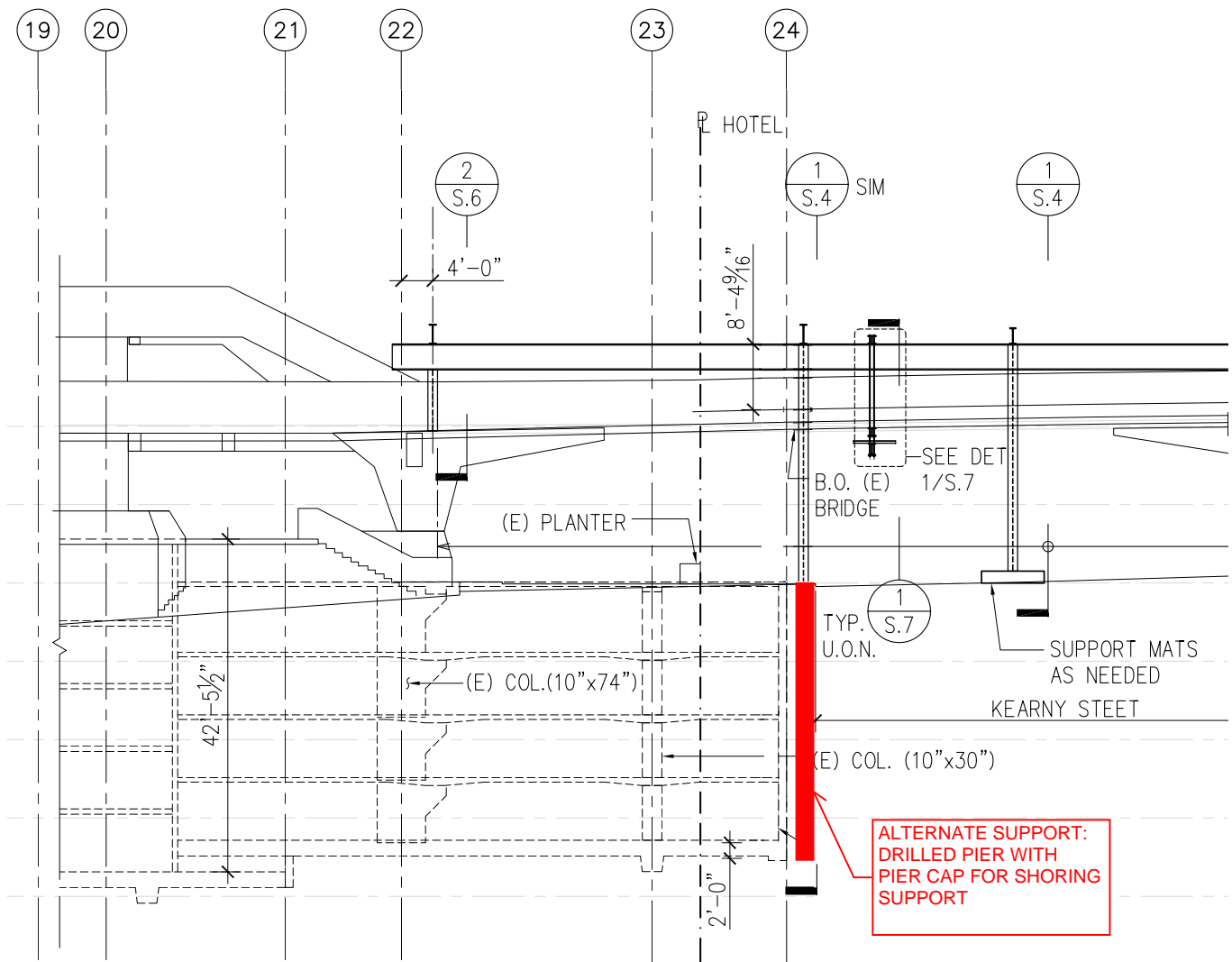
- 1. Erect temporary support, and install supplementary concrete beams - Estimated duration: 4 to 5 weeks.**
 - a. Erect temporary support for the bridge as described in the report, and drawing sheets S2.2, S3.2, S4, S5, S6, S7.
 - b. At the same time, install two supplementary concrete beams at the Hotel side (east side) to provide support for the ends of the rail/edge beams at the limits of the demolition – see Figure 10 of the report.
- 2. Demolition - Estimated duration: 6 to 8 weeks.**
 - a. Remove pavers and decorative pieces from the bridge.
 - b. Remove concrete slab of the bridge, and keeping cross beams and bridge girders (do not detension PT cables in the girders).
 - c. Detention PT cables of the main girders
 - d. Remove cross beams girders.
- 3. Remove temporary support - Estimated duration: 2 to 3 weeks.**
- 4. Remove center bridge support and west support at Portsmouth Square – Estimated duration: 3 to 4 weeks. Items a and b below can happen simultaneously.**
 - a. Remove center bridge support behind the curb at the west side of Kearny Street (see Figure 7 of the report).
 - i Detension PT cables of the transverse beam at top of center column.
 - ii Remove transverse beam at top of center column.
 - iii Remove center column.
 - iv Remove pile cap.
 - v Remove the top 2 feet of drilled pier from bottom of pile cap.
 - b Remove west support at Portsmouth Square (see Figure 8 of the report).
 - i Remove transverse beam at top of columns above garage structure.
 - ii Any exposed ends of reinforcing steel shall be ground flush with the top of slab, and covered with weather protecting material.

APPENDIX C

FOUNDATION LOCATIONS FOR TEMPORARY SUPPORT POINTS

Portsmouth Square Bridge Demolition





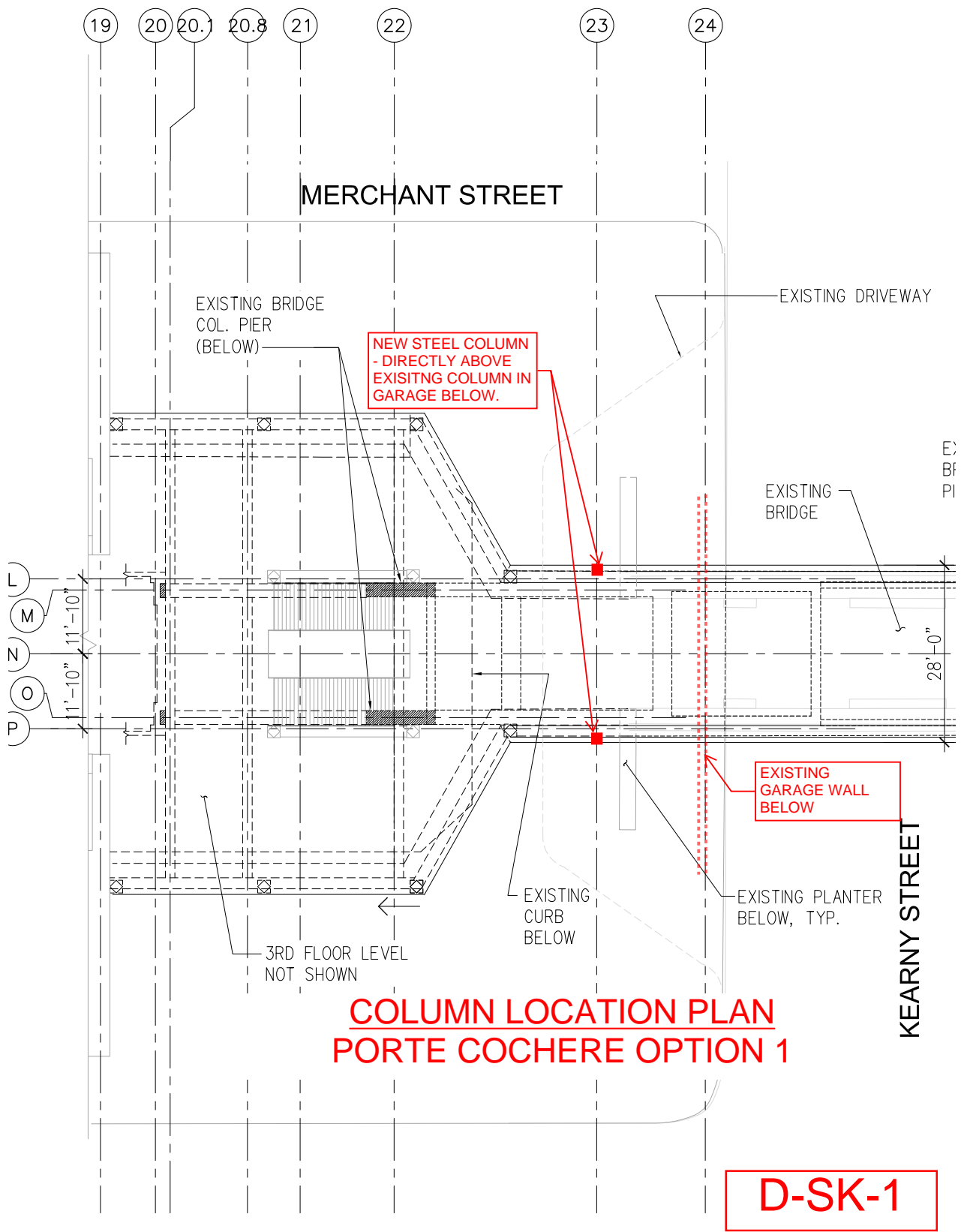
SECTION ALTERNATE SUPPORT LOCATION

C-SK-2

APPENDIX D

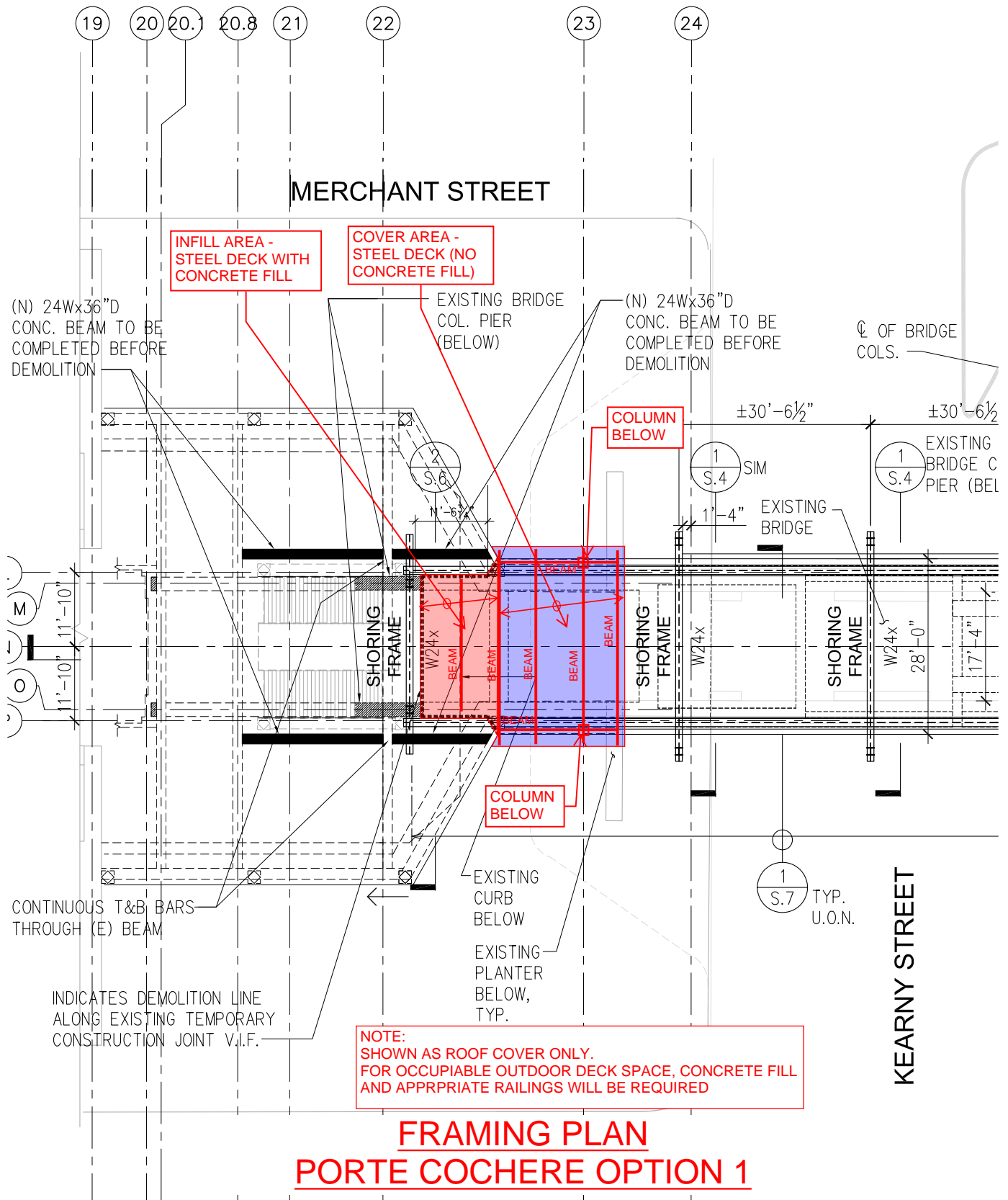
OPTIONS FOR HOTEL PORTE COCHERE

Portsmouth Square Bridge Demolition



WASHINGTON STREET

Portsmouth Square Bridge Demolition

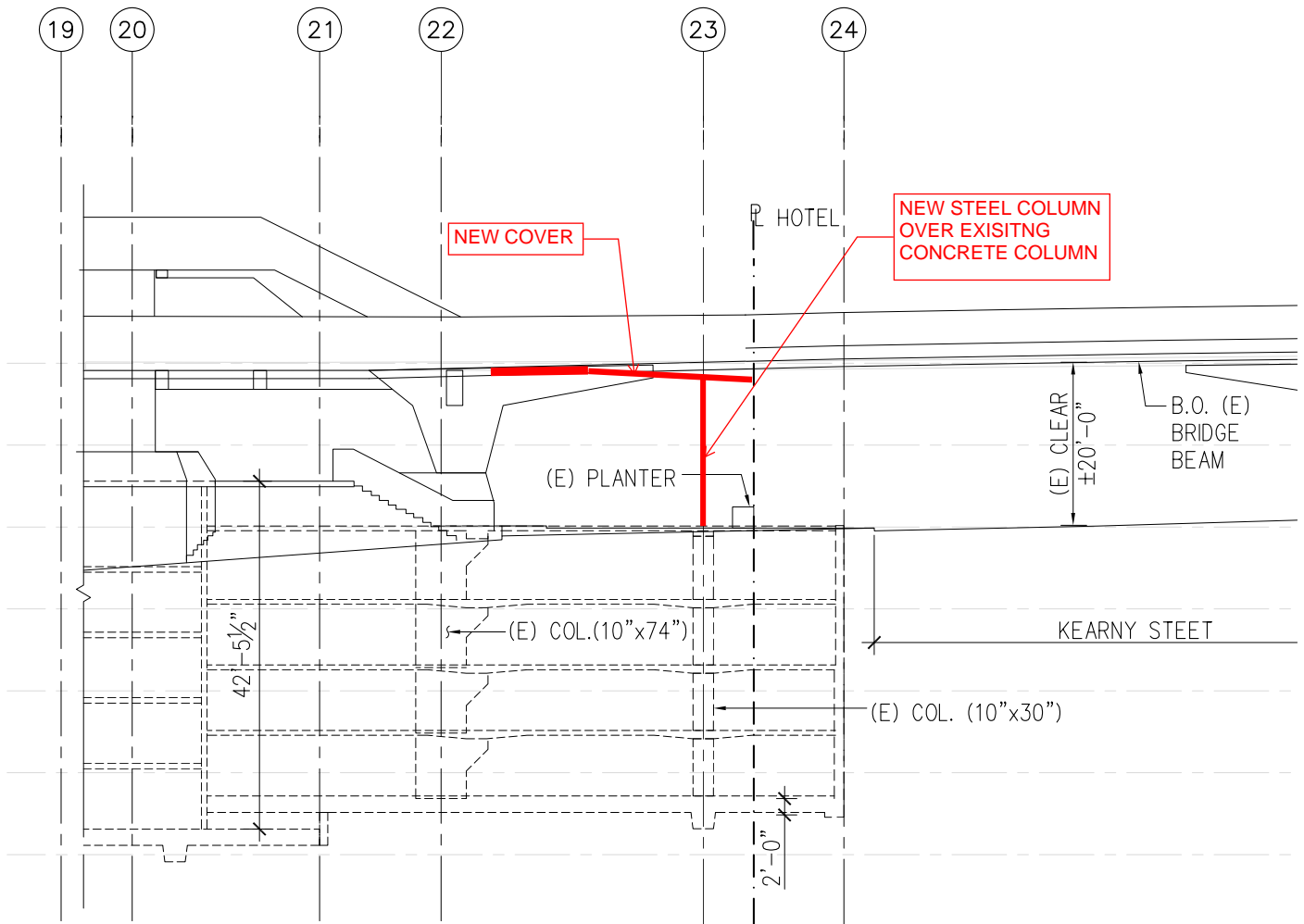


FRAMING PLAN PORTE COCHERE OPTION 1

D-SK-2

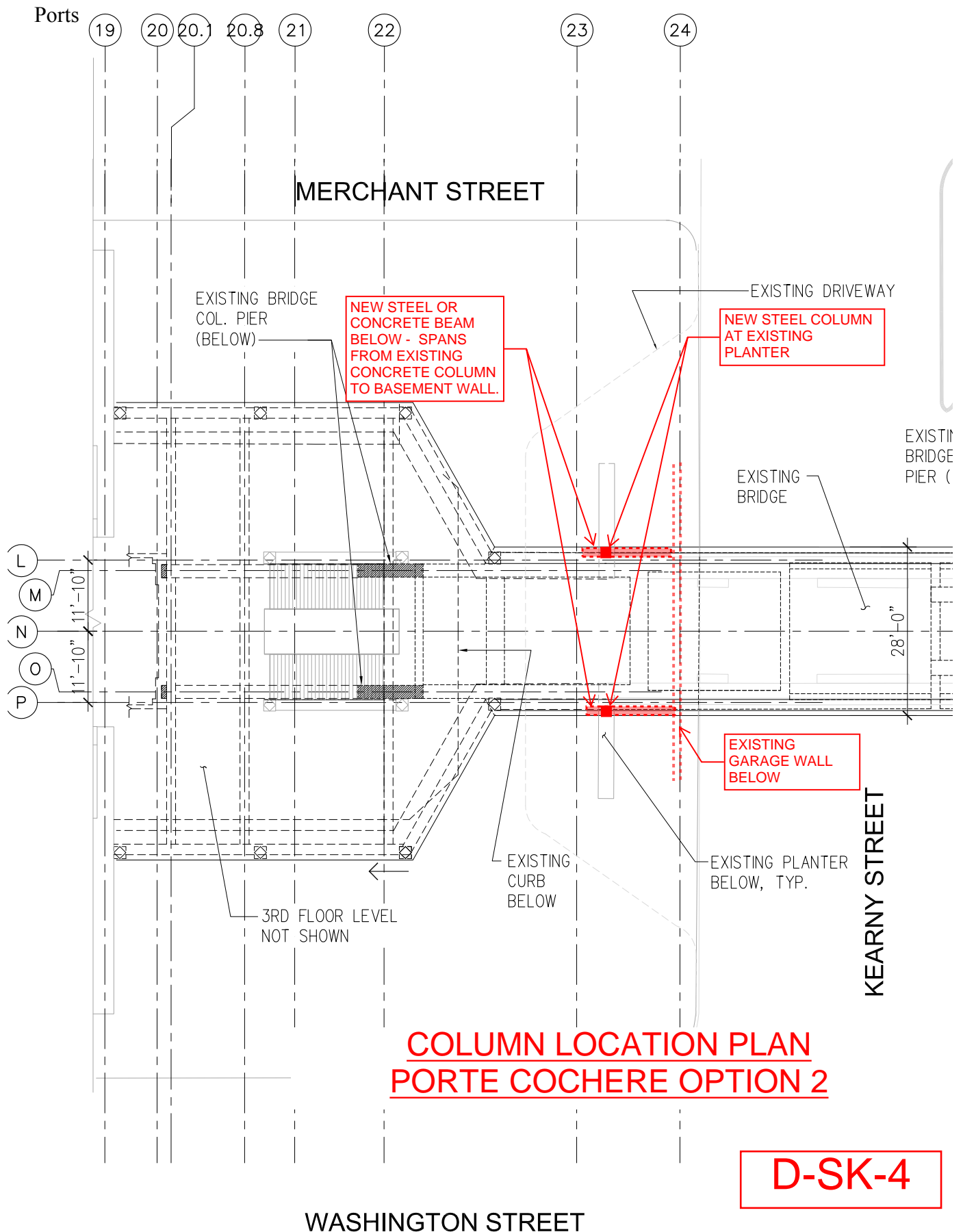
WASHINGTON STREET

Portsmouth Square Bridge Demolition



SECTION PORTE COCHERE OPTION 1

D-SK-3



WASHINGTON STREET

FRAMING PLAN
PORTE COCHERE OPTION -2

D-SK-5

WASHINGTON STREET

MERCHANT STREET

KEARNY STREET

IN FILL AREA - STEEL DECK WITH CONCRETE FILL

COVER AREA - STEEL DECK (NO CONCRETE FILL)

EXISTING BRIDGE COL. PIER (BELOW)

(N) 24Wx36"D CONC. BEAM TO BE COMPLETED BEFORE DEMOLITION

±30'-6½"

±30'-6½"

EXISTING BRIDGE COL. PIER (BE)

1 S.4 SIM

1 S.4

EXISTING BRIDGE

1'-4"

SHORING FRAME

W24x

28'-0"

17'-4"

SHORING FRAME

W24x

1 S.7 TYP. U.O.N.

CONTINUOUS T&B BARS THROUGH (E) BEAM

INDICATES DEMOLITION LINE ALONG EXISTING TEMPORARY CONSTRUCTION JOINT V.I.F.

NOTE:
SHOWN AS ROOF COVER ONLY.
FOR OCCUPIABLE OUTDOOR DECK SPACE, CONCRETE FILL AND APPROPRIATE RAILINGS WILL BE REQUIRED

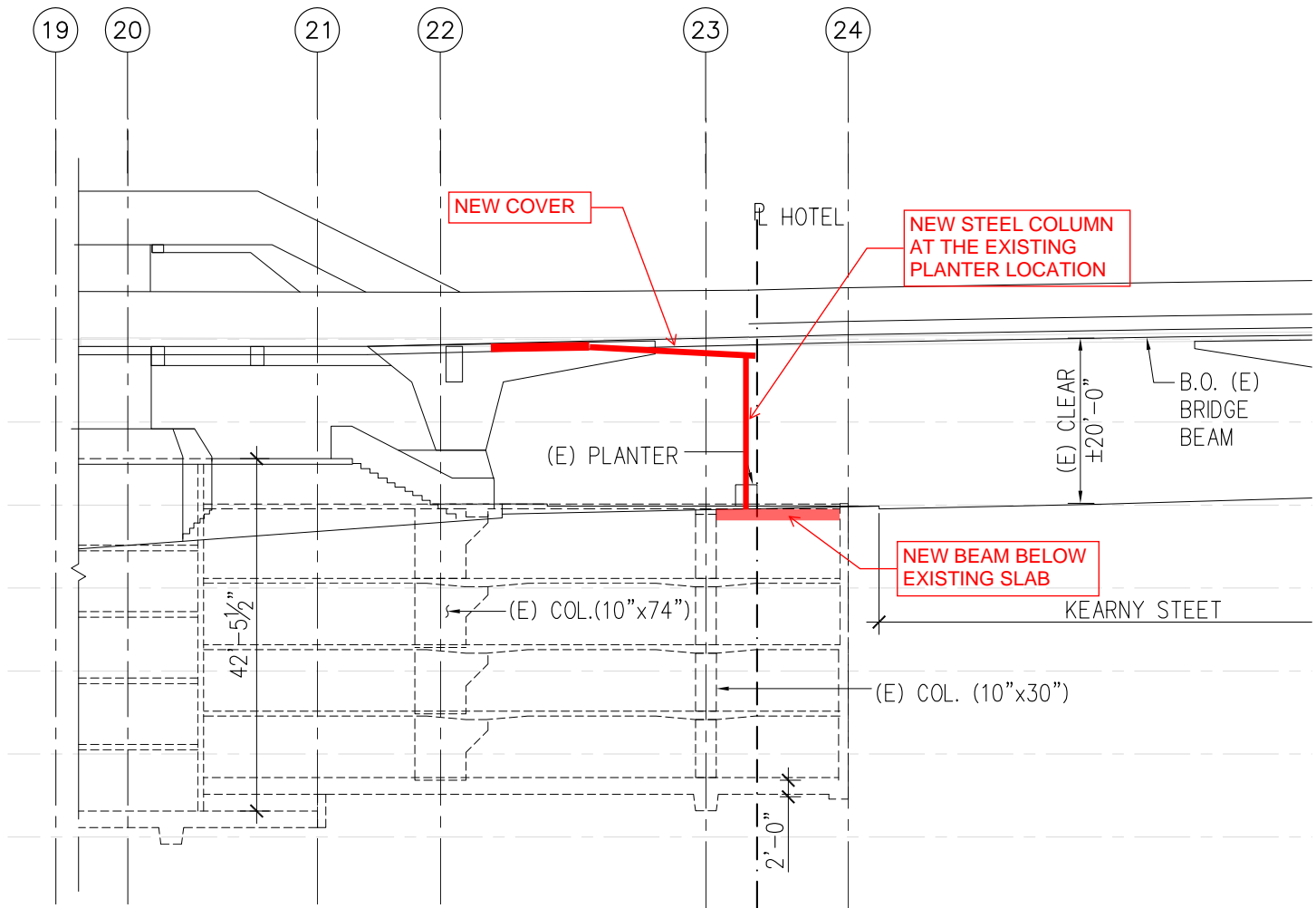
COLUMN BELOW

COLUMN BELOW

EXISTING CURB BELOW

EXISTING PLANTER BELOW, TYP.

D-SK-5



SECTION
PORTE COCHERE OPTION 2

D-SK-6

D4 Historic Resource Evaluation for Hilton Hotel, San Francisco, California

HISTORIC RESOURCE EVALUATION

Hilton Hotel

San Francisco, California

San Francisco Planning Department | Final - March 2019

*Architecture
Planning
Conservation*



Architectural
Resources Group



Hilton Hotel
Historic Resource Evaluation
San Francisco, California

Final – March 2019

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Appendix

Appendix A: Existing Conditions Photographs
Appendix B: Sanborn Fire Insurance Maps
Appendix C: Building Permit Record
Appendix D: History of Chinese Culture Foundation

1. INTRODUCTION

1.1 Project Background

At the request of the San Francisco Planning Department, Architectural Resources Group (ARG) prepared this Historic Resource Evaluation (HRE) report for the Hilton Hotel at 750 Kearny Street (Block 0208, Lot 024) in San Francisco, California. The subject property consists of a 27-story hotel building and a pedestrian bridge spanning Kearny Street and terminating at Portsmouth Square. Both were completed in 1971 and designed by Clement Chen and Associates in partnership with John Carl Warnecke and Associates. The Taiwanese architect and artist Chen Chi-kwan finalized the design of the bridge. The building housed the Holiday Inn from 1971 to 2005, followed by the Hilton Hotel from 2005 to the present. Additionally, the Chinese Culture Center has leased the third story since the building was constructed. This report includes a physical description and historical summary of the subject property and an evaluation of its significance under the California Register of Historical Resources (California Register) criteria.

1.2 Current Historic Status

The subject property is classified by the San Francisco Planning Department as “Category B – Unknown/Age Eligible” in the San Francisco Property Information Map and has not been formally evaluated for individual listing in the National Register of Historic Places (National Register) and California Register or as a San Francisco Landmark under Article 10 of the San Francisco Planning Code. Additionally, the property was not surveyed as part of previous historic resources surveys completed by the Junior League of San Francisco in 1968, the San Francisco Planning Department from 1974 to 1976, and San Francisco Heritage over the past three decades.¹

The hotel building is located adjacent to the eastern boundary of the potential Chinatown Historic District as delineated by the San Francisco Landmarks Advisory Board in 1985. In 1997, the U.S. Department of Housing and Urban Development (HUD) issued a determination that the potential historic district is eligible for listing in the National Register. While a portion of the pedestrian bridge extends into the historic district boundary, it is a non-contributing feature to the potential Chinatown Historic District.²

Lastly, the subject property is the location of California State Landmark No. 192 in recognition that it was the former location of the third Jenny Lind Theater constructed in 1851 and converted to San Francisco’s City Hall in 1852. The theater/city hall building is no longer extant and has no historical connection to the current hotel building and pedestrian bridge constructed at 750 Kearny Street in 1971.

¹ San Francisco Planning Department, San Francisco Property Information Map, 750 Kearny Street, accessed March 12, 2019, <https://sfplanninggis.org/pim/>.

² MIG, “Portsmouth Square Historic Resource Evaluation, San Francisco, California,” prepared for the San Francisco Planning Department, August 2014, 8.

1.3 Methodology

To complete the HRE for the hotel building and pedestrian bridge, ARG:

- Conducted a site visit to examine and photograph the subject property and its surroundings on January 17, 2019;
- Completed archival research at repositories including the San Francisco Department of Building Inspection, San Francisco Recorder's Office, and San Francisco Public Library History Center;
- Obtained copies of historic photographs and newspaper clippings from the Chinese Culture Center;
- Contacted the Chinese Historical Society of America, which did not have information on the subject property in its archives;
- Reviewed online repositories, including the *San Francisco Chronicle* Historical Database, Newspapers.com, Ancestry.com, Internet Archive, Online Archive of California, Avery Index to Architectural Periodicals, and Pacific Coast Architecture Database; and
- Reviewed primary and secondary sources regarding the history of the Chinese American community in San Francisco, brutalist architecture, as well as the careers of architects Clement Chen and John Carl Warnecke.

2. PHYSICAL DESCRIPTION

The following section provides a physical description of the hotel building/pedestrian bridge at 750 Kearny Street and the immediate setting. Additional photographs of the subject property are presented in Appendix A.

2.1 Site Description

The subject property at 750 Kearny Street occupies the western half of the block bounded by Kearny Street to the west, Washington Street to the north, Montgomery Street to the east, and Merchant Street to the south (Figure 1). It is located at the eastern edge of Chinatown where the neighborhood transitions to the Financial District. Portsmouth Square (bounded by Washington, Kearny, and Clay streets and Walter U. Lum Place) is located immediately to the west and physically connected to the subject property via the pedestrian bridge. The surrounding blocks contain mixed-use buildings with varying heights, architectural styles, and construction dates. Buildings to the west within Chinatown range from one- to four-stories in height, while taller buildings are located to the north, east, and south of the subject property. These include the following:

- The 14-story City College of San Francisco Chinatown campus (808 Kearny Street, completed in 2012) to the north;
- the 26-story Montgomery Washington Tower (611 Washington Street, constructed in 1984) occupying the eastern portion of the block;

- the 48-story Transamerica Pyramid (600 Montgomery Street, completed in 1972) located immediately east of the Montgomery Washington Tower; and
- the 20-story office building (601 Montgomery Street, constructed in 1978) to the south.



Figure 1. Location of the subject property (boundary indicated in red)
(Google Earth, amended by author)

2.2 Building Description

Hotel Building - Exterior

The hotel building is 27 stories in height with a five-story parking garage; the lower four stories of the parking garage are situated underground. The Brutalist-style building consists of a tall, slender rectangular shaft situated on a wider, pyramidal base with sloped walls on the north and south façades. The steel-frame building is primarily clad with poured-in-place concrete imprinted with vertical lines created by wood formwork. The concrete is incised with horizontal bands aligning with smooth, precast concrete spandrels defining each floor; the spandrels also have angled ledges. Fenestration on the north and south façades of the tower consists of bands of steel-sash windows divided into six wide bays flanked by two narrow outer bays. The west and east façades have a narrower profile than the north and south façades and feature a central, full-height projection. A column of recessed windows is located centrally in the projection, and columns of narrow rectangular voids, echoing the pattern of the central windows, flank the projection. The tower is capped by a sculptural overhang punctuated by deep, rectangular voids at the capital level. A rectangular pool is located on the flat roof.



Figure 2. North and west façades, view southwest (left) and west and south façades, view northeast (right) (ARG, January 2019)

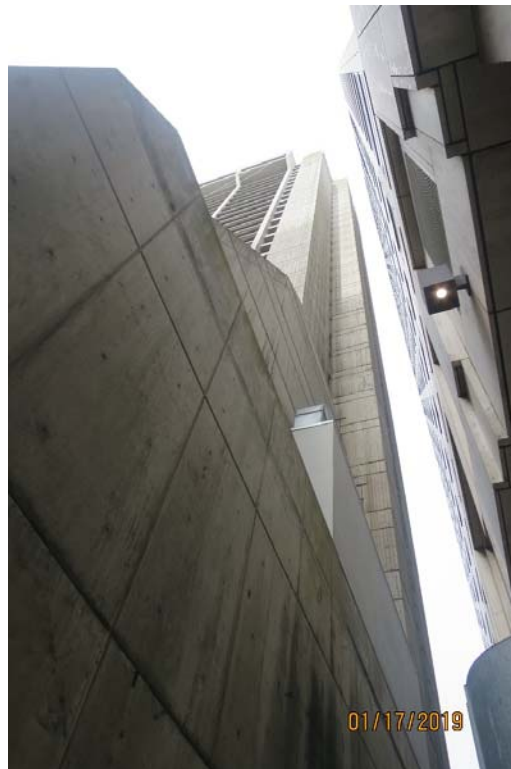


Figure 3. South and east façades, view north (ARG, January 2019)

The base of the building has large expanses of metal-sash, fixed windows on the sloped walls of the north and south façades; the windows are arranged in a similar pattern of bays as the tower. The ground story of the south façade is lined with openings to the garage that have been enclosed with chain link fencing with slats. The ground story of the north façade contains an entrance to the parking garage, service entrances for vehicles and hotel staff, and openings enclosed with chain link fencing with slats. The base of the east façade is devoid of fenestration. It faces a narrow, stepped passageway separating the hotel building with the adjacent condominium building (Montgomery Washington Tower, 611 Washington Street). Unlike the rest of the building, it is clad with smooth concrete with rectangular scoring or board form concrete with horizontal lines created from wood formwork.

The hotel lobby is accessed at the base of the west façade. Three central staircases and an adjacent ramp at the south end, each with plain metal handrails, rise to a landing spanning a glass-enclosed vestibule. The vestibule is accessed by two sets sliding glass doors set in wide aluminum frames. An entrance to the underground parking garage and a square terraced planter with small shrubs and flowers are located north of the staircases, and a similar terraced planter is located in between the staircase and ramp to the south. The staircases, ramp, and landing are covered with tile, and the walls are covered with stone veneer. A U-shaped driveway lined with freestanding signs and planters is located at the western property edge; the driveway is accessed from Kearny Street.



Figure 4. Base of the north façade, view southeast
(ARG, January 2019)



Figure 5. Base of the west façade with entrances to the lobby, view east (ARG, January 2019)



Figure 6. Base of the south façade, view northeast (ARG, January 2019)

Pedestrian Bridge

The pedestrian bridge connects with the hotel building at the second and third stories on the west façade. It extends over the exterior staircases accessing the main lobby and spans Kearny Street, terminating at Portsmouth Square. The reinforced concrete girder bridge has a deck supported by cross beams and two main girders. The girders are supported by two sets of two-column bents with tapered legs. The bridge has a closed concrete railing with a smooth concrete cap lined with hexagonal metal lights with a punched design. Short metal posts with canvas signs are interspersed among the metal lights on the railing. The outer walls of the bridge are finished with rectangular panels decorated with vertical lines from wood formwork. The bridge interior walls and deck are covered with clay brick pavers. The interior walls also are curved at the base. A series of low, rectangular, backless concrete benches line the interior north and south walls of the bridge; the benches alternate in length.

At the east end, the bridge expands to form an outdoor platform with angled walls. A central staircase with metal pipe handrails rises from the platform to the third story; it is flanked on each side by shorter staircases, also with metal pipe handrails, that descend to the second story. The second and third stories are accessed by glazed double doors aligned with the outer staircases; the third story has an additional entrance consisting of a centrally located, glazed door. A projecting metal sign for the Chinese Culture Center spans the third-story entrances. The central staircase features the brightly colored, tiled mosaic designed by artist Mik Gaspay and titled *Sunrise*. The underside of the east end of the bridge, where it extends over the lobby staircases and driveway, is clad with metal and opaque glass panels.

At the west end, the bridge terminates in Portsmouth Square at a pergola designed in the style of traditional Chinese architecture. A metal gate with hinged doors spans the width of the bridge within the pergola. The Portsmouth Square clubhouse is located underneath the west end of the bridge. It has concrete walls with buttresses and a granite-clad base that angles outward from the walls. The east façade of the clubhouse consists of a curved wall lined with metal-sash fixed windows. The north and south façades of the clubhouse feature additional metal-sash windows; glazed, metal double doors; and single metal doors, both with and without vents.



Figure 7. Pedestrian bridge spanning Kearny Street, view south (ARG, January 2019)

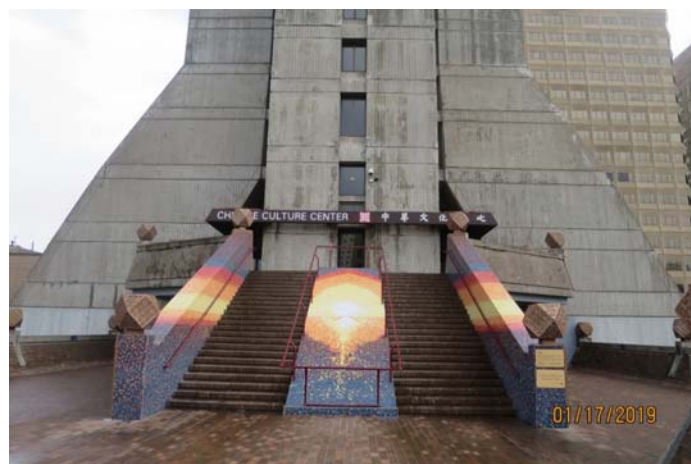


Figure 8. Pedestrian bridge, staircase ascending to the third story, view east (ARG, January 2019)



Figure 9. Pedestrian bridge, view west toward Portsmouth Square (ARG, January 2019)



Figure 10. Portsmouth Square clubhouse underneath the pedestrian bridge, view southwest (ARG, January 2019)

Hotel Building – First Floor Interior

The interior of the vestibule is U-shaped to accommodate the rear of the elevator bank extending into the space. It is enclosed with glass walls and contains seating, tables, planters, and artwork. The floor is covered with tile, and the suspended ceiling is composed of metal panels. Sliding glass doors on either side of the elevator bank lead to the lobby. The reception desk is located along the south wall; a restaurant is located at the east end; and doors leading to a lounge and conference rooms are located along the north wall. The central area is occupied by an escalator encased in walls covered with wood panels; round columns are located at each corner of the enclosure. The floors of the lobby are covered with wood boards and large area rugs. The walls are either painted or covered with wood panels. The vestibule and lobby have been completely remodeled with new flooring, light fixtures, wall and ceiling treatments, and furnishings.



Figure 11. Reception desk along the south wall of the lobby
(ARG, January 2019)



Figure 12. Central bar and escalators, with the restaurant to the rear, in the lobby (ARG, January 2019)

Hotel Building – Chinese Culture Center

Like the first floor, the third story housing the Chinese Culture Center has been completely remodeled with new flooring, light fixtures, wall and ceiling treatments, and furnishings. It contains a large, central, carpeted open space with four round columns, similar to the lobby. The west wall features a central bank of elevators flanked by double doors leading to the pedestrian bridge. The south wall contains a short hallway leading to a stairwell accessing the upstairs offices, a separate stairwell with a spiral staircase descending to the second story, and restrooms. A large auditorium is located at the east end, and a gallery known as the Visual Art Center of the Chinese Culture Foundation is located along the north wall. A moon gate forms the main entrance to the gallery. Inside the gallery, the reception desk and gift shop is located at the west side, and the remainder of the long narrow room is composed of gallery space. The gallery floor is constructed of concrete, except for an expanse of tile at the main entrance. The walls are painted, and the drop ceiling is enclosed with acoustical tiles. The windows of the sloped wall along the north end have been covered where artwork is displayed. The Chinese Culture

Center offices are located in the mezzanine above the central open space and gallery; the enclosed mezzanine has wood floors, painted walls, and a drop ceiling with acoustical tiles. Offices, conference rooms, a kitchen, and closets line the perimeter of the space.



Figure 13. Central open space, view toward the west wall with entrances to the pedestrian bridge (ARG, January 2019)



Figure 14. Entrance to the gallery at the north end (ARG, January 2019)



Figure 15. Gallery interior with covered windows along the north wall (ARG, January 2019)



Figure 16. Central open space with offices beyond, in the mezzanine (ARG, January 2019)

3. SITE HISTORY

The subject property originally housed three iterations of the Jenny Lind Theater by the mid-nineteenth century; the first two theater buildings were destroyed in fires in May and June 1851. The last version, along with the adjacent El Dorado saloon, was completed later that year. In 1852, the city acquired the theater building for use as a city hall, although it proved to be insufficient for this purpose. (The site is recognized as State Landmark No. 192 for its former use as a theater and city hall.) The remainder of the block was filled with two- to three-story commercial and apartment buildings. The theater-turned-city hall building was replaced by the Hall of Justice, housing the San Francisco Police Department and civil and criminal courtrooms, by the turn-of-the-twentieth century and destroyed in the 1906 earthquake

72

OLD CITY HALL

CITY PRISON

CITY COURT

CITY HALL

STREET

MONTGOMERY STREET

WASHINGTON

KEARNY STREET

A black and white photograph of the City of New York City Hall. The building is a large, ornate structure with a central dome and clock tower. It features many windows and arched entrances on the ground floor. In front of the building is a low wall and a grassy area. The photograph is mounted on a page with decorative corner tabs.

³ Sanborn Fire Insurance Maps, San Francisco, California, 1887, Volume 1, Sheet 10b, and 1899, Volume 1, Sheet 28; James Madison, "San Francisco Theatrical Memories," *The Virtual Museum of the City of San Francisco*, accessed March 13, 2019, <http://www.sfmuseum.org/hist/theatres.html>; Michael Hennessey and Richard Dyer, "County Jail No. 1—1915 to 1961," *San Francisco Sheriff's Department Online History*, accessed March 13, 2019, <http://www.sfsdhistory.com/eras/county-jail-no.-1-1915-to-1961>.

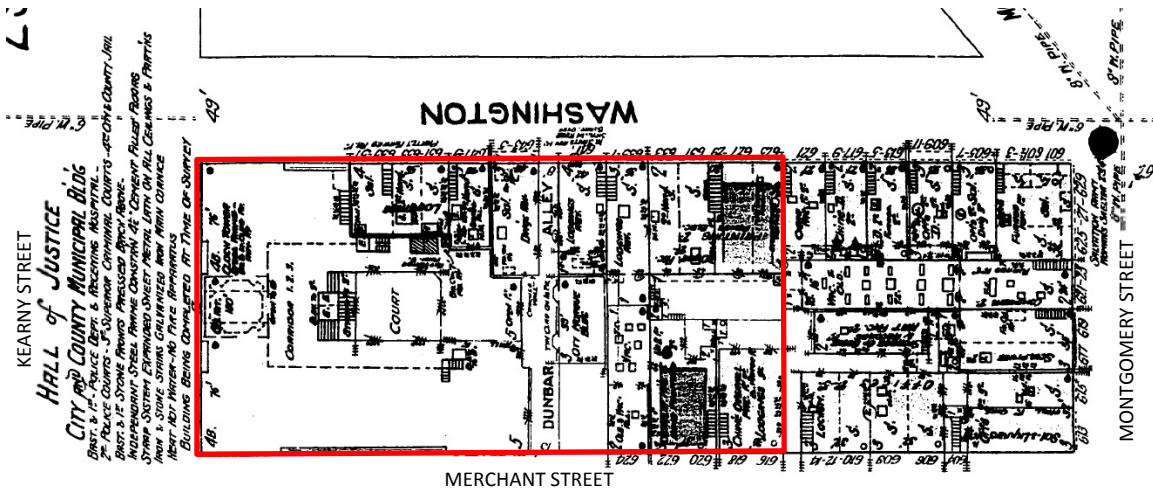


Figure 19. 1889 Sanborn Fire Insurance Map, Volume 1, Sheet 28;
the location of the subject property is outlined in red (amended by author)



Figure 20. Aerial photograph of the Hall of Justice, view east, 1961
(San Francisco Public Library)

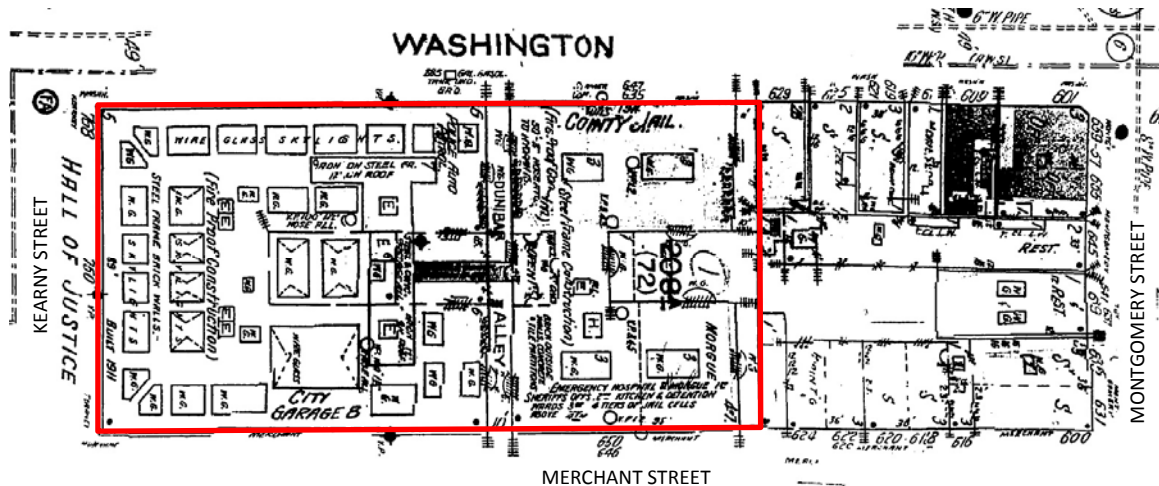


Figure 21. Detail of the 1950 Sanborn Fire Insurance Map, Volume 1, Sheet 34; the location of the subject property is outlined in red (amended by author)

By 1960, the city constructed a new Hall of Justice building at 850 Bryant Street, and the old municipal buildings were vacated and turned over to the San Francisco Redevelopment Agency. After a lengthy selection process, the agency selected the investment group Justice Enterprises to develop the site with a tall hotel building and pedestrian bridge spanning Kearny Street; both were designed by the architecture firm Clement Chen and Associates in conjunction with John Carl Warnecke and Associates. Architect and artist Chen Chi-kwan finalized the design of the bridge. In 1968, the site was cleared of the old Hall of Justice and jail buildings and in 1971, the hotel building and pedestrian bridge opened to the public. Two years later, the Chinese Culture Center celebrated its grand opening in the third floor of the hotel building. The subject property has been continually owned by Justice Enterprises and leased by the Holiday Inn (current parent corporation InterContinental Hotel Group) from 1971 to 2005 and by the Hilton Hotel (current parent corporation Hilton Worldwide Holdings) from 2005 to the present. The Chinese Culture Center has occupied the third story from 1973 to the present.

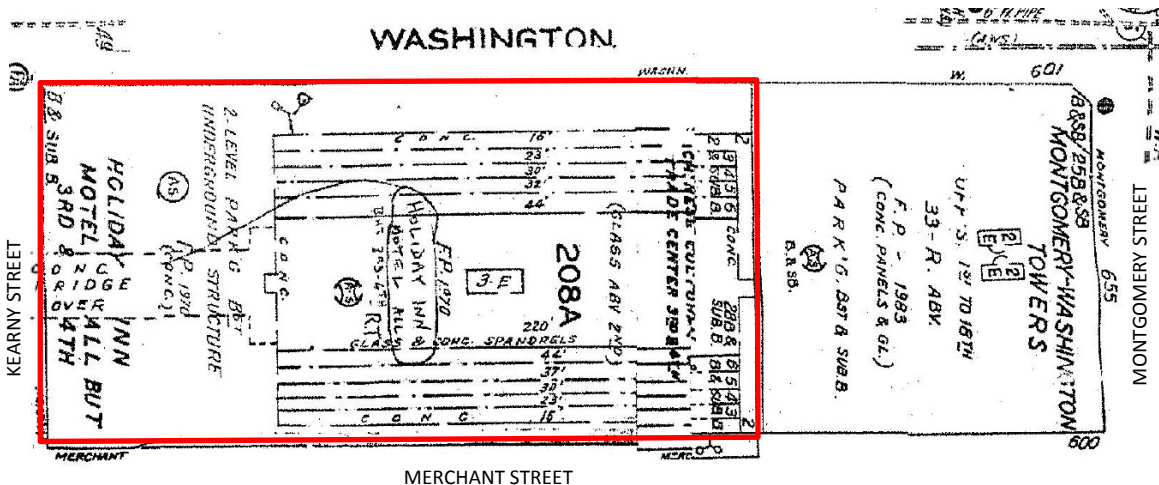


Figure 22. Detail of the 1990s Sanborn Fire Insurance Map, Volume 1, Sheet 34; the location of the subject property is outlined in red (amended by author)

Since 1971, the hotel building's exterior has undergone minimal alterations. These alterations include the in-kind replacement of the windows on the sloped walls on the north and south façades and the redesign of the exterior entrance on the west façade, including the addition of the terraced planters, ramp, tile and stone cladding, and glazed walls and sliding glass doors of the vestibule. Overhead, the bottom of the bridge was covered with metal and opaque glass panels. The hotel interior has been continually upgraded and altered since the early 1970s. In 2005, the Chinese Culture Center, including the gallery space, was completely remodeled; the mezzanine level was infilled to create offices, the stage was removed from the auditorium, and the gallery space was redesigned. Likewise, the hotel lobby was completed remodeled the following year. No original material or furnishings remain in these spaces. Alterations to the bridge include the installation of the clubhouse in 2001, the metal gate in 2003, and the tile mosaic in 2016.⁴ The benches, brick paving, and metal light fixtures are original to the bridge design.

Table 1 below lists the building permits on file at the San Francisco Department of Building Inspection (DBI) for exterior alterations to the building and interior alterations to the Chinese Culture Center.⁵ Additionally, the encroachment permit issued by the San Francisco Department of Public Works (DPW) for the bridge to span Kearny Street is recorded in book 426, page 45 at the San Francisco Recorder's Office. Full-sheet Sanborn Fire Insurance Maps showing the subject property and adjacent buildings are included in Appendix B. A copy of the building permit record and encroachment permit is included in Appendix C.

Table 1. Select Building Permits for the Subject Property

Permit Number	Date Issued	Architect/Engineer	Description
323947	Sept. 9, 1968	John Carl Warnecke and Associates (Clement Chen not listed)	Construct a 26-story hotel building and garage
351625	Jan. 4, 1971	John Carl Warnecke and Associates (Clement Chen not listed)	Construct the pedestrian bridge
346896	July 30, 1970	H.J. Degenkolb	Construct the foundation and piers for the bridge
351579	Dec. 10, 1971	-----	Certificate for Final Occupancy

⁴ A building permit states the gate at the bridge was installed in 2003; however, the Portsmouth Square existing conditions report lists the date as 2006. See San Francisco Planning Department, "San Francisco Chinatown, Portsmouth Square and Vicinity, Existing Conditions Report," December 2014, 50.

⁵ The building permit record for 750 Kearny Street is approximately 1,000 pages and consists largely of permits for interior upgrades.

365104	April 5, 1972	Clement Chen and Associates	Install 100 feet of partitioning on the third floor at the Chinese Culture Center
403264	Sept. 15, 1975	Daniel Soloman	Install a stage and dressing room in the Chinese Culture Center
403955	Oct. 2, 1975	Daniel Soloman	Install drywall partitions and ceilings in the Chinese Culture Center
526602	Jan. 29, 1985	Alan MacComb and Associates	Remove existing vertical glazing on the 1st floor, replace with sloped glazing to match second through fourth floor. Provide a steel framework and a concrete slab to cover the 1st floor level of the Washington Street stair.
668898	April 4, 1991	Robert R. Wong	Remove existing window in the front elevator lobby on the 3rd floor (entrance to the Chinese Culture Center) and install new aluminum door with exit per fire department requirements
677155	July 19, 1991	Alan MacComb & Associates	Install new handrails at the porte-cochère (exterior staircases under the bridge), install new lights in the soffit of the porte-cochère, install 10 flag poles on the side of the bridge
815732	February 20, 1997	Harry Ja Wong, Asian Neighborhood Design	Modify stage in the Chinese Culture Center
954236	November 29, 2001	M-Arch Architecture & Interior Design	Build a new full-height wall between the new gallery and existing auditorium in the Chinese Culture Center
990828	March 28, 2003	L.H. Niskian	Install water tank on roof
995136	May 21, 2003	Richard R. Rutter, A. Rule Designs	Alter exterior stairs and handrails. Install planters at the corners to divert pedestrians to the central stair
995101	May 21, 2003	Zack Devito Architecture	Install new gate at the west end of the pedestrian bridge
1014006	December 31, 2003	GCI Inc.	Replace existing storefront bays (windows) on Washington and Merchant street (slope walls on the north and south façade)
1054937	May 9, 2005	Gensler	Remove non-structural interior finishes on the 1st through 5th floors

1062451	July 29, 2005	Gensler	Tenant improvements on the 3rd floor and mezzanine (Chinese Culture Center)
1289370	March 26, 2013	Alex Lau	Convert 3rd floor bathroom to storage room (Chinese Culture Center)
1294983	May 30, 2013	Alex Lau	Install partition and door for storage room on 3rd floor mezzanine (Chinese Culture Center)
1464751	June 11, 2018	none listed	Install track system for window washing equipment
1482625	Nov. 18, 2018	Tom Podesa	Remove unpermitted wood fence, deck, planters, and cooking counter on the roof

4. HISTORIC CONTEXT

The following section provides a historic context for the development of the hotel building and pedestrian bridge at 750 Kearny Street.

4.1 Development of the Hotel Building/Chinese Culture Center

Around 2005, the noted historian Him Mark Lai completed an expansive history of the development of the subject property and the formation of the Chinese Culture Center from the 1960s to the end of the twentieth century.⁶ Him Mark Lai states that his essay “traces the evolution of the [Chinese Culture Foundation] and [Chinese Culture Center] and how this development was influenced and shaped by changes in American society, particularly in the Chinese American community.”⁷ The following section is excerpted from the document and has been lightly edited for the purposes of this report. Section headers, photographs, and additional information on the design of the hotel building and bridge and developer Harold Moose have been inserted. A full copy of Him Mark Lai’s essay is provided in Appendix D.

Political Backdrop

During the exclusion period from 1882 to 1943, the oppressive atmosphere faced by Chinese in the country had fostered alienation among them toward America, and had encouraged the continued maintenance of strong sentimental ties to the ancestral land. Changes in the postwar decades such as the opening of more opportunities to Chinese Americans and tense relations between the US and mainland Chinese government however, weakened their links to China and encouraged them to identify with this country. Moreover, America’s economic prosperity during the post-war decades fostered rapid growth of a western oriented Chinese American middle class that often was more fluent in English than in Chinese.

⁶ Gordon H. Chang, “History of the Chinese Culture Center in the 21st Century,” booklet published by the Chinese Culture Foundation, 2015, 5. Chang states the essay was published in 2000, although the document discusses the renovation of the Chinese Culture Center in 2005.

⁷ Him Mark Lai, “A History of the Chinese Culture Foundation the Chinese Culture Center of San Francisco,” unpublished document, ca. 2005, 2, accessed March 13, 2019, https://www.cccsf.us/wp-content/uploads/2016/06/CCF-History_1965-1995-Him-Mark-Lai.pdf.

The middle class comprising of businesspersons, professionals, and technical personnel with interests firmly rooted in this country had begun to forge numerous economic, political and social ties to mainstream America. As part of this development there was a strong desire among these Chinese Americans to be equal partners in American society. Within their own community a heightened sense of ethnic awareness and kindred feelings of community expressed their group solidarity to attain the common goal.

As this new middle class grew in number, it sought to play leading roles in pushing for change and modernization of the Chinese community...On October 24, 1951, San Francisco Chinatown saw the dedication of its first public housing project, East Ping Yuen, followed two weeks later by the opening of the Chinese Recreation Center. Most often the undertakings furthered and facilitated the development of Chinatown businesses. Thus in 1953 Chinese American merchants initiated the first Chinese New Year Festival, changing a traditional festival into a tourist attraction complete with parades, exhibitions, and later, queen competitions, more familiarly known as "beauty contests." By 1962 a public garage underneath Portsmouth Square opened to facilitate parking for Chinatown visitors.

Taking their cue from civil rights movement in the US that had made gains when Congress passed the Civil Rights Act in 1964, these Chinese Americans became involved in social programs in the community. They became a progressive activist faction of the new middle class in contrast to the older more conservative group.

Formation of New Chinese Cultural Organizations

In San Francisco Chinatown, members of the new Chinese American middle class founded the Chinese Historical Society of America in 1963. This was the first organized attempt in the community to research and promote the history of the Chinese in America. Shortly afterward there came a push to establish a more inclusive Chinese cultural organization that would appeal to a wider range of people. It was the members of the new Chinese American middle class in San Francisco that took the lead in establishing such an institution. A leading figure guiding the early efforts was Jun Ke Choy, commonly known as J.K. Choy.

In 1957 Choy established and became manager of the Chinatown branch of the San Francisco Savings and Loans Association...In America the civil rights movement was growing in intensity along with the demand for a renewed sense of national purpose, with an increased demand to enhance the quality of American life. This change in the national political atmosphere probably played a role in influencing Choy to convert the former office of the savings and loan into a Chinese Community Center, sometimes known as the Chinese Community House, wholly supported by his financial institution. The facility housed a small library, community bulletin board, and a meeting hall. Personnel stationed there also provided some assistance and advice on access to social welfare services. Choy probably had an idea of eventually using this as a launching pad for the social and political action in Chinatown.

Chinese Community House filled an obvious need in a Chinatown that was beginning to feel the pressure of numerous social problems. It soon attracted the attention of many individuals concerned with finding solutions to the community's needs. On February 26, 1963 Choy announced formation of the San Francisco Greater Chinatown Community Service Association Organization (SFGCCSA) "to keep pace with the times providing the maximum amount of social

and other community services, as called for by President Kennedy in extending the service of the Peace Corps to help the underprivileged in communities throughout the country.”

Redevelopment of the Hall of Justice Site

Coincidentally with the founding of SFGCCSA in February 1963, the city government announced a month later that the city-owned land at Kearny and Washington Streets opposite of Portsmouth Square on the edge of Chinatown (formerly occupied by the Hall of Justice that moved out in 1956) was up for sale for a minimum price of \$850,000. The City soon received an offer from the Howard Johnson interests to buy the land for construction of a 21-story auto court and was inclined to approve the deal. Getting wind of the pending sale J.K. Choy, representing SFGCCSA, contacted City authorities regarding the possible conversion of the abandoned building into a museum, cultural center, or other public facility for use by the community.

When the City came back with the conclusion that such a project would be economically unfeasible, Choy and his associates, through the mayor's office, persuaded a reluctant Board of Supervisors to postpone a decision on the land to allow Choy's group to make a feasibility study and come up with a similar proposal for a Chinese cultural and trade center. In April 1964 SFGCCSA contracted the firm of J. Francis Ward who did the architectural design for the Ping Yuen public housing project to draw up preliminary plans.

Subsequently in May [1964], SFGCCSA entered into a working arrangement with San Francisco Redevelopers in a proposal to acquire and develop the site. In the meantime SFGCCSA also established a cultural committee chaired by Prof. John D. LaPlante, acting as head of Stanford University Museum, to work with the architect to formulate ideas for the facility. Committee members included representation from [the] San Francisco Redevelopment Agency, educators, experts on Chinese arts and culture as well as lay persons actively involved in such activities. There were also individuals such as Chinese Historical Society of America founders H.K. Wong, Ching Wah Lee, and Thomas Chinn. Others were SFGCCSA members.

The group came up with a conceptual plan envisioning a Chinese Cultural and Trade Center on the site that includes apartment and/or motel area, a garage, a cultural center with theater, museum and social areas, a commercial area of shops and offices. However, San Francisco Redevelopers soon ran into financial difficulties. SFGCCSA terminated the working agreement in late December and so informed the City in January 1965. The project was now left without a developer.

On March 1, 1965, the County Board of Supervisors met to consider the proposed project. A supervisor raised the objection that the long delay in developing the site was “robbing San Francisco of needed tax revenues.” However, SFGCCSA successfully lobbied the Board to pass a resolution by a vote of 7 to 2, turning over the property to the Redevelopment Agency to begin negotiating with several prospective buyers, select a design and developer and dispose of the land by December 31, 1965.

By November 30, [1965] the Agency had approved two concepts for further study. One was by Clement Chen and Dartmond Cherk, while the other was by Campbell and Wong & Associates and Chan-Rader & Associates. It was not until a year later, on November 15, 1966, before the Redevelopment Agency finally recommended the investor's group, Justice Enterprises, Inc. to be

the developer to construct a 27-story skyscraper based on a modified version of a design submitted by Clement Chen and Associates. The structure was to be operated as a Holiday Inn. [At the insistence of the Chinese community,] Justice Enterprises was to build a 20,000-square foot facility dedicated to cultural activities within the edifice and to contribute \$70,000 toward its completion.

Justice Enterprises was headed by Harold List Moose Jr. (1914-2008), who developed several properties in San Francisco. Harold Moose was born in Portland, Oregon, and graduated from the University of California, Berkeley. In 1940, he married Lillian Brundage, shortly before serving in the U.S. Navy during World War II. They had two daughters, Jacquelyn and Shirley Moose. Harold and Lillian Moose founded Chelsea Development, which developed the Front Street building, One Holland Court, Yerba West Building, and Round House at the Port.⁸



Figure 23. Clement Chen's original design for the subject property on the left (*San Francisco Examiner*, June 3, 1965) and the redesigned building as built (*San Francisco Chronicle*, January 28, 1973)

Clement Chen's original design for the hotel building was described by a newspaper reporter as a "27-story Shinto-gate-like hotel with restaurants, shops, auditorium, and observatory" straddling a "living bridge," akin to the bridges of Venice.⁹ Chen replied that while Japanese and Chinese cultures are "closely related," he drew inspiration from steles, or monuments, constructed in China during the Tang

⁸ The information on Harold Moose has been added to the excerpt of Him Mark Lai's essay. Harold Moose Jr. obituary, *San Francisco Chronicle*, August 19, 2008; "Vital Statistics," *San Francisco Chronicle*, September 18, 1940; U.S. Social Security Death Index, 1935-2014, accessed via Ancestry.com.

⁹ This paragraph on the redesign of the building has been added to the excerpt of Him Mark Lai's essay. Paul Houston, "Soaring S.F. Center," *San Francisco Examiner*, June 3, 1965.

Dynasty, and not from Japanese Shinto gates.¹⁰ However, Chen redesigned the building after it proved to be too expensive to construct. J.K. Choy criticized the redesigned tower, stating that was less graceful and “neither fish nor fowl, neither Chinese nor anything else. To me it looks like a pyramid.”¹¹ Choy approved of the bridge, which he felt was the only Chinese element of the project. Clement Chen responded by stating, “this building is not as oriental-looking as we had planned at first, but it’s a strong, masculine shape, a wedding of traditional and modern, and I’m very proud of it. The bridge is the strongest feature of the whole design with an extremely natural integration from the Center to the park.”¹² Architect John Carl Warnecke also was brought on board to finalize the project by preparing construction documents and facilitating the building permit process.

Establishing the Chinese Culture Center

Meanwhile advocates of the proposed center incorporated on October 15, 1965, as the Chinese Culture Foundation of San Francisco (CCF). The new non-profit corporation’s stated primary objective was “to establish a forum of Chinese culture in San Francisco by means of collection and presentation for public enjoyment and education the best historical contemporary paintings and objects of fine art and the best examples of early Chinese culture, artifacts and articles depicting the contribution of the Chinese people in the United States; and to present outstanding artistic, literary, dramatic, dance, and musical expression, and other creative and performing arts, by Chinese and Chinese American artists.” CCF will establish “a museum, library, auditorium, and other appropriate facilities for carrying out the programs and purposes of the Foundation”; i.e., a Chinese Culture Center.

After a year of intense negotiations, CCF signed a lease with Justice Enterprises on November 21, 1967, for 20,000 square feet of space including the entire third floor of the new structure plus storage and plaza areas as a cultural center for fifty years at an annual rental of \$1. The lease provided for an additional ten years at the end of fifty years if the structure continued to be operated as a hotel. The developer agreed to contribute \$650,000 for construction of the facility that would include an auditorium seating 500 persons, an eighteen-foot high exhibition hall, and lecture rooms and offices for community uses.

Building Completion

As the project inched towards the start of construction the Nationalist regime on Taiwan also became increasingly interested in the Center and invited M. Justin Hermann [sic] of the Redevelopment Agency and Clement Chen, project architect, to Taipei to discuss support for and involvement in the cultural aspects of the forthcoming facility. As a result of the negotiations Dr. Paul H. C. Wang, Director of the Bureau of Cultural Affairs, Ministry of Education arranged for gifts of publications, films, artwork, etc., from the National Palace Museum, the Nation Historical Museum, city of Taipei and other Taiwan institutions. Taiwan authorities also agreed to provide the services of an architect to consult on embellishment of the pedestrian bridge connecting Holiday Inn and the Chinese Culture Center to Chinatown. Later that year they sent noted artist-architect Chi-kwan Chen (1921-2007) to assist with the final design. Ground-breaking for building construction that took place on August 20, 1968, with a projected completion date of early 1970.

¹⁰ Clement Chen, “Inspiration from the Past,” letter to the editor, *San Francisco Examiner*, June 15, 1965.

¹¹ John Burks, “Chinatown’s Bridge of 1000 Controversies,” *San Francisco Examiner*, July 27, 1971.

¹² Ibid.



Figure 24. Clement Chen with the subject property in the background, 1971 (*San Francisco Examiner*, July 27, 1971)

Now that the Holiday Inn with a Chinese cultural center was going to be a reality, the project became caught in the swirling political currents of the community. The late 1960s was a period of social action in America sparked successively by movements demanding civil rights for African Americans and other ethnic minorities, and an end to the Vietnam War. The tumultuous events sparked a demand for change in the Chinese American community. In 1968 street youths organized as the Wah Ching, with George Woo as their spokesperson, demanded at a meeting held at Chinese American Citizens' Alliance Hall that CCBA and the traditional organizations contribute funds to help solve the youth problems. In 1968 and 1969 activist Chinese American students participated in strikes demanding the establishment of curricula on Asian American Studies in San Francisco State College and University of California at Berkeley. The students soon combined forces with community activists pushing for change in Chinatown. When construction began on the Holiday Inn, the activists negotiated fruitlessly with the contractor to place Chinese American workers in construction jobs on the project. Their failure spurred a group to form Chinese for Affirmative Action (CAA) to promote equal opportunities for and to fight discrimination against the Chinese in America.

While construction was going on, CAA continued to press Holiday Inn to train and hire more Chinese on its future staff. As construction proceeded other dissenting voices felt that the site should have been used for public housing. Thus when the Holiday Inn sans pedestrian bridge was formally dedicated by San Francisco Mayor Alioto on January 13, 1971, not only were there firecrackers, a lion dance, speeches and two young ladies popping out from a giant fortune cookie, but present also were young activists with signs shouting "Housing for the people --not a hotel for tourists."

Pedestrian Bridge

The elevated pedestrian bridge planned by the developer to span the busy arterial of Kearny Street and facilitating access between the hotel containing the proposed culture center and Chinatown became another point of connection. Opponents charged that the structure [would] obliterate some precious open space and shut out the sun on Portsmouth Square -- traditionally a place where Chinatown elders relaxed and children played. Particularly, they pointed out that

the bridge will cast a shadow over the children's play area. Thus when the City Recreation Park and Planning commissions respectively approved the bridge on November 14 and 21, 1968, soon after ground-breaking for building construction, they required that the playground be moved to another part of the park. Detailed design, however, was not approved until more than two years later on January 4, 1971, when the City issued a construction permit with the proviso that the bridge be designed to withstand the heavy traffic expected for some Culture Center events, adding some \$160,000 to the originally estimated \$480,000 construction cost.

In a 1968 *San Francisco Chronicle* article, Chen Chi-kwan stated that planned to finalize the design of the pedestrian bridge spanning Kearny Street by adding Chinese elements and integrating it with the cultural heritage of Chinatown; little else is known specifically about his contribution to the final bridge design:

The physical structure of the street bridge has already been designed. My work will be to develop the design in a Chinese spirit—not as superficial decoration, but in its whole feeling. One problem is how to lead pedestrian traffic nicely from the hotel side of the bridge into the park area, and to harmonize it all. I am reviewing old Chinese bridges, especially the oldest one of all, which was built many centuries ago in Peking. I don't like to just copy a Chinese bridge. I would like to catch the Chinese feeling in new terms of our time.¹³

The bridge finally opened for traffic in August 1971, but the facility for Chinese culture still remained an unrealized dream. However, anticipating its early completion, San Francisco Federal Savings and Loan Association offered to CCF use of its Chinese Community House for use as a temporary office from October 1, 1968, to January 31, 1970. As events unfolded and the opening was delayed for another three years, CCF had to move after termination of the lease successively to temporary offices at 41 Spofford Alley, 560 Pacific Avenue, the lobby of Holiday Inn, and finally in the unfinished CCC facility.

Completion of the Chinese Culture Center

The facility that Justice Enterprises had agreed to construct and turn over to CCF was originally meant to be only one floor with a twelve-foot headroom. \$70,000 was allowed for finishing the interior for occupancy. As Wu worked with the board on concrete plans for the facility it gradually became clear that there was inadequate working space in the facility as planned by the contractor. The CCF boards decided the facility should be 20-foot high with an auditorium and a mezzanine. The Foundation also requested the contractor to relocate four columns that would obstruct the audience's line-of-sight in the proposed auditorium. All these changes resulted in unforeseen additional design and construction costs. The Redevelopment Agency had to arbitrate the dispute that arose between CCF and Justice Enterprise as to the share of fiscal responsibility borne by each party. Thus after the Holiday Inn was formally dedicated on January 13, 1971, followed by the completion of the bridge in August of the same year, the Culture Center remained an unfinished cavernous vault awaiting resolution of the dispute. Even more important, CCF had not come up with its share of the construction money. It was during

¹³ The information on Chen Chi-kwan's design for the pedestrian bridge has been added to the excerpt of Him Mark Lai's essay. Alexander Fried, "Charm Gets a Big Chance, in Chinatown," *San Francisco Chronicle*, December 8, 1968.

this period that CCF became embroiled in the political controversy that was to affect the CCC's course of development for the next two decades.

In mid-summer 1972 CCF proponents received critical support when the San Francisco Board of Supervisors Cultural Activities Committee passed a resolution "Endorsing the Chinese Cultural [sic] Foundation and its efforts to provide a worthy cultural project" and urging the public support for the Center. Bolstered by the reaffirmation of support, the CCF board, largely through the efforts of J. K. Choy and the others, persuaded three banks -- Hong Kong Bank of California, Bank of the Orient and Bank of America to lend \$150,000, \$50,000 and \$50,000 respectively to complete construction of the Culture Center. The facility was to include an auditorium, exhibition galleries, library, audio-visual room, meeting room, and offices. Work on the Chinese Culture Center began on January 27, 1973. Despite being the target of derisive and sarcastic attacks from published articles such as Mike Miller's "Meanwhile, back in Chinatown, the Inscrutable Chinese Cultural Center -- It's a Holiday Inn" and Allan Temko's "Dr. Fu Manchu's Plastic Pagoda: San Francisco's new 'Chinese Cultural Center' has given the 'Inscrutable East' the Worst Screwing It Has Had in a Century," the facility was ready for occupancy by fall 1973. It had taken almost a decade for the Chinese Culture Center to progress from abstract concept to concrete reality. It was a facility for cultural activities that had no rival in Chinese community of that era, but CCF was also saddled with a heavy construction debt.



Figure 25. Opening of Chinese Culture Center¹⁴
(Chinese Culture Center)

¹⁴ Katie Choy, "Culture Center Opens," *East-West* 7, no. 42 (October 24, 1973), clipping provided by the Chinese Culture Center.



Figure 26. Pedestrian bridge shortly after its completion, 1973¹⁵
(Chinese Culture Center)



Figure 27. Entrance to the Chinese Culture Center gallery, ca. 1970s-1980s (Chinese Culture Center)

¹⁵ *The San Francisco Journal* 2, no. 36 (October 24, 1973), clipping provided by the Chinese Culture Center.



Figure 28. Central open space of the Chinese Culture Center, ca. 1995-1999 (Chinese Culture Center)

Defining a Chinese Culture Center

While planning and construction of the facility was progressing, Executive Director William We and the CCF board were also tackling the monumental task of organizing and building programs for the Culture Center and defining the Center's working objectives. Since this was the first such institution among the Chinese in the United States, there were no prototypes for reference. The fact that Chinese culture itself had so many facets and had gone through many changes rendered the definition of a Chinese Culture Center that much more difficult. Thus even though there was a general consensus on the desirability to establish a Chinese Cultural Center, there were wide variations in conception and objectives.

One of the earliest CCF programs initiated around 1969 was a folklore workshop that in 1971 developed into weekly story-telling sessions by Kenneth Joe. These sessions continued until the late 1970s and was one of the CCF programs with the greatest longevity. In 1970, CCF organized in-service training workshops on Chinese music and arts and crafts for teachers in the San Francisco Unified School District. There were workshops for music, dance and shadow play in 1971. CCF also organized a moon festival celebration at Portsmouth Square. In 1972 the Foundation co-sponsored performances by the Tung Hua shadow play troupe from Taiwan. In 1973, the first film on recent archaeological finds in the People's Republic of China was presented at the Palace of Fine Arts. During this period CCF began also to play an important role presenting outstanding Chinese artists and talent to the public, especially those who had recently arrived in America.

The Chinese Culture Center formally opened in October 18, 1973 and celebrated the occasion with a village fair, an idyllic re-creation out of 12th century China. This was an approach to Chinese culture fresh to America with the emphasis on folk arts and crafts, music and dances and almost 10,000 people attended.

Under [CCC Director Shirley] Sun's direction, activities burgeoned to use the new facility to its fullest advantage. The staff organized Mandarin language classes, shadow play, painting and calligraphy, and Chinese dance workshops, as well as martial arts, culture, arts and crafts

workshops for youth. A Chinese-American youth orchestra was organized in 1974 that performed both Chinese and western musical compositions. The same year also saw the establishment of a docents program and the inaugural of Heritage Culinary Walks in which docents gave guided tours in San Francisco Chinatown. A gallery shop was established in 1975 to sell quality publications and art objects.

The walks and the gallery shop performed important functions as media for introducing Chinese and Chinese American culture and society to the public. In the process they also brought in revenue to supplement the CCF budget. With all these cultural activities CCF was becoming known as a leader in promoting Chinese culture in the American context. In 1975, the Ninth Annual Festival of America Folklife in Washington D.C. sponsored by the Smithsonian Institution invited CCC to participate as the first Chinese American group to be represented in this event.

Director Sun encouraged community organizations to use the CCC facility. During this period the Hop Jok Fair (1974) and Chinese Spring Festival (1975) saw their beginnings as annual community activities. For about a year beginnings with March 1976, CCF sponsored a series of membership nights in which community groups presented skits, musical performances, and dance programs. Periodically 21 classes and workshops for learning Mandarin, Chinese calligraphy painting, Chinese dance, folk crafts, martial arts and other aspects of Chinese culture were offered to adult and youth.

[Around 2004,] it was discovered that the center's antiquated air conditioning equipment needed to be replaced. Just at this time Justice Enterprise replaced Holiday Inn with the Hilton to operate the facility and the CCC conducted negotiations with the new hotel operator. Negotiations were completed in early 2005 in which the hotel agreed to bear the cost of replacing the air conditioning and ventilating equipment, bridging the light well in the lobby with a floor, and generally renovating the facility, in return for control of the usage schedule of the auditorium.

In the meantime the board launched a capital campaign for \$500,000 to refurbish the new facility as well as \$4 million endowment for a new beginning. Center operations moved back to remodeled facilities on schedule in early 2006, with Tzu-Chen Lee as president. In the remodeling CCF gave up management of the new grand ballroom, which includes the remodeled auditorium as well as the former community room and south wing on the third floor, to the Hilton Hotel but was allowed free use of the facility for a number of pre-scheduled days.



Figure 29. Renovation of the gallery space, 2005
(Chinese Culture Center)

Into the Twenty-First Century

In a booklet published by the Chinese Culture Center in 2015, Dr. Gordon H. Chang, a noted scholar of Asian American history, picked up where Him Mark Lai's essay ended and carries the institution's history into the twenty-first century. The following section is excerpted from the booklet:

In the early 2000s, the deferred task of completing a major renovation of CCC's facilities presented the occasion to address difficult questions about its basic mission and purpose. The remodeling of the CCC facilities that created useable and attractive space for exhibitions, large performances and gatherings, classes, and administrative use was accomplished through a 2005 lease amendment with the property developer. Importantly, the physical transformation of CCC accompanied an evaluation of the organization's fundamental mission and purpose...Even as China increasingly opened to visitors and cultural exchanges after Richard Nixon's visit to China in 1972, and especially after the death of Mao in 1976, the CCC continued to meet public interest in and curiosity about elemental Chinese cultural and social matters. The CCC faced little competition or overlap with the work of other organizations in these years.

Forty years later at the start of the 21st century, the situation in the United States was dramatically different. Americans had relatively easy access to China and schools and civic organizations could arrange exhibitions and exchanges directly with Chinese counterparts. Hundreds of thousands of Americans visited China annually. And in 2003, the eminent Asian Art Museum of San Francisco, ensconced for thirty-five years in Golden Gate Park far from Chinatown, reopened in dramatic fashion in the downtown Civic Center. It quickly established itself, with its substantial financial, artistic, and social connections and unrivaled collections, as a central hub of Asia-oriented cultural public programming.

At the same time, the arrival of millions of new immigrants from Asia transformed the profile of the Chinese community in America. Traditional Guangdong-based immigrants who had long anchored Chinatown continued to sustain the community but very large numbers of people from Taiwan, other regions of China, and Southeast Asia complicated and diversified the social

and cultural mix of Chinese America. The boom of East Asian economies also encouraged unprecedented numbers of professionals, entrepreneurs, students, scholars, and travelers to come to the United States. These and other developments posed fundamental questions of CCC's purpose, mission, and audience. What was "Chinese culture," dynamic and changing, under these circumstances? What did it mean to present "Chinese culture" in an America that too was undergoing change?¹⁶

The [CCC], under the aegis of the Chinese Culture Foundation, is one of the leading and most prominent cultural and social centers of San Francisco's Chinatown community and of the city generally. Established in the mid-1960s for the promotion of Chinese and Chinese American art and culture, the CCC has grown from ambitious aspiration to mature institution in the 21st century. With decades of hard work, sacrifice, and community support, the CCC today is an organization with a unique identity and purpose. The CCC simultaneously promotes neighborhood arts display and production as well as the presentation of cutting-edge contemporary art of international significance.

The CCC maintains its tradition of serving popular interest in well-known Chinese folk arts and crafts, Chinese language instruction, and music-training in Chinese instruments. The CCC has emerged as one of the most important venues for presenting provocative, original work that goes well outside the boundaries of what is usually considered to be Chinese art. Now, fifty years since its founding, the CCC is long past its early, tentative beginnings and is continuing to realize its dual mission of serving community interest in Chinese American and Chinese arts while venturing into the highly creative and provocative world of contemporary art and explore new modes of artistic expression that explore social, cultural, sexual, personal, and racial identities in a rapidly transforming, globalized world.¹⁷



Figure 30. Opening of the tile mosaic *Sunrise*, 2016
(Chinese Culture Center)

¹⁶ Gordon H. Chang, "History of the Chinese Culture Center in the 21st Century," booklet published by the Chinese Culture Foundation, 2015, 9-10.

¹⁷ Ibid., 4.



Figure 31. Viewing a parade from the pedestrian bridge, 2018
(Chinese Culture Center)



Figure 32. Spring festival in the renovated foyer, 2018
(Chinese Culture Center)



Figure 33. Public talk inside the renovated auditorium, 2019
(Chinese Culture Center)

4.2 Clement Chen, Architect

Architect Clement Chen (1933-1988) was born in Shanghai, China, and immigrated to the United States in 1949 after receiving a full scholarship to the University of the South in Sewanee, Tennessee. After two years, he transferred to Rensselaer Polytechnic Institute in Troy, New York, obtained an architecture degree, and moved to San Francisco. In 1955, he married June Wong; they previously had met in elementary school in Shanghai and kept in contact. They had two children, Clement Chen III and Barbara Chen.¹⁸ Chen specialized in residential properties, including single-family homes and condominiums, but was particularly known for hotel design and saw a number of hotel projects, particularly for Holiday Inn, constructed in California and internationally in Beijing, Shanghai, and Hong Kong. According to his wife June Chen:

His big break came when he designed the Holiday Inn Financial District on Kearny Street on the edge of Chinatown in San Francisco, and met the founder of Holiday Inn, Kemmons Wilson. This led to Clement developing substantial ownership stakes in Holiday Inns in Palo Alto, Pasadena, Buffalo, and Orange County.¹⁹

In 1964, he received a Merit Award for superior design from the San Francisco office of the Federal Housing Administration (FHA). The award was for two homes that he and his wife owned and developed at 425-435 Shelford Avenue in San Carlos. The homes are located on a steep slope and featured a Modern design.²⁰ He also designed the O.A. Goth House in Los Altos Hills in 1964, with Bernard G. Nobler. It featured a master bedroom that opens to a small garden with sliding glass doors; the rear of the garden was enclosed by the glass wall of the shower, forming what was described as a “bathroom garden.”²¹ Images of these and other projects designed by Chen are provided below.

Most importantly, Clement Chen was the first American architect allowed a joint venture in the People’s Republic of China, which was the 528-room Jianguo Hotel in Beijing in the early 1980s. The Jinaguo Hotel is often cited as an important development in the construction of international hotels in China in the 1970s to 1980s.²² Among these hotels, which were a blend of Western-style plan and Chinese landscaping/gardens, was I.M. Pei’s Fragrant Hill Hotel completed in 1982, described as both “overtly modern and unmistakably Chinese at the same time.”²³ Chen’s Jianguo Hotel consisted of a 10-story tower and five-story wing arranged in “the layout of a contemporary American motel” on a narrow, urban parcel in Beijing. It was based on his design for a Holiday Inn constructed in Palo Alto, California. The Jianguo Hotel included a garden court with a water feature located toward the center of the complex that drew inspiration from “landscapes found on much larger scale in parts of southern China; it created a thematic internal visual focus for the entire complex, not unlike overseas practice at the

¹⁸ Angel Island Immigration Foundation, “June Wong Chen’s Quest to Tell the Journeys of Father Nea Woo Wong and Other Family Members,” *Immigrant Voices*, accessed February 5, 2019, <https://www.immigrant-voices.aiisf.org/stories-by-author/1030-june-wong-chens-quest-to-tell-the-journeys-of-father-nea-woo-wong-and-other-family-members/>.

¹⁹ Ibid.

²⁰ “Two Peninsula Projects Honored,” *The Times* (San Mateo), October 22, 1964; “A Steep Challenge—Architect Wins,” *San Francisco Examiner*, October 22, 1964.

²¹ Phyllis Seidkin, “The Quickest, Cheapest, Step to Luxury,” *San Francisco Examiner*, April 19, 1964.

²² Lin Qi, “How Hotels Shaped the New China,” *The Nation* (Bangkok, Thailand), August 29, 2016.

²³ Peter G. Rowe and Seng Kuan, *Architectural Encounters with Essence and Form in Modern China* (Cambridge, MA: The MIT Press, 2002), 147.

time.”²⁴ He also promoted the training of Chinese hotel staff by experienced hotel managers from outside China, such that the Jinaguo Hotel’s management team eventually was composed of Chinese citizens.²⁵ In 1984, Clement Chen was appointed as an advisor to the National Committee on Hotel Development in China.²⁶ He died unexpectedly at age 55 while his 800-room hotel in Xian, China, was under construction in 1988.²⁷

Clement Chen’s work is recognized by scholars; for example, the Jinaguo Hotel was included in the book *Architectural Encounters with Essence and Form in Modern China*, authored by Harvard University professors Peter G. Rowe and Seng Kuan, and as one of seven landmark hotels in an exhibition “Accommodating Reform: International Hotels and Architecture in China, 1978-1990,” co-organized by an associate professor of architectural history at the University of Hong Kong.²⁸ As such, he is regarded as a master architect, and the subject property is one of his signature hotel projects.



Figure 34. Clement Chen’s Jianguo Hotel in Beijing
(Rowe and Kuan, *Architectural Encounters*, 149)

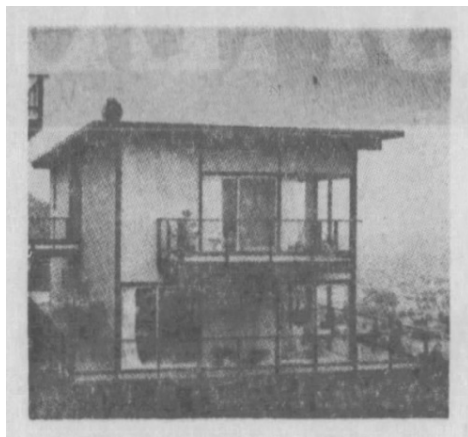


Figure 35. Left: 425-435 Shelford Avenue, San Carlos, 1964 (*San Francisco Examiner*, October 22, 1964); right: 425-435 Shelford Avenue, present day (Google Earth)

²⁴ Ibid., 148.

²⁵ Angel Island Immigration Foundation, “June Wong Chen’s Quest.”

²⁶ “Clement Chen Jr.; International Architect,” *Los Angeles Times*, February 25, 1988.

²⁷ Angel Island Immigration Foundation, “June Wong Chen’s Quest.”

²⁸ Lin Qi, “How Hotels Shaped the New China.”



Figure 36. Left: Glenridge development, Diamond Heights, San Francisco, 1968 (*San Francisco Chronicle*, April 4, 1968); right: Glenridge development, present day (Google Earth)



Figure 37. 1700 Civic Center Drive, Santa Clara, 1972
(*San Francisco Examiner*, December 3, 1972)



Figure 38. 1700 Civic Center Drive, present day (Google Earth)

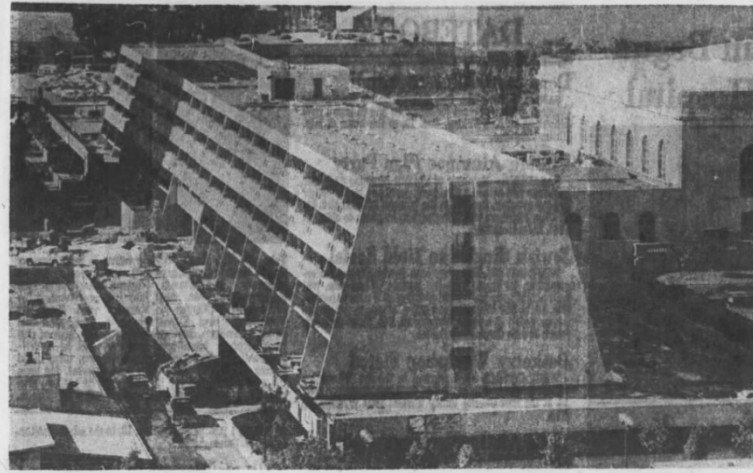


Figure 39. Pasadena Holiday Inn, 303 Cordova Street, 1975
(*Los Angeles Times*, December 11, 1975)



Figure 40. Sheraton Pasadena Hotel, present day (Google Earth)

4.3 John Carl Warneke, Architect

John Carl Warnecke (1919-2010) was born in Oakland, California. As the son of prominent Beaux Arts architect Carl I. Warnecke, John Warnecke was exposed to architectural practice from a young age.²⁹ Warnecke attended Stanford University, where he played on the football team and met John F. Kennedy, who would later influence the course of his career.³⁰ In 1940, a football injury prevented Warnecke from conscription in the United States Armed Forces during World War II. He graduated from Stanford in 1941, and earned a master's degree in architecture under the early modernist and Bauhaus

²⁹ His father was known for his work on San Francisco City Hall and Federal Triangle in Washington, D.C. "Carl Warnecke, Architect, Dead," *New York Times*, March 30, 1971.

³⁰ Mary Brown, "San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement Final Draft," San Francisco Planning Department, January 12, 2011, 264-265.

founder, Walter Gropius, at Harvard University. Graduating Harvard's three-year program in one year was a first glimpse at Warnecke's talents.³¹

After graduating Harvard in 1943, Warnecke honed his skills working as a building inspector in Richmond, California, and as a draftsman at his father's firm before striking out on his own. In 1950, he merged with his father's firm to form Warnecke & Warnecke and began cultivating the firm's portfolio in Modernism.³² His earliest commissions were schools designed in the Second Bay Tradition, including: Mira Vista Elementary School, Richmond, CA (1951), White Oaks Elementary School, San Jose, CA (1954), and Frank C. Havens Elementary School, Piedmont, CA (ca. 1956).³³ The Second Bay Tradition was an early modernist style that developed in San Francisco in the late 1940s with architects like Henry Hill and William Wurster. Using machine-cut, post-and-beam construction, architects combined the clean lines of the International style with rustic materials, such as redwood, and construction methods indigenous to the region. Critics commended Mira Vista for the way multiple broad gabled roof structures mirrored nearby rock formations as they climbed the steep hill of the site.³⁴

Through his school designs, Warnecke demonstrated his ability for contextual modern design, drawing upon nature, heritage, and individual site conditions. He continued this theme in the proposal for the United States Embassy in Bangkok, Thailand (1958), which incorporated both Thai building traditions and modern, Western design concepts.³⁵ Though never built, the approved design was widely publicized across major newspapers and two, multi-page spreads in *Architectural Record* and *AIA Journal* in 1958; it served as a catalyst for future federal commissions.³⁶ Architect Arthur Gensler recalled, "He wasn't around the Bay Area much in those days. He was in Washington," likening his friend to a diplomat.³⁷

In 1962, President John F. Kennedy hired Warnecke to design a new federal building at Lafayette Square in Washington, D.C. (1969). Rather than razing the deteriorated buildings on-site, Warnecke restored them and designed his taller, new building behind them, "a turning point for both architecture and historic preservation."³⁸ The relationship with President Kennedy led to Warnecke's appointment to the Federal Fine Arts Commission in 1963; and later in the year after the President's death, he was honored with the commission for the John F. Kennedy Eternal Flame memorial gravesite in Arlington, Virginia (1967).³⁹

³¹ Ibid.

³² "Carl Warnecke, Architect, Dead," *New York Times*.

³³ AIA California Council, "School Daze: Post-War Schools Portfolio II: John Carl Warnecke, FAIA," *arcCA*, 2004, accessed March 13, 2019, <http://arccadigest.org/post-war-schools-portfolio-ii-john-carl-warnecke-faia/>.

³⁴ Allan Temko, "An Architectural Appraisal: After the City of Paris..." *San Francisco Chronicle*, August 15, 1974.

³⁵ Jane C. Loeffler, "The Architecture of Diplomacy: Heyday of the United States Embassy-Building Program, 1954-1940," *Journal of the Society of Architectural Historians* 49, no. 3 (Sept. 1990): 263-267.

³⁶ Ibid., 258.

³⁷ "John Warnecke, prominent architect, dies at 91," *San Francisco Chronicle*, May 7, 2010.

³⁸ National Park Service, "The First Neighborhood: Presidents and Preservation in Lafayette Park," January 18, 2017, accessed March 13, 2019, <https://www.nps.gov/articles/lafayette-square-preservation.htm>.

³⁹ "John Carl Warnecke, Architect to Kennedy, Dies at 91," *New York Times*, April 22, 2010.



Figure 41. Portrait of John Carl Warnecke, 1962 (San Francisco Public Library)

By the late 1960s, with the prestige of multiple government projects under his belt, Warnecke began pushing for an elevated modern vocabulary with varied success. The Phillip Burton Federal Building and U.S. Courthouse in San Francisco (1964) is an example of an early experiment. The monolithic building has a flat, unbroken façade of aluminum and glass framed by marble-clad vertical piers, fronted by an abstract portico. The odd blend of classical and modern principles drew upon Warnecke's background but was disparaged by critics. Warnecke himself later described it as "a monster."⁴⁰ More successful however, was the Hawai'i State Capital (1969), designed in conjunction with Lemmon and Lo Architects, it reflects the Hawaiian International "Hokonya" style, blending modern forms and concrete with Hawaiian and natural symbolism.⁴¹

Warnecke's father, Carl, died in 1971. Afterwards the firm was renamed John Carl Warnecke & Associates, concurrent with the design and completion of the subject property, and assumed more work in San Francisco. Again, he worked toward modern contextual designs to varied acclaim. In addition to the subject property, in association with Clement Chen, Warnecke's major projects in San Francisco include: the San Francisco Airport North Terminal and Boarding Area F in conjunction with Dreyfuss + Blackford Architecture (1971), the Tishman Building/First Market Tower on Market Street (1973), and the Hilton Hotel Union Square tower and remodeled hotel (1971, 1988). Warnecke's major works outside of San Francisco in this period included: the AT&T Long Lines Building in New York (1974) and the Hart Senate Office in Washington, D.C. (1977), to name a few.

⁴⁰ "John Warnecke, prominent architect, dies at 91," *San Francisco Chronicle*.

⁴¹ Cheryl Chee Tsutsumi, "State Capital Awash with Meaning," *Honolulu Star Advertiser*, January 14, 2018, accessed March 13, 2019, <https://historichawaii.org/2018/01/18/statecapitol/>.



Figure 42. Tishman Building/First Market Tower, 2019 (Google Earth)

After 1977, Warnecke scaled down his practice and eventually retired to his ranch and vineyards in Healdsburg, California. He had run the largest architectural firm in the United States, with offices in New York, Washington, San Francisco, Honolulu, and Rome. At the time of his death in 2010, he had garnered a widespread reputation for his contextual modern designs, the majority of which remains in good integrity.

4.4 Chen Chi-kwan, Architect/Artist

Chen Chi-kwan (1921-2007) was born in Beijing, China, and was taught calligraphy and watercolor painting as a child. Around age 11, Chen was impressed by a master builder who renovated his childhood house without the use of blueprints, sparking his interest in architecture. At the start of the Second Sino-Japanese War (1937-1945), he moved with his family to Nanjing and then Chongqing, where he enrolled in the National Central University to study architecture. He left his studies after being drafted to serve as a translator during World War II.⁴²

After the war, he resumed his architecture studies, eventually immigrating to the United States and obtaining an architecture degree from the University of Illinois at Urbana-Champaign in 1948. He worked briefly at an architecture firm in Los Angeles and left to study architecture under Walter Gropius at Harvard University. From 1952 to 1954, he taught at the Massachusetts Institute of Technology

⁴² Michael Sullivan, *Modern Chinese Artists: A Biographical Dictionary* (Berkeley: University of California Press, 2006), 16; Chen Chi-kwan Education & Cultural Foundation, "Chen-Chi-kwan, Master of Modern Art & Architecture," 2010, accessed March 21, 2019, <http://www.chenchikwan.com/about.html>; "From Burma to Bauhaus," *Taiwan Today*, March 1, 2005, accessed March 21, 2019, <https://taiwantoday.tw/news.php?unit=20,29,35,45&post=24876>.

(MIT).⁴³ After moving to Taipei, he collaborated with renowned architect I.M. Pei on the design of Tunghai University and achieved recognition for his Modernist design for the Luce Memorial Chapel, completed in 1963 within the university campus:

The Luce Chapel, built in memory of Henry W. Luce, founding publisher of *Time* and *Life* magazines, was central to the whole project. Although the design came to the public eye in the 1957 March issue of *Architectural Forum*, the chapel remained on paper until 1960 when funding finally came through. Chen accepted the university's invitation to establish an architectural department while overseeing the construction of the chapel. In November 1963, construction was completed on the elegant chapel that seemed to rise above the ground like two pairs of praying hands.⁴⁴



Figure 43. Chen Chi-kwan's Luce Memorial Chapel (Tunghai University)

Chen became dean of Tunghai University's architecture program in 1960, settled permanently in Taiwan, and opened his own firm in 1964. Concurrent with his design for the pedestrian bridge in San Francisco in the late 1960s, he designed the National Central University campus in Taiwan. From the mid-twentieth century onward, his artwork was exhibited internationally. In 2004, he was awarded the National Award for Arts in fine arts by Taiwan's National culture and Arts Foundation. He passed away in San Francisco at age 87.⁴⁵

⁴³ Sullivan, *Modern Chinese Artists*, 16; Chen Chi-kwan Education & Cultural Foundation, "Chen-Chi-kwan"; "From Burma to Bauhaus," *Taiwan Today*.

⁴⁴ "From Burma to Bauhaus," *Taiwan Today*.

⁴⁵ Sullivan, *Modern Chinese Artists*, 16; Chen Chi-kwan Education & Cultural Foundation, "Chen-Chi-kwan"; "From Burma to Bauhaus," *Taiwan Today*.



Figure 44. Chen Chi-Kwan, undated (Chen Chi-kwan Education & Cultural Foundation)

4.5 Redefining San Francisco's Skyline

The subject property was constructed amidst a building boom that altered the San Francisco's skyline through the addition of numerous skyscrapers. Whereas few major office buildings were constructed during the previous two decades, a wave of high-rise developments transformed the city's downtown from the late 1950s to mid-1980s. The development period spanned from 1960 until the 1973-1975 recession and resumed in 1975 until the 1985-1986 recession. The approximate 25-year period of construction, often described as the "Manhattanization" of the city, resulted in the construction of modern skyscrapers in the Financial District. Completed in 1959, the Crown Zellerbach building on Market Street is recognized as the first modern high-rise building of this era.⁴⁶ Other prominent buildings followed, including the Bank of America building (Wurster, Bernardi and Emmons/Skidmore, Owings and Merrill, with Pietro Belluschi, 1968), Union Bank building (Welton Becket & Associates, 1972), and Transamerica Pyramid (William Pereira, 1972, located just east of the subject property), among others.

⁴⁶ Chester Hartman, *City for Sale: The Transformation of San Francisco* (Berkeley: University of California Press, 2002), 289.

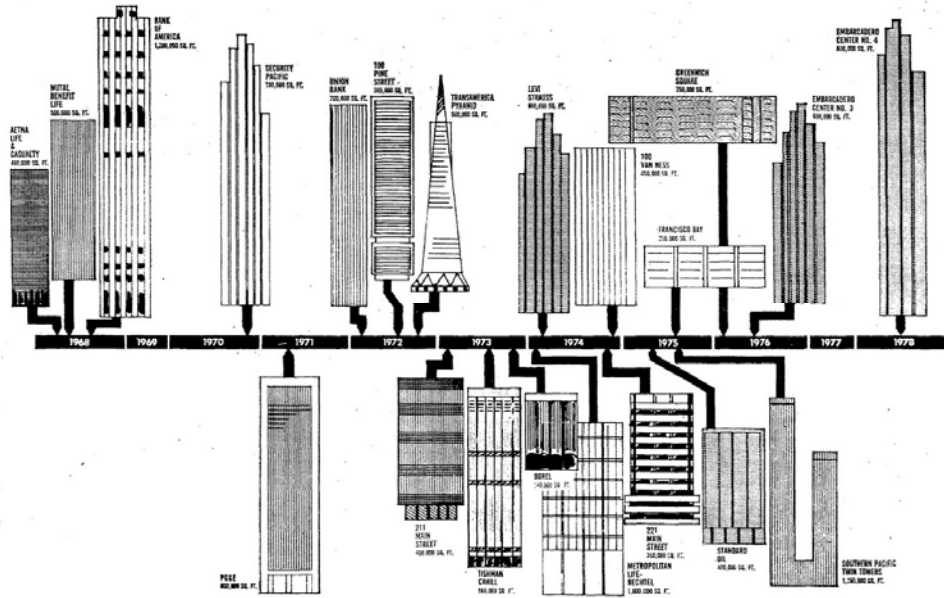


Figure 45. Timeline of high rise towers built and proposed in San Francisco from 1968 to 1978 (*San Francisco Chronicle*, December 9, 1973)

This building boom resulted in 25 to 30 million square feet of new office space in San Francisco. It also provoked backlash from city residents who placed two ballot initiatives before voters in 1971 for a 72-foot height limit and in 1972 for a 160-foot height limit. Although unsuccessful, the ballot initiatives “gathered support from a broad coalition of preservationists, hillside dwellers, environmentalists, anti-redevelopment groups, and political progressives.”⁴⁷ After several downtown zoning studies and plans and unsuccessful propositions to limit heights, activists finally succeeded with the passage of Proposition M, the Accountable Planning Initiative, in 1986. The initiative, the first of its kind in the nation, called for an annual limit of 950,000 square feet of permits for new office construction; amending the Master Plan with eight priorities; a ban on issuing building permits unless projects meet those priorities; and a job-training program for residents. The passage of Proposition M successfully slowed down the development and growth pressures placed on San Francisco during the late twentieth century.⁴⁸

4.6 Brutalism

A subset of Late Modern architecture, Brutalism derives its name from the French term *béton-brut*, or “raw concrete,” which refers to the concrete casting technique that left a raw surface bearing the imprint of formwork. The technique was famously utilized by preeminent European architect Le Corbusier in his *Unité d’Habitation* (1952) in Marseille, France, and was further developed into what became known as “New Brutalism” by English architects Peter and Alison Smithson, who sought ways to use mass produced and pre-fabricated materials to create low cost, sculptural buildings. New Brutalism advocated an honest expression of a building’s functions and materials; the style most often favored concrete, which was considered a humble but indestructible material. Practitioners used concrete both

⁴⁷ Richard A. Walker, “An Appetite for the City,” in *Reclaiming San Francisco: History, Politics, Culture*, ed. James Brook et al. (San Francisco: City Lights Books, 1998), 5-7.

⁴⁸ Walker, “An Appetite for the City,” 7; Hartman, *City for Sale*, 291-294, 298-305; Christine Miller, *San Francisco’s Financial District* (Charleston, SC: Arcadia Publishing, 2005), 116.

structurally and aesthetically to create bold, monolithic structures that dominated their environments, in contrast with other post-World War II Modern styles that favored light, transparent qualities and buildings that blended seamlessly with their surroundings. The heavy, forbidding nature of the style made Brutalist buildings stand out from their lightweight predecessors, which were widespread in the postwar period.

Brutalist buildings are generally characterized by their exposed and expressive concrete structural systems; monumental massing and “heavy” appearance; the integration of bold, angular shapes and blockish, geometric forms; exposed concrete finishes; an overall lack of ornamentation; and articulated bases that rise above integral plazas and landscapes.⁴⁹ Brutalist buildings assume a forbidding, almost inhuman nature – qualities that are further reinforced by a lack of overall windows, which usually appear as voids in otherwise solid volumes.⁵⁰ Though buildings are typically blockish, there are some examples that incorporate more organic, natural forms and other sculptural qualities.

Brutalism found its way to the American architectural scene in the 1950s but proliferated in the 1960s and early 1970s. Its progressive nature made the style particularly popular in public architecture and educational institutions nationwide. Many universities adapted the style to their own postwar campuses in efforts to distinguish themselves from the more traditional university aesthetic. The University of California, San Diego (UCSD) is perhaps the best known for its collection of Brutalist buildings, including those on its Muir College campus (1969-1971, Robert Mosher, Dale Naegle, Richard George Wheeler, and others) and Geisel Library (1970, William Pereira).⁵¹

In a historic context statement for Modern architecture in the city, the San Francisco Planning Department compiled a list of notable Brutalist projects, including the hotel building and pedestrian bridge at 570 Kearny Street (1971). Other local buildings featuring this style include John Portman’s Embarcadero Center (1967-81), the Hyatt Regency Hotel (1973), and:

...the Transamerica Pyramid, Fox Plaza, Davies Medical Center, the San Francisco State University Cesar Chavez Student Center (designed 1969- 1973), and Paffard Keatinge-Clay’s 1968 design of an addition to the San Francisco Art Institute. Elements of the Brutalist style are also incorporated in the design of utilitarian buildings such as those found at San Francisco General Hospital.⁵²

The historic context statement delineates the following character-defining features of Brutalist buildings:

- Rough unadorned poured concrete construction
- Massive form and heavy cubic shapes
- Visible imprints of wood grain forms
- Recessed windows that read as voids
- Repeating patterns geometric patterns
- Strong right angles and simple cubic forms

⁴⁹ City of San Diego, “San Diego Modernism Historic Context Statement,” 2007, 79.

⁵⁰ Christopher A. Joseph & Associates, “City of Riverside Modernism Context Statement,” prepared for the City of Riverside, November 3, 2009, 17.

⁵¹ City of San Diego, “San Diego Modernism Historic Context Statement,” 47-48.

⁵² Brown, “San Francisco Modern Architecture and Landscape Design,” 201-203.

- Deeply shadowed irregular openings
- Rectangular block-like shapes
- Precast concrete panels with exposed joinery⁵³



Figure 46. Photographs of Brutalist buildings compiled by the San Francisco Planning Department, including (counter clockwise from the top left): Fox Plaza; Skidmore Owings & Merrill's School of Dentistry; Woodland Garden Apartments; Glen Park BART station; Transamerica Pyramid; San Francisco State University campus (Mary Brown, "San Francisco Modern Architecture and Landscape Design," 192)

5. EVALUATIVE FRAMEWORK

5.1 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

⁵³ Brown, "San Francisco Modern Architecture and Landscape Design," 201-202.

The California Register criteria are modeled on the National Register criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing in the California Register.

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁵⁴ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁵⁵ Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.

⁵⁴ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation," accessed March 13, 2019, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm.

⁵⁵ Ibid.

- *Association* is the direct link between an important historic event or person and a historic property.

6. EVALUATION OF SIGNIFICANCE

6.1 California Register of Historical Resources

Based on the evaluation presented below, the subject property at 750 Kearny Street is recommended as eligible for listing in the California Register under Criteria 1 and 3.

California Register Criterion 1 [Association with Significant Events]

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends. The event or trends, however, must clearly be important within the associated context. Further, mere association of the property with historic events or trends is not enough, in and of itself, to qualify under this criterion: the specific association must be considered important as well.⁵⁶

The subject property is recommended as eligible under Criterion 1 for its role in asserting the growing political influence of the Chinese community in San Francisco in the postwar era. Activists inspired by the Civil Rights Movement and a growing Chinese middle class established the Chinese Historical Society of America in 1963 and the Chinese Culture Foundation in 1965. When the city government concurrently announced the sale of the former Hall of Justice site at the edge of Chinatown, Chinese activists (led by the SFGCCSA) successfully asserted their political power with the Board of Supervisors and San Francisco Redevelopment Agency to negotiate the sale of the land to Justice Enterprises and the construction of a new hotel building designed by Clement Chen. The negotiated deal included the construction of the Chinese Culture Center (operated by the Chinese Culture Foundation) within the building and a pedestrian bridge connecting the center with Portsmouth Square, as well as a mandate to hire a majority of Chinese residents as hotel staff. The building was initially known as the Chinese Cultural and Trade Center based on the SFGCCSA's conceptual plan for the site. Thus, the subject property embodies the rising political influence of the city's Chinese community, with the pedestrian bridge serving as both a physical and symbolic connection between the community and the new cultural center. The Chinese Culture Center continues to regard the pedestrian bridge as its front door to the community.

The building is not significant under this criterion for the wave of high-rise developments that transformed San Francisco's skyline from the late 1950s to the mid-1980s. The period of construction, often described as the "Manhattanization" of the city, resulted in the construction of modern skyscrapers in the Financial District. While the 27-story hotel building at 750 Kearny Street was constructed during this period, it is not known to have played a significant role in this development trend. It is eclipsed by more prominent tower buildings, such as the Bank of America building, Union Bank building, and neighboring Transamerica building, and San Francisco residents were already mobilizing to restrict height limits by the time the subject property was completed.

⁵⁶ National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

California Register Criterion 2 [Association with Significant Persons]

This criterion “applies to properties associated with individuals whose specific contributions to history can be identified and documented.” It identifies properties associated with individuals “whose activities are demonstrably important within a local, State, or national historic context,” and is typically limited to those properties that have the ability to illustrate a person's important achievements.⁵⁷

The subject property is recommended as ineligible for listing in the California Register under Criterion 2 for an association with significant persons. In his history of the Chinese Culture Center, noted historian Him Mark Lai does not identify specific people as playing a singular role in the development of the subject property and the foundation of the center within the building. While he mentions the important work of activists such as J.K. Choy and others, he characterizes the design and construction of the subject property and the Chinese Culture Center as a community-led effort.

Although Harold Moose successfully developed at least a half-dozen properties in San Francisco, his role as a developer does not rise to the level of significance to be eligible for listing in the California Register under this criterion. Additionally, the overall design of the hotel building and pedestrian bridge, and the inclusion of the Chinese Culture Center, was a result of activism by the Chinese community rather than by Harold Moose or Justice Enterprises.

California Register Criterion 3 [Architectural Significance]

This criterion applies to properties that “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, or that represent a significant and distinguishable entity whose components may lack individual distinction.”⁵⁸ “Distinctive characteristics” are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style.⁵⁹ A master “is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”⁶⁰

Architect Clement Chen is recognized as a master architect, and the subject property is one of his signature hotel projects in the San Francisco Bay Area. The hotel building at 750 Kearny Street set him on the path of hotel design as he developed a business relationship with the Holiday Inn founder Kemmons Wilson as a result of the project. Chen went on to design facilities for Holiday Inn throughout California and nationwide and to receive international hotel commissions. His design for the Jinaguo Hotel in Beijing has been highlighted in scholarship as an important hotel constructed in China in the late twentieth century. As such, the subject property is recommended as eligible for listing under Criterion 3 as the work of master architect Clement Chen.

Although John Carl Warnecke is regarded as a master architect, the subject property is not a significant example of his work. Warnecke became involved in the project after Clement Chen designed the initial concept for the hotel and bridge; Warnecke’s firm translated the design concept into a viable building

⁵⁷ National Park Service, “National Register Bulletin: How to Apply the National Register Criteria for Evaluation.”

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ Ibid.

and prepared the construction documents, ensuring the project was completed. As such, his role in the project was secondary to Clement Chen.

Likewise, the subject property is not significant as the work of Chen Chi-kwan. While he was an internationally recognized architect and artist, his role in finalizing the design of the bridge is not well known. The dimensions, structural system, and use of concrete had already been selected by the time he became involved in the project. The pedestrian bridge design also is a minor project compared to his university buildings in Taiwan.

Lastly, the hotel tower and pedestrian bridge are recommended as eligible for listing in the California Register under Criterion 3 as a significant example of Brutalist architecture in San Francisco. The subject property conveys hallmarks of this architectural style, including its sculptural form, consisting of a tall slender tower placed on a pyramidal base; its extensive use of exposed concrete; and its geometric detailing, including punched openings along the narrow façade, angular ledges on the spandrels, and sculptural overhang punctuated by deep, rectangular voids at the capital level.

California Register Criterion 4 [Potential to Yield Information]

Criterion 4 is typically applied to archaeological resources, and evaluation of the subject property for eligibility under this criterion was beyond the scope of this report.

6.2 Period of Significance

Period of significance is the length of time that a property was associated with the important events, activities, or persons, or attained the characteristics that qualify it for listing as a historic resource. The period of significance typically begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction. Some periods of significance are as brief as a single year, but many span several years and consist of beginning and ending dates.

The period of significance for the subject property begins in 1971, when both the hotel and pedestrian bridge were completed. Two years later, the Chinese Culture Center opened its doors to the public. The Chinese Culture Center is still operating within the building complicating the closure of the period of significance. On the one hand, it could be left open-ended. Conversely, Gordon H. Chang noted that the Asian Art Museum opened in San Francisco in 2003, prompting the Chinese Culture Center to revisit its mission, as the two organizations shared a similar audience and programming. It undertook a new capital campaign to redesign its office and exhibition space and revamp its programming, resulting in the major remodel of the third floor area in 2005. As such, the year 2005 marks a transition, rather than a closure, in the history of the Chinese Culture Center.

6.3 Integrity Analysis

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling, and association. These aspects closely relate to the building's significance and must be primarily intact for eligibility.

The building and pedestrian bridge have not been moved, and the setting continues to be comprised of low-scale buildings to the west and south in Chinatown, and high-rise towers to the north and east as the neighborhood transitions to the Financial District. Most importantly, it maintains a physical and

visual connection with the adjacent Portsmouth Square. As such, it retains integrity of location and setting. Likewise, the building retains integrity of design, materials, and workmanship, as its exterior has undergone minimal alterations since it was completed in 1971. Primary alterations include the redesign of the ground story of the west façade, serving as the main entrance to the building; the replacement in-kind of the windows on the sloped walls of the north and south façades; and the insertion of the clubhouse underneath the west end of the bridge. The building and pedestrian bridge retain the majority of the original construction material and design. The subject property displays integrity of feeling and association through its intact Brutalist design, its continued use as a hotel, and its physical connection with Portsmouth Square. Thus, it retains integrity of feeling and association.

7. CHARACTER-DEFINING FEATURES

A character-defining feature is an aspect of a building or structure's design, construction, or detail that is representative of its function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics, and landscaping within the period of significance. In order for an important historic property to retain its significance, its character-defining features must be retained to the greatest extent possible.

Character-defining features of the present-day Hilton Hotel building and pedestrian bridge at 750 Kearny Street include:

Hotel Building:

- Location at the west end of the block bounded by Washington, Montgomery, Merchant, and Kearny streets
- Footprint extending to the property lines, except for the setback from Kearny Street
- Connection to Portsmouth Square via the pedestrian bridge
- Massing consisting of a tall, slender tower situated on a pyramidal base
- Steel-frame construction
- Flat roof with pool
- Concrete cladding with vertical lines created by wood formwork
- Fenestration, including bands of windows separated by cast-panel concrete spandrels with angled ledges on the tower and large expanses of fixed windows on the sloped walls of the base
- Horizontal, incised bands aligning with the spandrels
- Narrow projections on the east and west façades with a central column of windows and columns of rectangular voids on each side
- Sculptural overhang punctuated by deep, rectangular voids at the capital level

Pedestrian Bridge:

- Reinforced concrete construction
- Girders and two-column bents with tapered legs
- Access from the second and third stories of the hotel tower at the east end and from Portsmouth Square at the west end
- Angular platform at the east end with a central staircase flanked by two shorter staircases
- Rectangular panels decorated with vertical lines from wood formwork

- Closed railing with smooth concrete cap
- Brick paving
- Curved interior walls
- Hexagonal light fixtures
- Backless concrete benches in two lengths

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Hilton Hotel, San Francisco, CA
Historic Resource Evaluation

Appendix A: Existing Conditions Photographs



Architectural
Resources Group

EXTERIOR



North and west façades, view southwest (ARG, January 2019)



West façade, view east (ARG, January 2019)



West façade, view east (ARG, January 2019)



West façade, view east (ARG, January 2019)



South façade, view northeast (ARG, January 2019)



West and south façades, view northeast
(ARG, January 2019)



South and east façades, view north
(ARG, January 2019)



East and north façades, view south (ARG, January 2019)



Base of the north façade, view southeast (ARG, January 2019)



Base of the north façade, view south (ARG, January 2019)



Base of the west façade, view south (ARG, January 2019)



Base of the west façade, view northeast (ARG, January 2019)



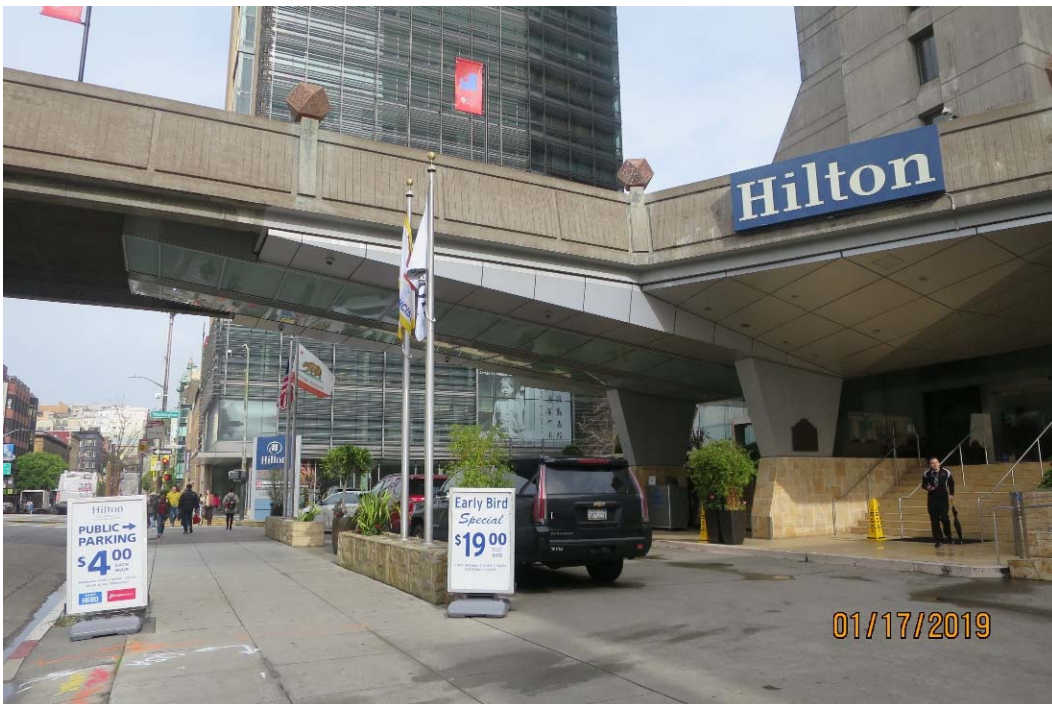
Landscaping and ramp at the base of the west façade, view southeast (ARG, January 2019)



Base of the west façade with entrances to the lobby, view east (ARG, January 2019)



Entrances to the lobby on the west façade, view south (ARG, January 2019)



Driveway, planters, and signs in front of the hotel lobby, view northeast (ARG, January 2019)



Plaque for State Landmark No. 192 (site of the Jenny Lind Theater and San Francisco City Hall) on the bridge pillar (ARG, January 2019)



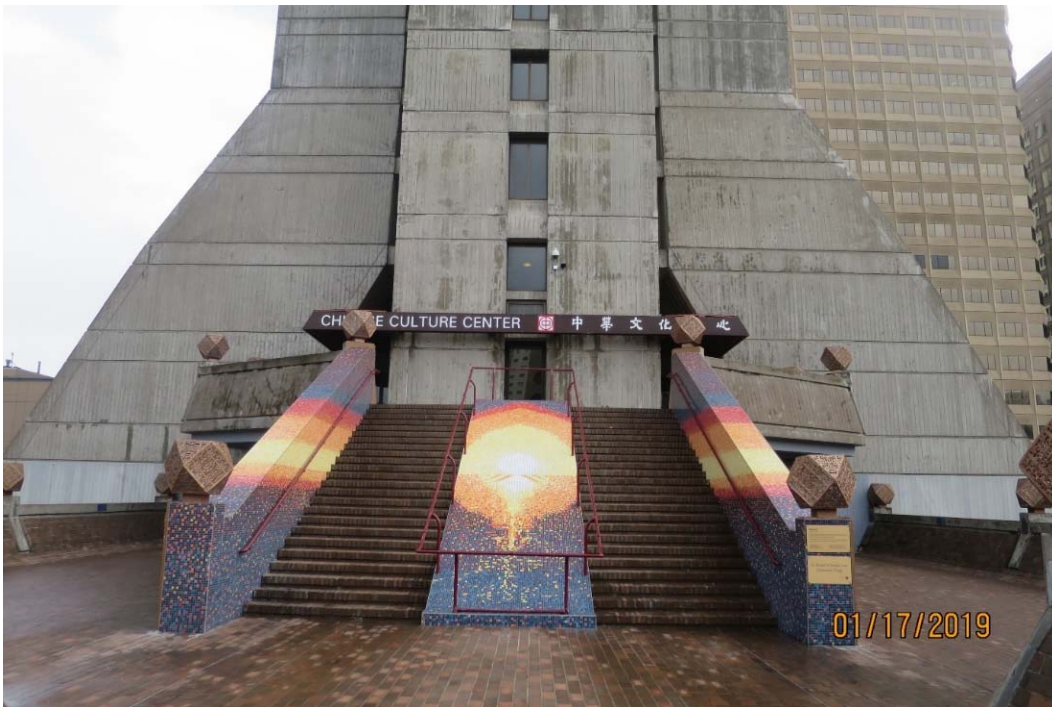
Base of the south façade, view northeast (ARG, January 2019)



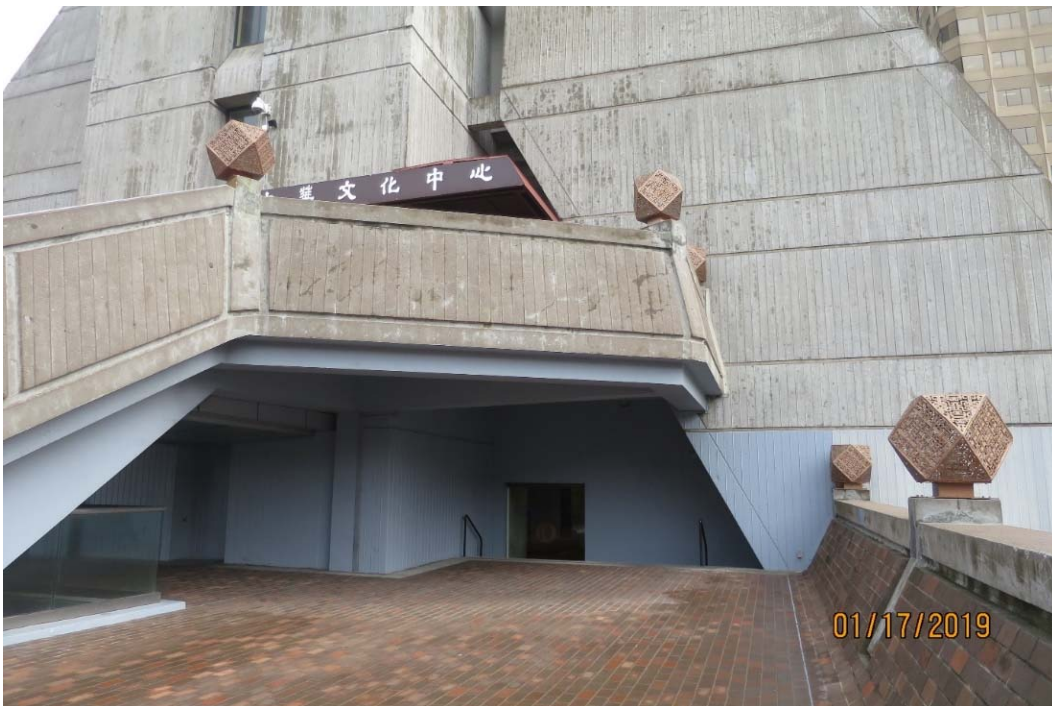
Base of the east façade, view north (ARG, January 2019)



Base of the east façade, view south (ARG, January 2019)



Pedestrian bridge, staircase ascending to the third story, view east (ARG, January 2019)



Pedestrian bridge, staircase ascending to the third story, with the entrance to the second story below (ARG, January 2019)



Pedestrian bridge, staircase ascending to the third story (ARG, January 2019)



Pedestrian bridge, view underneath the staircase ascending to the third story
(ARG, January 2019)



Entrance to the second story from the pedestrian bridge (ARG, January 2019)



Entrance to the Chinese Culture Center on the third story from the pedestrian bridge
(ARG, January 2019)



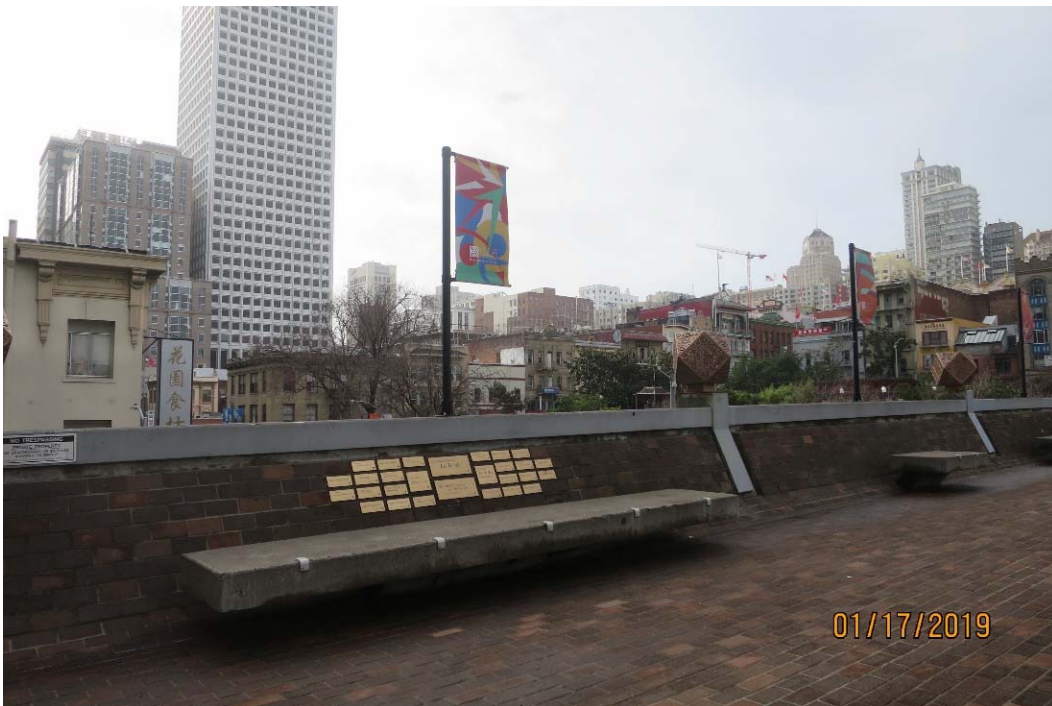
Pedestrian bridge, view west (ARG, January 2019)



Pedestrian bridge, view west toward Portsmouth Square (ARG, January 2019)



Typical lantern on the pedestrian bridge (ARG, January 2019)



Typical benches on the pedestrian bridge (ARG, January 2019)



Pedestrian bridge spanning Kearny Street, view south (ARG, January 2019)



Pedestrian bridge spanning Kearny Street, view west (ARG, January 2019)



Portsmouth Square clubhouse underneath the pedestrian bridge, view southwest
(ARG, January 2019)



Portsmouth Square clubhouse underneath the pedestrian bridge, view northwest
(ARG, January 2019)



Gate at the west end of the pedestrian bridge, view east (ARG, January 2019)

INTERIOR – LOBBY (FIRST FLOOR)



Sliding glass doors accessing the front seating area (ARG, January 2019)



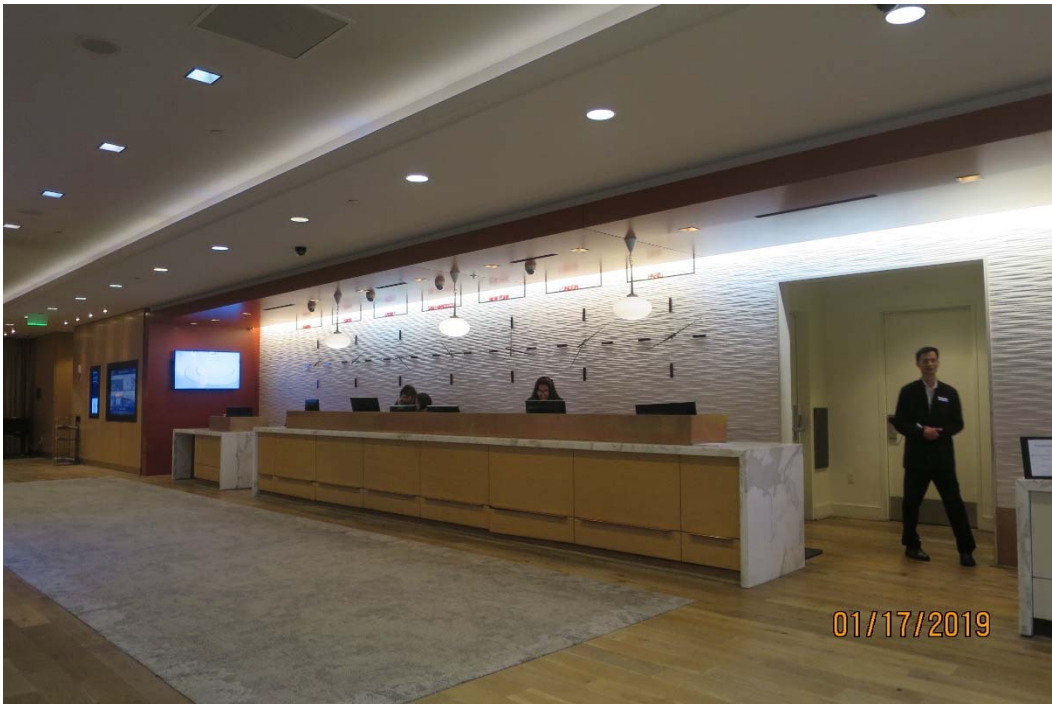
Artwork in the front seating area (ARG, January 2019)



Front seating area with sliding glass doors to the lobby beyond (ARG, January 2019)



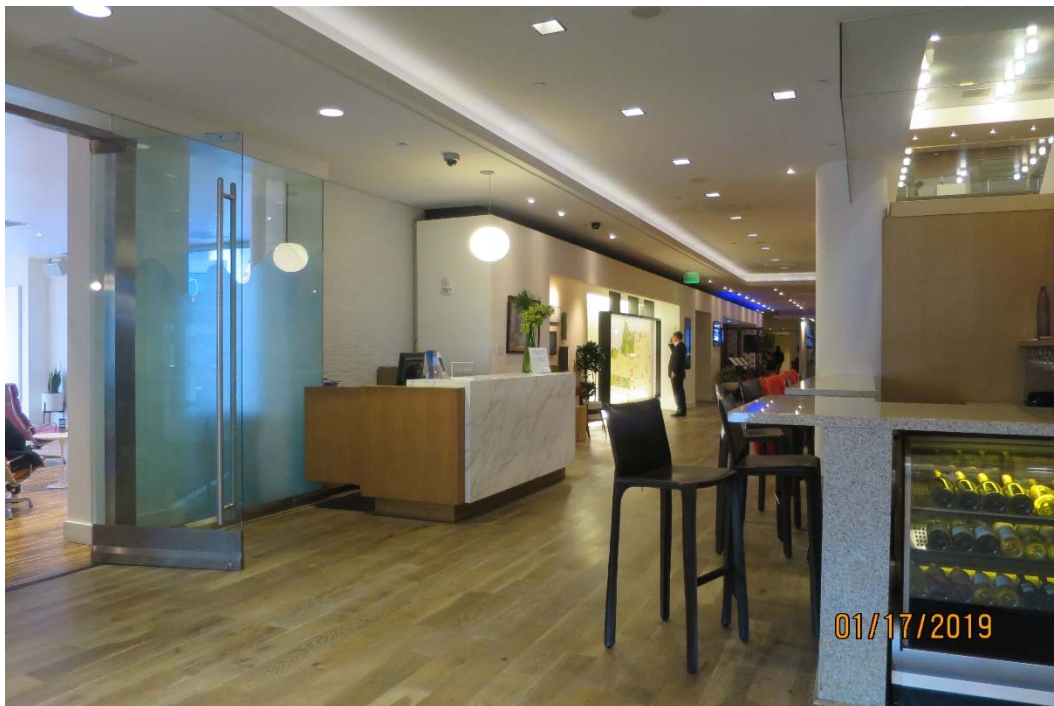
Central bar in the lobby (ARG, January 2019)



Reception desk along the south wall of the lobby (ARG, January 2019)



Desk with computers opposite the reception desk (ARG, January 2019)



Rooms, service desk, and displays along the north wall of the lobby (ARG, January 2019)



Restaurant along the east wall of the lobby (ARG, January 2019)



Central elevators (opposite the restaurant) leading to the mezzanine (ARG, January 2019)

INTERIOR – CHINESE CULTURE CENTER (THIRD FLOOR)



Central open space, view toward the west wall with entrances to the pedestrian bridge (ARG, January 2019)



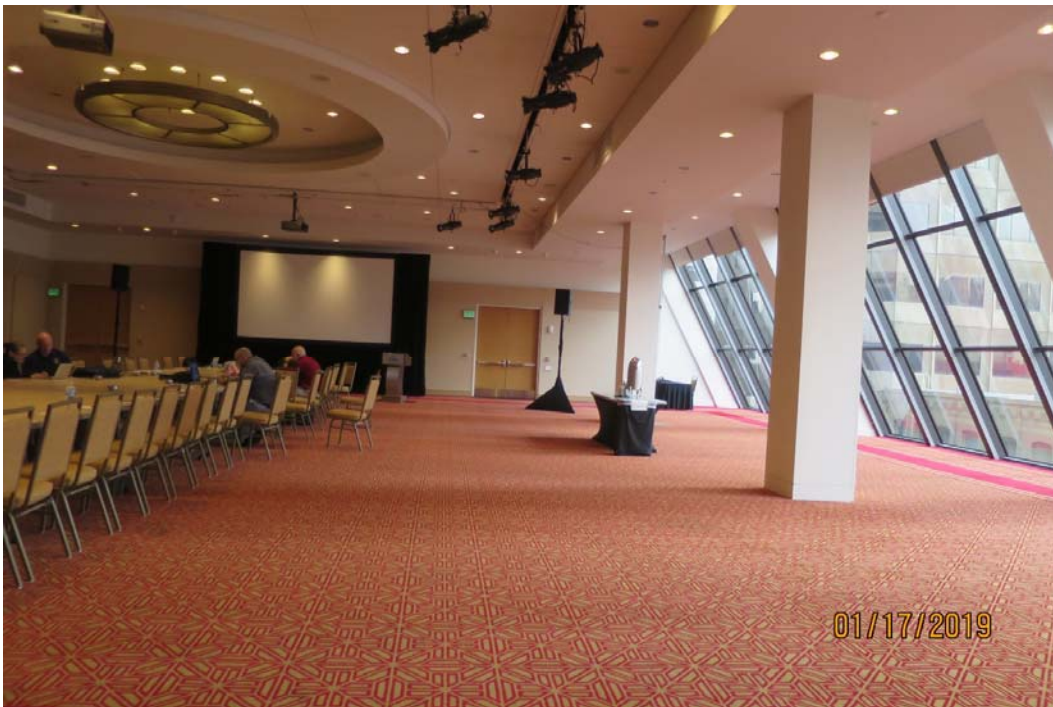
Entrance to the pedestrian bridge from the central open space (ARG, January 2019)



Entrance leading to the spiral staircase descending to the second story (ARG, January 2019)



Central open space, view toward the auditorium at the east end (ARG, January 2019)



Interior of the auditorium at the east end (ARG, January 2019)



Entrance to the gallery at the north end (ARG, January 2019)



Gallery interior, view toward the entrance and gift shop (ARG, January 2019)



Gallery interior (ARG, January 2019)



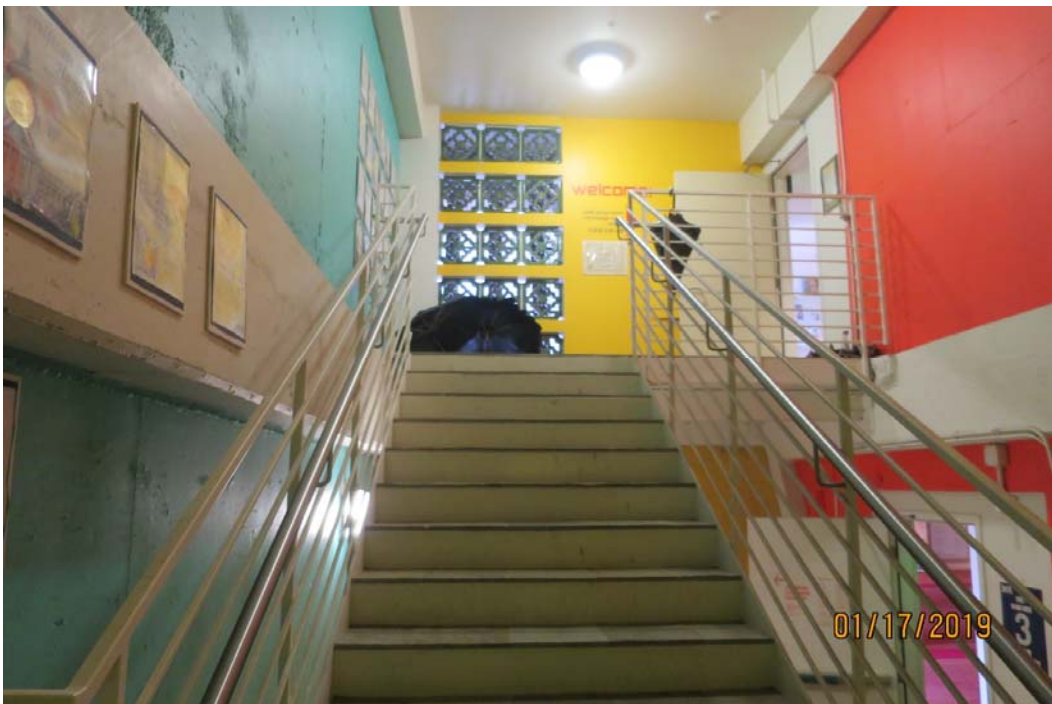
Gallery interior with covered windows along the north wall (ARG, January 2019)



Gallery interior (ARG, January 2019)



Hallway leading from the central open space to the stairwell accessing the offices
(ARG, January 2019)



Stairwell accessing the offices (ARG, January 2019)



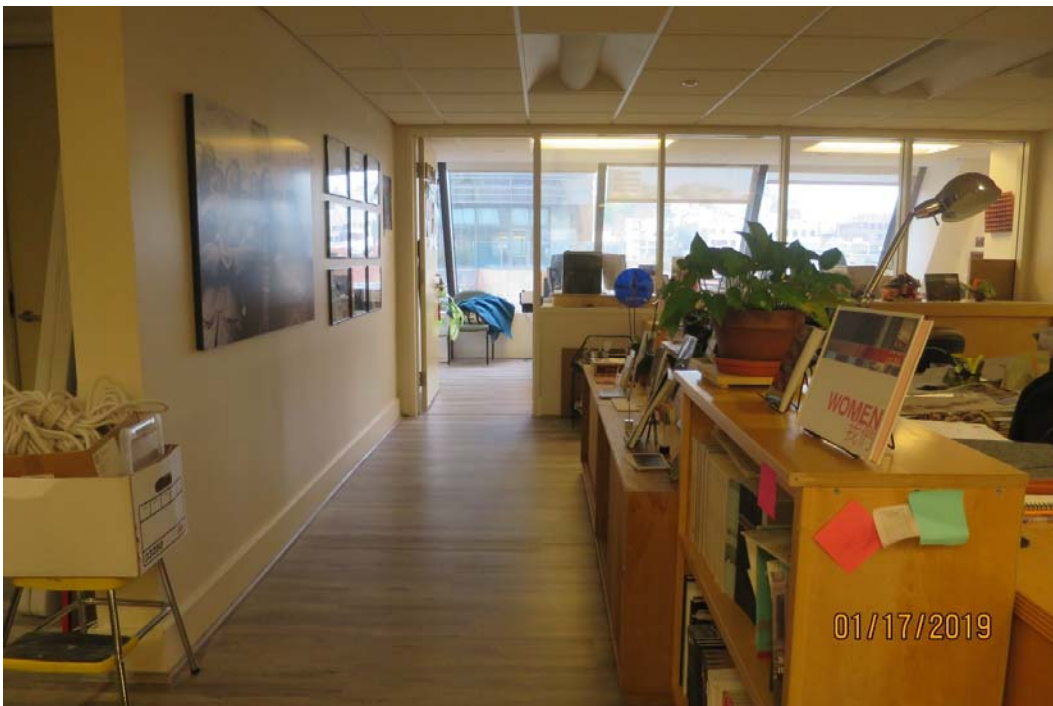
Interior of the central open space with conference rooms on the right (ARG, January 2019)



Seating area in the central open space with a conference room along the south wall
(ARG, January 2019)



Central open space with offices beyond (ARG, January 2019)



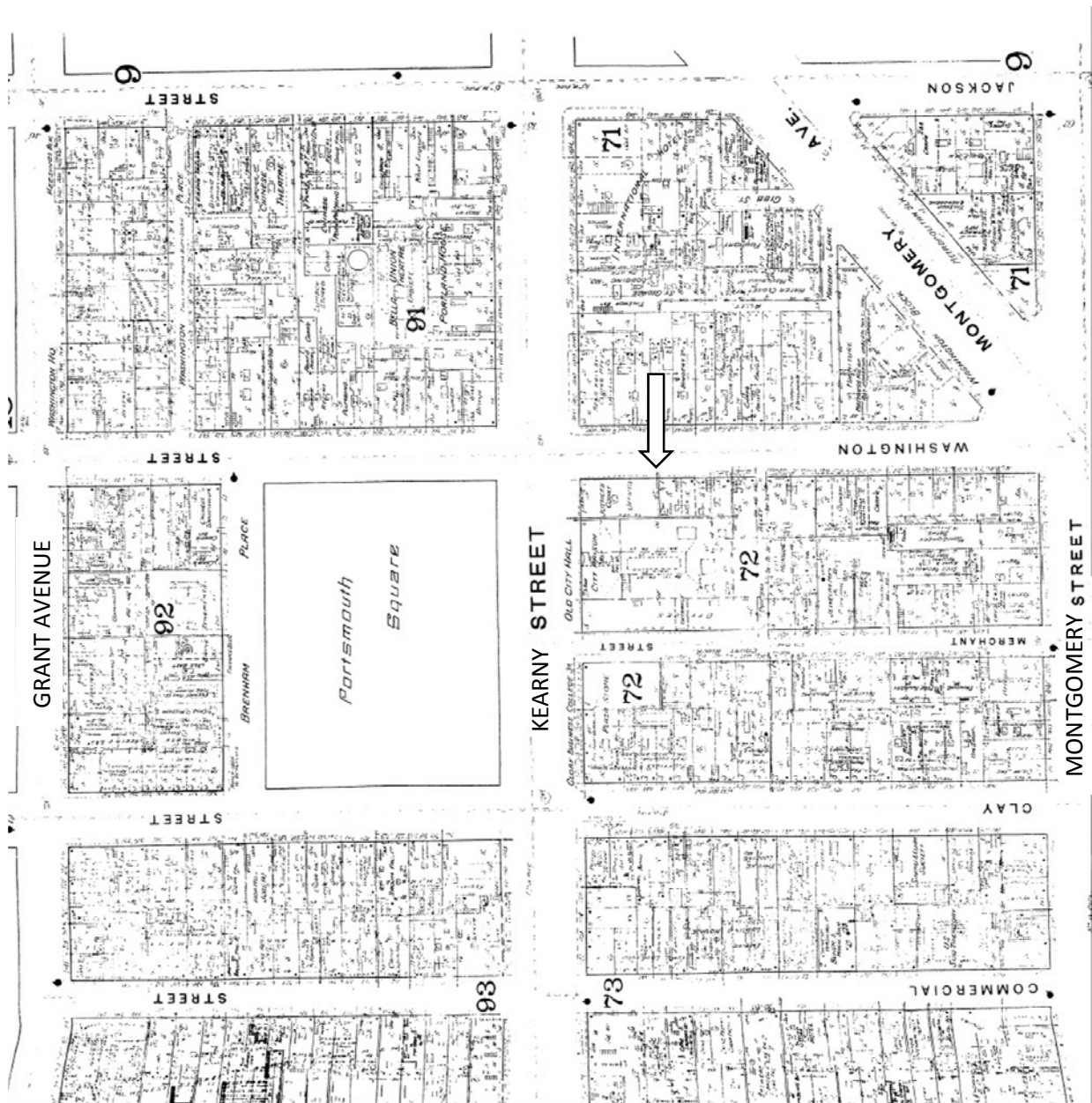
Central open space, with offices along the north wall (ARG, January 2019)

Hilton Hotel, San Francisco, CA
Historic Resource Evaluation

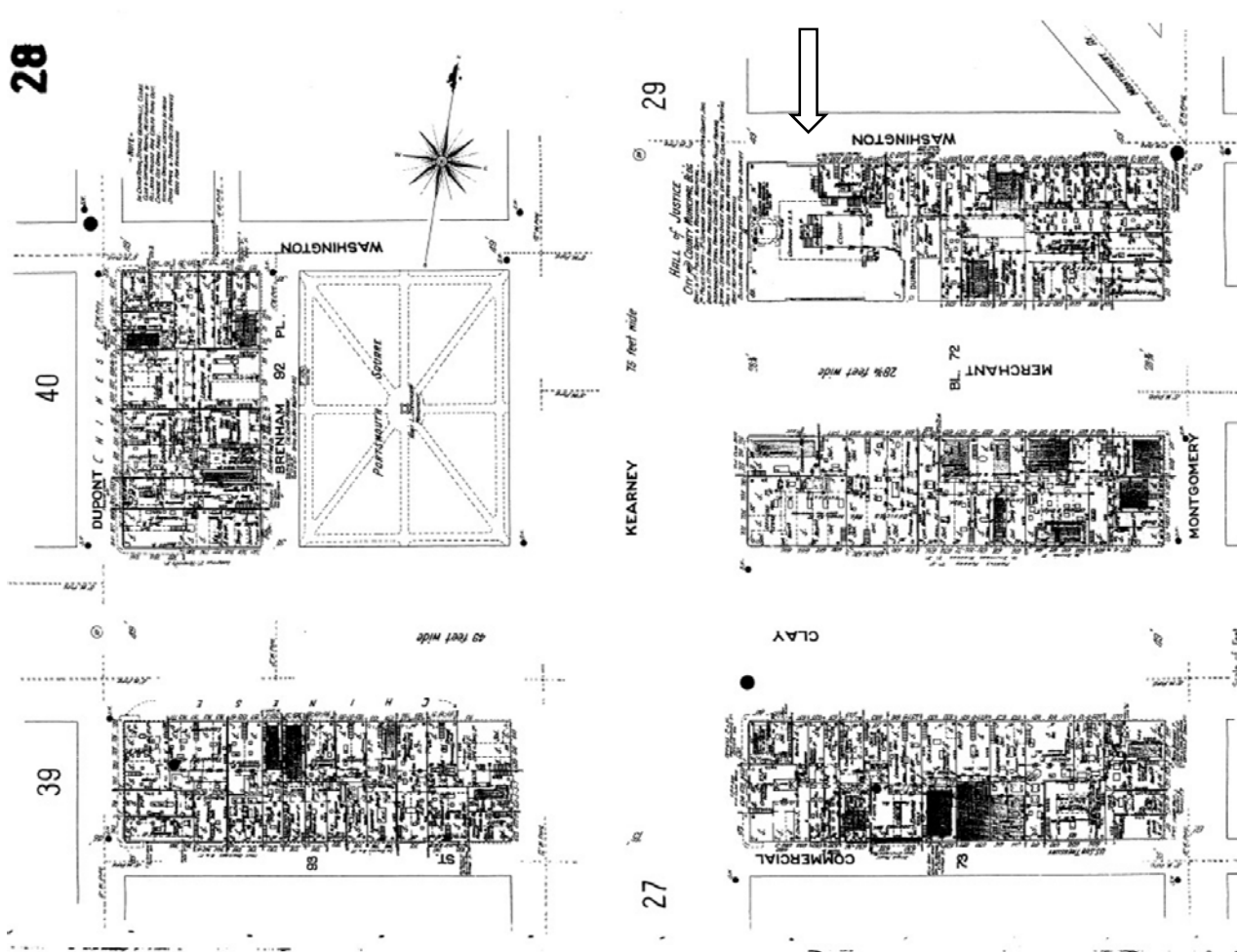
Appendix B: Sanborn Fire Insurance Maps



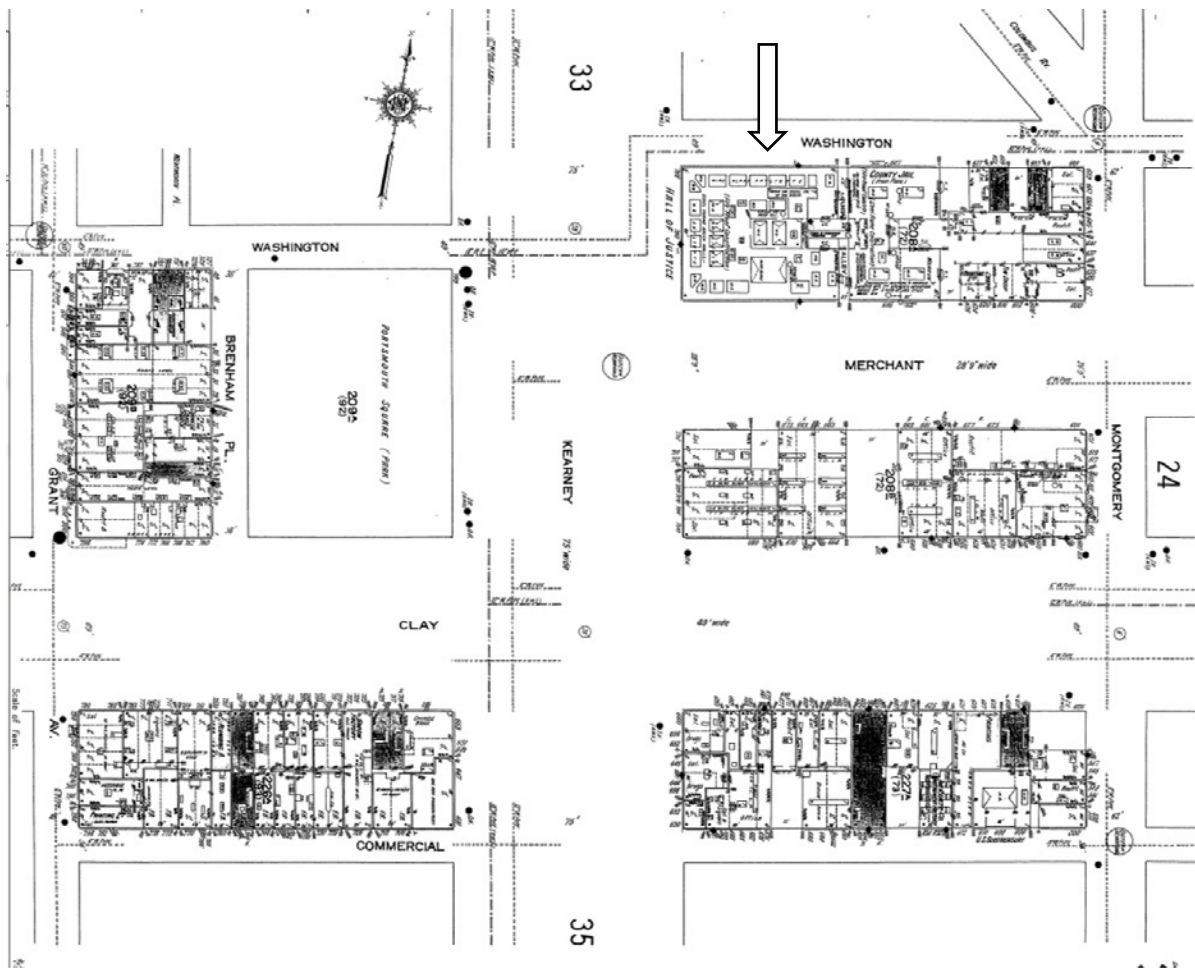
Architectural
Resources Group



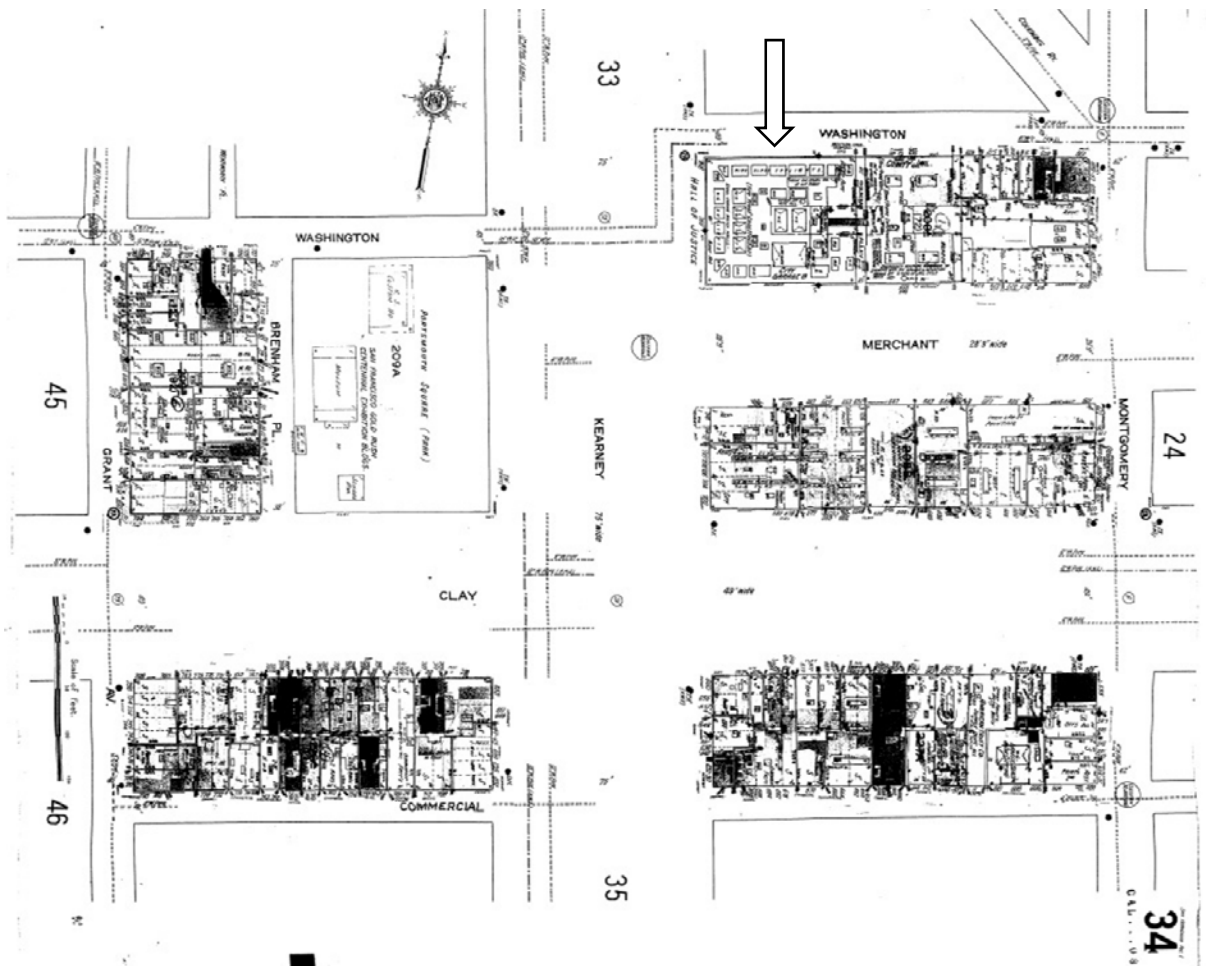
1887 Sanborn Fire Insurance Map, Volume 1, Sheet 10b (amended by author)
The arrow indicates the future location of the subject property.



1887 Sanborn Fire Insurance Map, Volume 1, Sheet 28 (amended by author)
The arrow indicates the future location of the subject property.

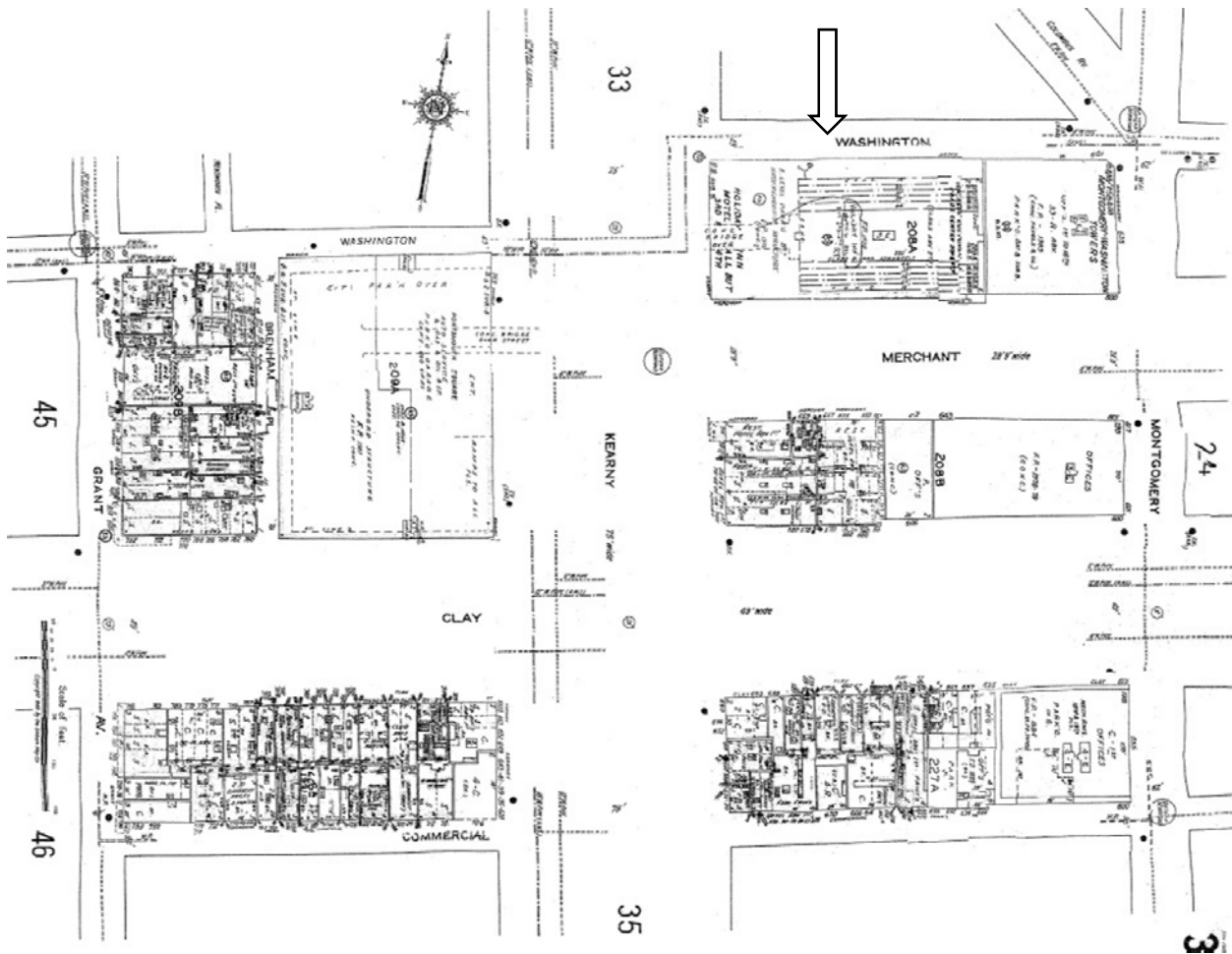


1913 Sanborn Fire Insurance Map, Volume 1, Sheet 34 (amended by author)
The arrow indicates the future location of the subject property.



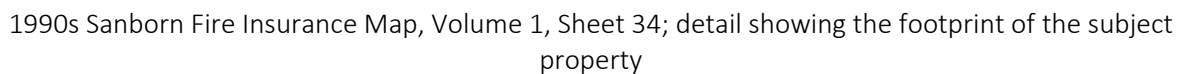
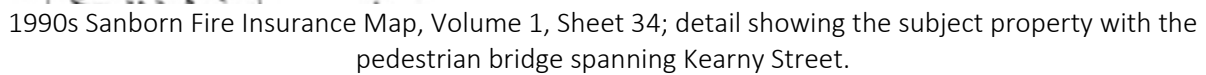
1950 Sanborn Fire Insurance Map, Volume 1, Sheet 34 (amended by author)

The arrow indicates the future location of the subject property.



1990s Sanborn Fire Insurance Map, Volume 1, Sheet 34 (amended by author)

The arrow indicates the location of the subject property.



Hilton Hotel, San Francisco, CA
Historic Resource Evaluation

Appendix C: Building Permit Record



Architectural
Resources Group

SITE PERMIT
REG. FORM
No. 35189

1 APPLICATION OF
Justice Investors

FOR PERMIT TO ERECT
1'x 750' REARING
STRUCTURE
(1, 2, 3, 4)

Location Kearney & Montgomery Streets
Archant & Washington Streets

Total Cost \$ 10,000.00
Filed December 15, 1933

REFER TO Dept. of Health
Bureau of Engineering
APPROVE
Dept. Public Works

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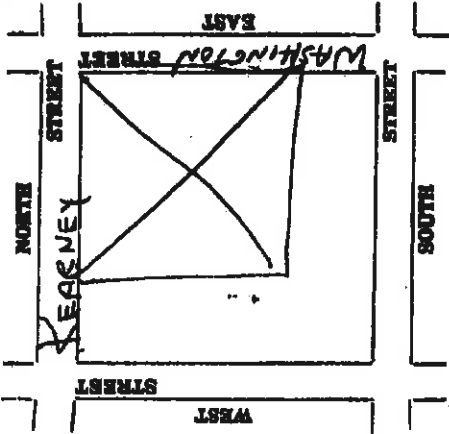
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Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and well foundations required must be submitted to this Bureau for approval.



Lot No. 24
Assessor's Block No. 808

NO PORTION OF BUILDING STRUCTURE OR ANY PART THEREOF TO BE CLOSER THAN 5 FT. TO ANY FIRE CODE LINE OR 10 FT. TO ANY FIRE CODE LINE OR 2 FT. FOR LESS THAN 750 VOLTS. CALIFORNIA STATE LAW (SEE SEC. 201 OF BUILDING CODE).

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION.

J. E. Doyle
OWNER'S AUTHORIZED AGENT

Subject to Bd of Examiners
variance dated 11/9/37

Approved: THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE DONE OR PROGRESS BEYOND PHASE OF WORK FOR WHICH PLANS HAVE BEEN APPROVED. Structural member sizes and details are not approved by Site Permit.
W. H. A. Kestine 9/5/38
Civil Engineer, Bureau of Building Inspection

Approved: 8-1-38 - doesn't find plans for approval
J. E. Doyle
Department of Public Health

APPROVED: Subject to an encroachment of 136'-6" lineal feet. At \$20.00 per front foot, the total DEPOSIT is: \$2,520.00
Bureau of Engineering
Department of Public Works

APPROVED: Subject to the drawings and plans as shown on app. form
THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE DONE OR PROGRESS BEYOND PHASE OF WORK FOR WHICH PLANS HAVE BEEN APPROVED.

Approved: Robert E. Kestine 9/29/38
San Francisco Redevelopment Agency

Approved: Zone C-3, Proposed C-3-0

CPC Setback 11/9/38
Planning Commission Approved by City
Discretionary Review 9/16/38
This Application is approved only for that portion of the building within the
James H. Doyle
Department of City Planning

Approved: for site permit only - submit final plans for final dept approval

Approved: Bureau of Fire Prevention & Public Safety

Approved: THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE DONE OR PROGRESS BEYOND PHASE OF WORK FOR WHICH PLANS HAVE BEEN APPROVED.

Approved: 6/2/35
Plan Checker, Bureau of Building Inspection

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

B.D.G. FORM

CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

SITE
APPLICATION FOR BUILDING PERMIT
FOR TYPE 1-2-3-4 STRUCTURESDate December 15, 1967

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

LOT DESCRIPTION

(1) Location:		<input type="checkbox"/> North <input checked="" type="checkbox"/> East	side of <u>Kearny Street</u>
		<input type="checkbox"/> South <input type="checkbox"/> West	Name of Street
		<input type="checkbox"/> North <input type="checkbox"/> East	of <u>Washington St.</u>
		<input checked="" type="checkbox"/> South <input type="checkbox"/> West	Nearest Cross Street
(2) Size of lot:			
front <u>126-6 3/4</u> ft.		(3) Is any other building on lot? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
rear <u>126-6 3/4</u> ft.		If yes, show on plot plan.	
average depth <u>275-54</u> ft.		(4) Is automobile runway to be installed or altered? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
		(5) Will street space be used during construction? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	

BUILDING DESCRIPTION

(6) Type of Building: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 1 Hr. <input type="checkbox"/> N			
(7) Use of building <u>HOTEL, COMMERCIAL</u> <u>GARAGE, PUBLIC</u>		(8) Occupancy <u>18, 16, 3 (6, 2)</u> Bldg. Code Classification	
(9) Number of Dwelling Units <u>562</u> <u>MAX.</u>			
(10) Ground Floor Area <u>19384</u> Sq. Ft.	(11) Height at the Center Line of Front of Bldg. <u>298</u> Ft.	(12) Number of Stories <u>26</u>	(13) Number of Basements <u>5</u>
(14) Is building designed for additional stories? <input type="checkbox"/> yes; how many? <u>5</u>		(15) Total Cost <u>\$4,300,000</u> <u>10,757,799</u>	
(16) Will sub-sidewalk space be used? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no			
(17) Design Live Load for floors: (To be posted, in commercial and industrial buildings) <u>GARAGE 50# P.S.F.</u> <u>COMMERCIAL AND PUBLIC ASSEMBLY & CORRIDORS 100# P.S.F.</u> <u>HOTEL GUEST ROOMS 40# P.S.F.</u>			

Cahill Construction

- (18) Supervision of construction by Cahill Construction Co., Inc. Address 350 Sansome St., S.F.
- (19) General contractor Cahill Construction Co., Inc. California License No. 90788
Address 350 Sansome St., San Francisco Telephone 981-8383
- (20) Architect or Engr. John Carl Warnecke Assoc. California Certificate No. C 5029
(for design) (Carl Russell) Address 61 New Montgomery St., San Francisco Telephone 397-4200
- (21) Engineer or Archt. _____ California Certificate No. _____
(for construction) Address _____ Telephone _____

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

(22) Owner Justice Investors

Address c/o Cahill Construction Co., Inc. Phone No. 981-8383
(For contact by Bureau)

By James E. BrownAddress 350 Sansome St.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

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

Approved:

Zone

CPG Sections

NOV 18 1970

Approved:

Department of City Planning

Bureau of Fire Prevention & Public Safety

Approved: 45 NOTED ON PLANS
DESIGN LANE LOAD: 100 LBS/FT
SPECIAL INSPECTION: 1. FOUND.
2. CONC: CRL & PLACEN.
3. REINP STEEL GEGO BEND TEST
4. PRESTRESSING: 5. DUCTILE
CONCRETE CONSTR.

John E. Foster 11/18/70
Civil Engineer, Bureau of Building Inspection

Approved: A SEPARATE PERMIT IS REQUIRED FOR
SUBJECT 16 PERMITS 248-250

ALL ENCROACHMENTS IN THE OFFICIAL STREET
OR SIDEWALK AREAS MUST BE GRANTED IN WRIT-
ING BY THE DIRECTOR OF PUBLIC WORKS AND BY
RESOLUTION OF THE BOARD OF SUPERVISORS.
ALL ENTRANCES, BOTH FEDERAL AND STATE,
CULDS, SHALL MEET THE SPECIFICATIONS OF
ALL RAMPING SHALL BE INSP. OF PERMITS.

NOV 18 1970

Approved:

Approved:

Approved:

Approved:

Approved:

Approved:

Public Authority

No portion of building or structure or part
folding used during construction to be
shall be more than 6' 6" in any wire containing more
than 250 volts. See Sec. 305 California
Penal Code.

A separate permit is required for
structure, tower, and/or equipment
all situated over a square foot
of ground area.

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SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

CENTRAL PERMIT BUREAU FORM

Write in Ink - Fill Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

November 6, 1967

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

- (1) Location From Chinese Cultural Center to Portsmouth Square
- (2) Total Cost (\$)200,000 (3) No. of Stories 1 (4) Basement or Cellar yes or no
- (5) Present Use of building Bridge (only) (6) No. of families 1
- (7) Proposed Use of building Bridge (only) (8) No. of families 1
- (9) Type of construction 1, 2, 3, 4, or 5 (10) Proposed Building Code Classification yes or no
- (11) Any other building on lot No (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? No
- (13) Does this alteration create a horizontal extension to the building? Yes
- (14) Does this alteration constitute a change of occupancy No
- (15) Electrical work to be performed Yes (16) Plumbing work to be performed Yes
- (17) Automobile runway to be altered or installed No
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No
- (19) Will street space be used during construction? Yes
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

Construction of a pedestrian bridge from the Chinese Cultural
Center to the Portsmouth Square Park over Kearny Street.

- H.J. Degenkolg & Associates, 350 Sansome St., SF
T.Y. Lin, Kulka, Yang & Assoc., 15 Vandewater St.
- (21) Supervision of construction by Address
- (22) General Contractor Cahill Construction Co., California License No. 90788 (21)
Address 425 California St., San Francisco, Ca.
- (23) Architect or Engineer John Carl Wernicke, California Certificate No. C-679
(for design)
Address
- (24) Architect or Engineer California Certificate No.
(for construction)
Address
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (26) Owner Justice Enterprises, Inc. (Phone 989-9577)
Address 2200 Russ Building, San Francisco, Ca. 94104

By [Signature] Address [Address]

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION
FOR THE ELECTRICAL WORK
DATE PERMIT FOR THE ELECTRICAL WORK

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

CONSTRUCTION LENDER

ADDRESS OF
CONSTRUCTION LENDER

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

Approved:

Zone

CPG Setbacks

John E. Baker
JUL 9 1970
Department of City Planning

Approved:

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.
A separate permit is required for construction, repair, and/or replacement of all work over 10 square feet. For further information telephone 538-4391.

JUL 13 1970

P. Hoene

REFER TO:

Bureau of Engineering
BRI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved: 1-9 1970

Provided the following conditions are complied with:

BLDG. FORM

No.

3 APPLICATION OF

249
ROSE MATH SPARE CASE

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS, OR
REPAIRS TO EXISTING
BUILDING

Location 733 KEARNEY ST

150

Total Cost \$ 1.00

Filed

JUL 8 1970

APPROVED: 9 JUL 30 1970

APPROVED
Dept. of Building Inspection

Superintendent, Bureau of Building Inspection

Permit No. 348893

JUL 31 1970

Issued

19

X-BE-E

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

CENTRAL PERMIT BUREAU F436

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

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

- (1) Location 733 KEARNY ST.
- (2) Total Cost (\$) 1.00 (3) No. of Stories 4 (4) Basement or Cellar YES
yes or no
- (5) Present Use of building UNDER GROUND GARAGE (6) No. of families YES
yes or no
- (7) Proposed Use of building SAME (8) No. of families YES
yes or no
- (9) Type of construction 1 (10) Proposed Building Code Classification 1, 2, 3, 4, or 5
- (11) Any other building on lot NO (must be shown on plot plan if answer is yes.)
yes or no
- (12) Does this alteration create an additional story to the building? YES
yes or no
- (13) Does this alteration create a horizontal extension to the building? NO
yes or no
- (14) Does this alteration constitute a change of occupancy NO
yes or no
- (15) Electrical work to be performed YES (16) Plumbing work to be performed NO
yes or no
- (17) Automobile runway to be altered or installed NO
yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered YES
yes or no
- (19) Will street space be used during construction? YES
yes or no
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

FOUNDATION & PIERS FOR OVERHEAD BRIDGE SUPPORT
THRU EXISTING GARAGE. THIS IS STRICTLY A STRUCTURAL
ADDITION, REFER TO APPL# 384492

- (21) Supervision of construction by _____ Address _____
- (22) General Contractor CAHILL CONSTRUCTION CO. California License No. _____
Address 425 CALLE ST.
- (23) Architect or Engineer H. J. DEGENKOLS California Certificate No. 5748
(for design) Address 86 THIRD ST.
- (24) Architect or Engineer H. J. DEGENKOLS California Certificate No. _____
(for construction) Address 86 THIRD ST.
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (26) Owner PARTS MOUTH SQUARE GARAGE (Phone 981-8383)
Address 733 KEARNY ST.
For contact by Bureau

By James P. Quinn Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE
OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT
OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808
AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job.
Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL
FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPA-
RATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

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

CONSTRUCTION LENDER

(Enter name and branch designation if any. If there
is no known construction lender, enter "unknown".)

ADDRESS OF
CONSTRUCTION LENDER

FB-501a

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF BUILDING INSPECTION

Application
 Number

351579

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class H occupancy.)

Location

1000 Taylor St. at Broadway

Type of Bldg.

Description of

Construction

The heretofore described building conforms to Ordinances of the City and County of San Francisco and to the California Building Code effective as of the date on which the heretofore mentioned application for occupancy was filed and approved occupancy is approved in pursuance to Sec. 306.C, Article 1, Chapter 11, of the San Francisco Municipal Code.

NOTE: BEFORE CERTAIN AREAS ARE OCCUPIED AND BEFORE CERTAIN BUSINESSES, INDUSTRIES OR ACTIVITIES ARE CONDUCTED, SEPARATE AND ADDITIONAL LICENSES AND PERMITS MAY BE REQUIRED IN ACCORDANCE WITH PART III OF THE SAN FRANCISCO MUNICIPAL CODE AS WELL AS OTHER APPLICABLE CODES.

Approved

BUREAU OF BUILDING INSPECTION & PUBLIC SAFETY

Approved

11-12-19 71

This certificate posted on

12-10-71

SUPERINTENDENT BUREAU OF
 BUILDING INSPECTION

By

Building Inspector

SAN FRANCISCO

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE:

APR 5 1972

DEPARTMENT OF
BUILDING INSPECTIONCITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKSAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSBUDG.
FORM

3 1/2

APPLICATION NO.
407961APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS
OF AN APPLICATION FOR A PERMIT TO BUILD IN ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

OFFICE COPY

DATE FILED

FILING FEE RECEIPT NO.

PERMIT NO.

ISSUED

4-3-72 46642
365104 APR - 5 1972(1) STREET ADDRESS OF JOB: corner of Washington
McKee St. Port St. Louis Sq.
Holiday Inn 3rd floor
(3) ESTIMATED COST OF JOB: 22500

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NUMBER OF STORIES OF OCCUPANCY	(6A) NUMBER OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) BLDG. CODE OCCUP. CLASS	(9A) NO. OF FAMILIES
1 2 3 4 5	28	3	HOTEL	H-2-3	558

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NUMBER OF STORIES OF OCCUPANCY	(6) NUMBER OF BASEMENTS AND CELLARS	(7) PROPOSED USE	(8) BLDG. CODE OCCUP. CLASS	(9) NO. OF FAMILIES
1 2 3 4 5	28	3	HOTEL	H-2-3	558

(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☐ NO ☒

(11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES ☐ NO ☒

(12A) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒

(13A) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒

(14A) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒

(15A) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒

(16A) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES ☐ NO ☒

(17A) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(18A) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒

(19A) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(23) GENERAL CONTRACTOR: Joe E. Vandever, 3406 Florio Vista, Santa Clara, Calif. License No. 254827

(24) ARCHITECT OR ENGINEER (FOR DESIGN): Clement Chen & Assoc., 544 Pacific Ave., San Francisco, Calif. Certificate No. C-3287

(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION):

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN").

(27) OWNER - YES/NO (CROSS OUT ONE): YES/NO

(28) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT).

Install 100 lin. ft. of partitions in 3rd floor of existing building (Metal studs with sheet rock + insulation) 3rd floor only Chinese Cultural Foundation

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 133, 104.8, 104.8.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY VIOLATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22).

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

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

APPLICANT'S CERTIFICATION

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

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Joe E. Vandever
SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

	<p>APPROVED:</p> <p><i>4-4-12 Bill Humer</i> BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>will the use of the Department of City Planning for the proposed permit building use of this building conform to the Department of City Planning</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>CIVIL ENGINEER, BUR. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>BUREAU OF ENGINEERING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input checked="" type="checkbox"/>	<p>APPROVED:</p> <p><i>Almond W. King 4-5-12</i> REDEVELOPMENT AGENCY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED: For Work stated in application only</p> <p>Approval of this Application does not constitute approval of the use and occupancy of this building</p> <p><i>4-3-12 R. J. W. B.</i> Division of Apartment and Hotel Inspections RESIDENTIAL ENVIRONMENT INSPECTOR Bureau of Building Inspection</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

SIGNATURE OF OWNER, LESSOR OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

SEP 12 1975

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKSAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED AND ACCORDING
TO THE REGULATION AND THE PURPOSE THEREOF SET FORTH

(1) STREET ADDRESS OF JOB:

750 Kearny St. Mezz.

(2) ESTIMATED COST OF JOB:

\$8050

DATE PERMIT ISSUED: SEP 14 1975
PERMIT NO. 403264
ISSUED: SEP 15 1975
FILING FEE RECEIPT NO. 95450

DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTRUCTION: 1-2 3 4 5
(1B) NUMBER OF STORIES OF OCCUPANCY: 30
(1C) NUMBER OF BASEMENTS AND CELLARS: 1
(1D) PROPOSED USE: Assembly Hall
(1E) BUILDING CODE OCCUPANCY: 135 F2
(1F) BUILDING CODE CATEGORY: 135 F2

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(2A) TYPE OF CONSTRUCTION: 1-2 3 4 5
(2B) NUMBER OF STORIES OF OCCUPANCY: 30
(2C) NUMBER OF BASEMENTS AND CELLARS: 1
(2D) PROPOSED USE: Assembly Hall
(2E) BUILDING CODE OCCUPANCY: 135 F2
(2F) BUILDING CODE CATEGORY: 135 F2(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☐ NO ☒
(10B) WILL SIDEWALK OVER-THROW SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒
(10C) ANY OTHER EXISTING BLDG. ON LOT IN YES, SHOW ON LOT PLANS NO ☒
(10D) IF YES, STATE NEW HEIGHT AS CENTER LINE OF FRONT: FL
(10E) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒
(10F) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(10G) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒
(10H) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.
(10I) WILL STREET SERVICE BE USED DURING CONSTRUCTION? YES ☐ NO ☒
(10J) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒(20) GENERAL CONTRACTOR: Dana Castle Corp. 292 Ocean Ave. S.F. CA 94112
(21) ARCHITECT OR ENGINEER FOR DESIGN: David Solomon 84 Vandewater St. S.F. CA 94133
(22) ARCHITECT OR ENGINEER FOR CONSTRUCTION: David Solomon Same
(23) CONSTRUCTION LENDER (GIVE NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO LENDING CONSTRUCTION LENDER, ENTER "UNKNOWN"):
(24) OWNER: Chinese Cultural Foundation 750 Kearny St. 333-1142(25) WHERE IN DISCREPANCY OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
Install permanent stage construction per S.F. Building Code. Stage and Dressing Room partitions. Partitions & ~~stage~~ to be ~~replaced~~ ~~per code~~ and ~~gaps~~ ~~between~~ stage construction to be ~~wood~~ ~~framed~~ ~~per code~~.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104B, 104B.1, 104C, 302, 302.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be clear of 6'0" in any side containing more than 750 volts. See Sec. 383, California Penal Code.
Permitted to Sec. 302A.2, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts, and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22).
THIS IS NOT A BUILDING PERMIT NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

No buildings or structures containing materials may have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREON WILL BE COMPLIED WITH.

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUBSIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK ENDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Signature of Owner or Authorized Agent

CHECK APPROPRIATE BOX:

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

① As Corrected on Plans

APPROVED:

Not reviewed by the Department of City Planning. It is hereby noted and permit constitutes no endorsement of use of this property does or does not conform to the City Planning Code.

DEPARTMENT OF CITY PLANNING

APPROVED: As Corrected on Plans

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED: 9-10-75

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

For Work stated in application only

Approval of this Application does not constitute approval of the use and occupancy of this building

Division of Apartment and Hotel Inspection
Bureau of Building Inspection

APPROVED:

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

HOLD SECTION NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

FOR DEPARTMENTAL USE ONLY

DATE FOR ISSUANCE

SEP 24 1975

APPROVED

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH
THE SAN FRANCISCO BUILDING CODE AND ACCORDING
TO THE **OFFICE COPY** SET FORTH

(1) STREET ADDRESS OF JOB

750 KERR STREET 2ND FLOOR

DATE 17 1975

77228

PERMIT NO.

403955

ISSUED

OCT 2 1975

ESTIMATED COST OF JOB

\$350

PERMIT NO.

77228

PERMIT NO.

77228

PERMIT NO.

77228

PERMIT NO.

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PERMIT NO.

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IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 102, 104.8, 104.8.1, 104.8.2, 104.8.3, 104.8.4, 104.8.5, 104.8.6, 104.8.7, 104.8.8, 104.8.9, 104.8.10, 104.8.11, 104.8.12, 104.8.13, 104.8.14, 104.8.15, 104.8.16, 104.8.17, 104.8.18, 104.8.19, 104.8.20, 104.8.21, 104.8.22, 104.8.23, 104.8.24, 104.8.25, 104.8.26, 104.8.27, 104.8.28, 104.8.29, 104.8.30, 104.8.31, 104.8.32, 104.8.33, 104.8.34, 104.8.35, 104.8.36, 104.8.37, 104.8.38, 104.8.39, 104.8.40, 104.8.41, 104.8.42, 104.8.43, 104.8.44, 104.8.45, 104.8.46, 104.8.47, 104.8.48, 104.8.49, 104.8.50, 104.8.51, 104.8.52, 104.8.53, 104.8.54, 104.8.55, 104.8.56, 104.8.57, 104.8.58, 104.8.59, 104.8.60, 104.8.61, 104.8.62, 104.8.63, 104.8.64, 104.8.65, 104.8.66, 104.8.67, 104.8.68, 104.8.69, 104.8.70, 104.8.71, 104.8.72, 104.8.73, 104.8.74, 104.8.75, 104.8.76, 104.8.77, 104.8.78, 104.8.79, 104.8.80, 104.8.81, 104.8.82, 104.8.83, 104.8.84, 104.8.85, 104.8.86, 104.8.87, 104.8.88, 104.8.89, 104.8.90, 104.8.91, 104.8.92, 104.8.93, 104.8.94, 104.8.95, 104.8.96, 104.8.97, 104.8.98, 104.8.99, 104.8.100, 104.8.101, 104.8.102, 104.8.103, 104.8.104, 104.8.105, 104.8.106, 104.8.107, 104.8.108, 104.8.109, 104.8.110, 104.8.111, 104.8.112, 104.8.113, 104.8.114, 104.8.115, 104.8.116, 104.8.117, 104.8.118, 104.8.119, 104.8.120, 104.8.121, 104.8.122, 104.8.123, 104.8.124, 104.8.125, 104.8.126, 104.8.127, 104.8.128, 104.8.129, 104.8.130, 104.8.131, 104.8.132, 104.8.133, 104.8.134, 104.8.135, 104.8.136, 104.8.137, 104.8.138, 104.8.139, 104.8.140, 104.8.141, 104.8.142, 104.8.143, 104.8.144, 104.8.145, 104.8.146, 104.8.147, 104.8.148, 104.8.149, 104.8.150, 104.8.151, 104.8.152, 104.8.153, 104.8.154, 104.8.155, 104.8.156, 104.8.157, 104.8.158, 104.8.159, 104.8.160, 104.8.161, 104.8.162, 104.8.163, 104.8.164, 104.8.165, 104.8.166, 104.8.167, 104.8.168, 104.8.169, 104.8.170, 104.8.171, 104.8.172, 104.8.173, 104.8.174, 104.8.175, 104.8.176, 104.8.177, 104.8.178, 104.8.179, 104.8.180, 104.8.181, 104.8.182, 104.8.183, 104.8.184, 104.8.185, 104.8.186, 104.8.187, 104.8.188, 104.8.189, 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104.8.736, 104.8.737, 104.8.738, 104.8.739, 104.8.740, 104.8.741, 104.8.742, 104.8.743, 104.8.744, 104.8.745, 104.8.746, 104.8.747, 104.8.748, 104.8.749, 104.8.750, 104.8.751, 104.8.752, 104.8.753, 104.8.754, 104.8.755, 104.8.756, 104.8.

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SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

APPROVED

JAN 20 1985

W. L. G. Gentry

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIREDFORM 3 ☐ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 7-1-85

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKSAPPLICATION HEREBY MADE TO THE DEPARTMENT OF
PUBLIC WORKS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION
AND FOR THE PURPOSE HEREINAFTER SET FORTH.3/8
08110151

OSHA APPROVAL REC'D

DATE FILED Sept. 11, 1984	PLUMBING PERMIT NO. 132726	(1) STREET ADDRESS OF JOB 750 Kearny Street	BLOCK & LOT Lot Block 20
PERMIT NO. 526602	ISSUED SEP 16 1984	(2A) ESTIMATED COST OF JOB \$600,000.00	(2B) REVISED COST BY: DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. 1 F.R.	(5A) NO. OF STORES OF OCCUPANCY 26	(6A) NO. OF BASEMENTS AND CELLARS 5	(7A) PRESENT USE Hotel	(8A) OCCUP. CLASS R-1	(9A) NO. OF DWELLING UNITS 566		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. 1 F.R.	(5) NO. OF STORES OF OCCUPANCY 26	(6) NO. OF BASEMENTS AND CELLARS 5	(7) PROPOSED USE Hotel	(8) OCCUP. CLASS R-1	(9) NO. OF DWELLING UNITS 566		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR Mayta & Jensen 101 Williams Avenue		ADDRESS		PHONE 822-2200	CALIF. LIC. NO. 177641	EXPIRATION DATE 5-31-85	
(15) OWNER - LESSEE (CROSS OUT ONE) Holiday Inn Financial District		ADDRESS 750 Kearny Street, S.F. 94108		PHONE (FOR CONTACT NUMBER) 433-6767			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Remove existing vertical glazing on first floor, replace with sloped glazing to match second thru fourth floor. Provide a structural steel framework and a concrete slab to cover the first floor level of the Washington Street stair. Remodel the meeting rooms and offices on the first floor and provide a cosmetic up-grade for Lobby and Bar - 1 st floor.							
ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY							
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(19) DOES THIS ALTERATION CREATE DECK OR ROSE EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK COVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGNER) Alan MacComb & Associates - Architect, 200 Green St., S. F. CA.		CONSTRUCTION		ADDRESS		CALIF. CERTIFICATE NO. 011322	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") None							

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

- ☐ OWNER ☒ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit here applied for shall be deemed revoked.
- () VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ contractor who complies with the workman's compensation law California and who has on file, or prior to the commencement of work will file, with the Central Permit Bureau evidence workman's compensation insurance is carried.

Alan D. MacComb Sept. 11, 1984
 Applicant's Signature Date

SAIL FR

CONDITIONS AND STIPULATIONS

DEPARTMENT OF
BUILDING INSPECTION

08710121

APPROVED:

Janett O'Reilly 9/2/84
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

OK 12/14/84

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

PLEASE NOTIFY SFPD
AT START OF WORK
CONTACT FIRE INSPECTOR
(415) 861-8060 EXT. 313

Robert Sherman 11-12-84
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

NA

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

For work specified only and as noted on plans (pg A-9) as per Dept. of Public Health requirements
Richard E. O'Leary 12/21/84
DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

Work stated in application only
Approval of this Application does not constitute approval of the use and occupancy of this building

NOTE: THIS APPLICATION FOR A BUILDING PERMIT HAS BEEN APPROVED WITHOUT ANY DETERMINATION BEING MADE AS TO WHETHER A SMOKE AND HEAT DETECTOR IS REQUIRED IN THIS BUILDING.

9/20/84 Don. Cas 10
RESIDENTIAL-ENV. INSPECTOR, DIV. OF ART. & HOTEL INSP., B.B.I.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

X

9/27/84
Chief

DATE:

REASON:

NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES - ALL PERSONS NOTIFIED DURING PROCESSING

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTIONAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 18 OTHER AGENCIES REVIEW REQUIRED APRES
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS W/ 11/1/92CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKSAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO
BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION
AND FOR THE PURPOSES HEREINAFTER SET FORTH.

DATE FILED 4-4-91 PERMITS FEE RECEIPT NO. 750 Kearny St - 3rd Floor BLOCK & LOT

PERMIT NO. 668898 ISSUED 4/4/91 (2A) ESTIMATED COST OF JOB 463,000.00 (2B) REVISED COST

ST. DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(1A) TYPE OF CONSTRUCTION ALTERATION (1B) NO. OF STORIES OF OCCUPANCY 3 (1C) NO. OF BASEMENTS AND CELLARS 3 (1D) PRESENT USE Chinese Culture Center - 3rd Floor (1E) OCCUP CLASS A-2 (1F) NO. OF BUILDING UNITS N.A.

(2A) TYPE OF CONSTRUCTION ALTERATION (2B) NO. OF STORIES OF OCCUPANCY 3 (2C) NO. OF BASEMENTS AND CELLARS 3 (2D) PROPOSED USE Home (2E) OCCUP CLASS A-2 (2F) NO. OF BUILDING UNITS N.A.

(3) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒ (4) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒ (5) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒ (6) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(7A) GENERAL CONSTRUCTION Starplan Co. 1616 Pacific Ave S.F., CA 94109 T 74-3652 386803 2/29/92 (7B) OWNER - (LEASEE OR OTHER) Chinese Culture Foundation of S.F., 750 Kearny St. S.F., CA 94108 (H) 988-1822

(8) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Remove existing aluminum window in the front elevator lobby on 3rd floor (entrance to Chinese Culture Center) and install new aluminum door with exit device per fire department requirement

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(9) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☐ NO ☒ (10) IF (9) IS YES, STATE CENTER LINE OF FRONT STORY 11 (11) DOES THIS ALTERATION CREATE OR INCREASE EXTENSION TO BUILDING? YES ☐ NO ☒ (12) IF (11) IS YES, STATE FLOOR AREA 50 SQ. FT.

(13) WILL SIDEWALK OVER 36 INCH WIDE SPACE BE REQUIRED OR ALTERED? YES ☐ NO ☒ (14) WILL BUILDING EXISTED BEHIND PROPERTY LINE? YES ☐ NO ☒ (15) ANY OTHER EXISTING BLDG ON LOT? YES ☐ NO ☒ (16) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(17) ARCHITECT OR ENGINEER DESIGN CONSTRUCTION ROBERT R. LUNG C/O BVA 352 PACIFIC AVE SAN FRANCISCO CA 94111 C-8561 (18) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER☐ LESSEE ☒ AGENT WITH POWER OF ATTORNEY☒ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 2800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (I) must be checked as well. Mark the appropriate method of compliance below.

() I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.

() II. Certificate of Worker's Compensation insurance issued by an admitted insurer.

() III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.

() IV. The cost of the work to be performed is \$100 or less.

() V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner when to become subject to the workman's compensation laws of California, I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 2800 of the Labor Code, that the Peace Benefit applied for shall be deemed revoked.

() VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Robert R. Lung 4/4/91
 Applicant's Signature Date

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: <i>[Signature]</i> 4-4-91 DISTRICT INSPECTOR APPLICATION AT START OF WORK (TELEPHONE NO. 553-6504). THIS DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES. BUILDING INSPECTOR, BUREAU OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <i>[Signature]</i> N/A DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <i>[Signature]</i> 4/4/91 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED: <i>For stated work only.</i> HOUSING INSPECTION DIVISION <i>[Signature]</i> 4-4-91	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations which are hereby made a part of this application.

Number of attachments: ☐

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTIONAPPROVED
JUL 19 1991
FIREFIRE
DEPT

Richard Torres

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSCITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKSFORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCEAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO
BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
SUBMITTED HERewith AND ACCORDING TO THE PERMITS
AND FOR THE PURPOSE HEREINAFTER SET FORTH.

2 NUMBER OF PLAN SETS WC-UN

DATE FILED 4-29-91	PLANS RECEIVED NO. 226559	(1) STREET ADDRESS OF JOB 750 KEARNY STREET	BLOCK & LOT 208 24
PERMIT NO. 677155	ISSUED 7-19-91	(2) ESTIMATED COST OF JOB 19,780	(3) REVISED COST DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING				Legal Use: 1 Apt + 548 Guest Rm.	
(A) TYPE OF CONSTRUCTION 7	(B) NO. OF STORIES OR OCCUPANCY 25	(C) NO. OF BASEMENTS AND CELLARS 4	(D) PRESENT USE HOTEL	(E) OCCUP. CLASS R-1	(F) NO. OF DWELLING UNITS 548
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION				(24)	
(A) TYPE OF CONSTRUCTION 1	(B) NO. OF STORIES OR OCCUPANCY 25	(C) NO. OF BASEMENTS AND CELLARS 4	(D) PROPOSED USE (LEGAL USE) HOTEL	(E) OCCUP. CLASS R-1	(F) NO. OF DWELLING UNITS 568
(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(14) GENERAL CONTRACTOR ADDRESS PHONE CALIF. LIC. NO. EXPIRATION DATE					
UNSELECTED					
(15) (a) LESSOR (b) LESSEE (c) CROSS CUT (d) ADDRESS PHONE (FOR CONTACT BY BUREAU)					
HOLIDAY INN - FINANCIAL DISTRICT - 750 KEARNY ST. 94108 492-8071					
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
INSTALL NEW INTERMEDIATE HANDRAILS AT THE FRONT (R. PORTE COCHERE) OUTSIDE STEPS					
INSTALL (W) LIGHTS IN SOFFIT OF PORTE COCHERE					
INSTALL 10 FLAG POLES ON SIDE OF BRIDGE					
ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY					
(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE CENTER LINE OF FRONT	FE	(19) DOES THIS ALTERATION CREATE DECK OR MOBILE EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(21) WILL SIDEWALK OVER SUB-EXISTING SPACE BE REQUIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG ON LOT IN YES SHOW ON PLAN PLANS	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(25) ARCHITECT OR ARCHITECT DESIGN CONSTRUCTION ADDRESS CALIF. CERTIFICATE NO.					
ALAN MALLON & ASSOCIATES - 810 HAYTHORNE DR. WALNUT CR. C 11322					
(26) CONSTRUCTION LEADER NAME ADDRESS IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"					
NONE					

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX
☒ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Alan D. MacCub 429-91
Applicant's Signature Date

SAN FRANCISCO

THAT DISTRICT INSPECTOR NAMED ON PAGE OF A.
 SHOW AT END OF WORK (TELEPHONE NO. 555-6096). THIS
 WORK IS APPROVED WITHOUT SITE INSPECTION AND
 IT MAY NOT BE USED IN APPROVAL OF THE BUILDING
 OR ANY OTHER WORK BE DONE IN STRICT ACCORDANCE
 BUILDING DEPARTMENT

APPROVAL OF THIS APPROVAL DOES NOT CONSTITUTE A CHANGE IN
 THE LEGALLY PERMITTED USE OR CHARACTER OF THIS STRUC-
 TURE. APPROVAL IS BASED UPON INFORMATION SUPPLIED BY
 THE APPLICANT WHICH HAS BEEN VERIFIED BY THE BUILDING DEPARTMENT

ny electrical or plumbing
 work will require appropriate
 permits
 T-24 Access
 110 & (b) 11A Except 2(c)

APPROVED FOR WORK AS STATED ON APPL. # 570174 ON PLAN

APPROVED:

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL IMPACT

DEPARTMENT OF CITY PLANNING

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

For work stated in application only.

R. FUNG M.L. 5/1/91
 Sr. Housing Inspector

HOUSING INSPECTION DIVISION

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached
 statements of conditions or stipulations, which are hereby made a part of this application.

Signature of applicant: Alvin D. McComb
 Owner's AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

001424

DEPT
BUILD

PERMIT CONTROL ACTIVE COMPLAINTS
NONE J MID J CED/PCD J BID J DCP J OTHER

STATION H D C B A S
H D C B A S

SEQ 10/31/96

ACCEPTED **DATE** 10/31/96

APPROVED **DATE** 10/31/96

CHECK APPLICABLE J PARALLEL J SITE PENAL J SK J 2X
J TITLE 24 - HC J TIDF J EXPED/OTR J SFUSD J BUDG ENLARGEMENT (STAMP APPL)
J HAZARDOUS MATERIAL

COMMENT

BM PC CHECK ONE CMT-PC PAD-PC PAD-MAJ SSS PARAPET

BLK/KEY RESID. = CMT-PC
NON-RESID. = PAD-PC
NEW/MAJOR = PAD-MAJ
UMB = SSS

NO VIOL.

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR. TYPE 1
(2A) NO. OF STORIES OF OCCUPANCY 27
(3A) NO. OF BASEMENTS AND CELLARS 2
(4A) PRESENT USE HOTEL / ASSEMBLY ON FL 3
(5A) NO. OF DWELLING UNITS -

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1B) TYPE OF CONSTR. TYPE 1
(2B) NO. OF STORIES OF OCCUPANCY 27
(3B) NO. OF BASEMENTS AND CELLARS 2
(4B) PROPOSED USE (LEGAL USE) HOTEL / ASSEMBLY ON FL 3
(5B) NO. OF DWELLING UNITS -

(1C) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(1D) GENERAL CONTRACTOR ADDRESS 982-2959
(1E) OWNER - LESSEE (CROSS OUT ONE) CHINESE CULTURE CENTER 750 KEARNY PL 94108 986-1822
(1F) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) MODIFICATION OF EXISTING STAGE IN ASSEMBLY AREA ON FLOOR 3

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(1) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES ☐ NO ☒
(2) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒
(3) ARCHITECT OR ENGINEER (OR DESIGN) CONSTRUCTION J ADDRESS 401 BUSH #400 SF 94108 CALIF. CERTIFICATE NO. C014136
(4) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") N/A

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 8' to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSEE
☒ ARCHITECT
☒ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR
☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH

9030-03 (REV. 2/85)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

() I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

X II I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which the permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Professional Insurance Assoc.

Policy Number W98723215

X III The cost of the work to be done is \$100 or less.

X IV I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent

Date 10/31/96

Contact the district building inspector at the start of work call 558-5586/98. For plumbing inspection scheduling call 558-6030. 6054, for electrical inspection scheduling call 558-6030. This application is for a permit to install, alter, or repair any plumbing or electrical work. It does not constitute an approval of the building. It is subject to inspection and approval of the building department. Any electrical or plumbing work shall require a separate permit.

1.12

APPROVED:

PLEASE NOTIFY FIRE INSPECTOR
AT THE START OF WORK 558-3300.

W. J. Mitchell 2/7/97

APPROVED:

Per plan & approval

John W. G. 1/30/97

APPROVED:

Albert Law 4/1/97
ME

APPROVED:

N/A - /

APPROVED:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

DATE

REASON:

NOTIFIED MR.

Nina Kucup

NOTE: DATE AND NAMES OF ALL PERSONS NOTIFIED DURING PROJECTS



DEPARTMENT OF BUILDING INSPECTION

NOV 29 2001

APPROVED

FRANK Y. CHIU, DIRECTOR

NOV 29 2001

APPROVED FOR ISSUANCE

NOV 29 2001

 BLDG
FORM
318
2001-11-27-385

 SERIAL APPROVAL NO.
APPROVAL NUMBER:
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☒ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

FRANK AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED	PLANS PER RECEIPT NO. 328640	STREET ADDRESS OF JOB 750 Kearny St.	BLOCK & LOT 208/2A
PERMIT NO. 954236	ISSUED 11-29-2001	ESTIMATED COST OF JOB \$10,000.00	DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(A) TYPE OF CONSTR. 1	(B) NO. OF STORIES OF OCCUPANCY 28	(C) NO. OF SUBSTANCES AND CELLARS 1	(D) PRESENT USE Hotel
(E) OCCUP. CLASS A2.1/R1/M/S2		(F) NO. OF DWELLING UNITS 566	
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(A) TYPE OF CONSTR. 1	(B) NO. OF STORIES OF OCCUPANCY 28	(C) NO. OF SUBSTANCES AND CELLARS 1	(D) PROPOSED USE (LEGAL USE) Hotel
(E) OCCUP. CLASS A2.1/R1/M/S2		(F) NO. OF DWELLING UNITS 566	
(G) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(H) WILL STRUCTURE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(I) IS ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(J) IS PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(K) GENERAL CONTRACTOR To Be Selected			
(L) OWNER - LESSEE (CHECK ONE) Chinese Cultural Center			
(M) WHERE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCED TO PLANS AND/OR SUPPLEMENTS) Build a new full height wall between the new gallery and existing auditorium.			
ADDITIONAL INFORMATION			
(N) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(O) IF (N) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT — FT.	(P) DOES THIS ALTERATION CREATE DISCOLOR OR HOLE EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(Q) IF (P) IS YES, STATE NEW GROUND FLOOR AREA — SQ. FT.
(R) WILL SIGNIFICANT OVER SUBSTANTIAL SPACE BE REMOVED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(S) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(T) HAS ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON LOT PLAN NO <input checked="" type="checkbox"/>	(U) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(V) ARCHITECT OR ENGINEER (DESIGNER) (CONSTRUCTION) M-Arch Architecture & Interior Design			
(W) CONSTRUCTION LEADER CENTER NAME AND ADDRESS (IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") P.O. Box 8385, San Mateo, CA 94403			
(X) GROUP CERTIFICATE NO. C-27858			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 4'0" to any wire containing more than 750 volts. See Sec. 365, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

In changing all insulating materials must have a clearance of not less than two inches from all electrical wire or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☒ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

003-03 (REV. 1998)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (II), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

() III. The cost of the work to be done is \$100 or less.

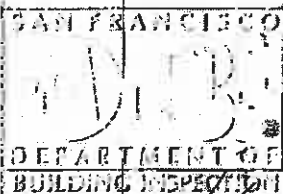
(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent

Date

11/29/01



APPROVED
DEPARTMENT OF BUILDING INSPECTION
MAR 28 2003

FRANK Y. CHIU, DIRECTOR

APPROVED FOR ISSUANCE

MAR 27 2003

BIDG FORM 318

20030319404

APPLICATION NUMBER

APPROVAL NUMBER:

**APPLICATION FOR BUILDING PERMIT,
ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREIN SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 3/10/03	FILING FEE RECEIPT NO. 336813	(1) STREET ADDRESS OF JOB 750 LEARNY ST	BLOCK & LOT 208-024
PERMIT NO. 990828	ISSUED 3/28/03	(2A) ESTIMATED COST OF JOB \$3,000.00	(2B) REVISED COST: \$6000 BY: SSK 3/25/03
INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. I	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: HOTEL-TOURIST
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. I	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE): HOTEL-TOURIST
(10) IS AIDED RUNWAY YOUTH CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES	(12) ELECTRICAL WORK TO BE PERFORMED? YES	(13) PLUMBING WORK TO BE PERFORMED? YES
(14) GENERAL CONTRACTOR UNKNOWN	ADDRESS	PHONE	EXPIRATION DATE
(15) OWNER - LESSEE (CROSS OUT ONE) JUSTICE INVESTORS	ADDRESS	ZIP	PHONE (FOR CONTACT BY DEPT.) 610 AHMAD-716-9099
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) WATER TANK SUPPORT ON ROOF WATER TANK AND			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING? YES	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON LOT PLAN	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES
(25) ARCHITECT OR ENGINEER (DESIGN) L.H. NISKALIAN	CONSTRUCTION ADDRESS	CALIF. CERTIFICATE NO. NO. 28549	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying the application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to the department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

8003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- () III. The cost of the work to be done is \$100 or less.
- (X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- (X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

3/10/03

ORIGINAL

CONDITIONS AND STIPULATIONS

REFER TO: 101
DEPARTMENT OF
BUILDING INSPECTION

APPROVED:	<u>N/A</u>	DATE:		REASON:	
	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.			
<input type="checkbox"/>	APPROVED: <u>Approved - water tank will not be visible from street</u> <u>mc</u> <u>3-11-03</u> DEPARTMENT OF PLANNING	DATE:		REASON:	
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.			
<input type="checkbox"/>	APPROVED: <u>N/A</u> MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE:		REASON:	
	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.			
<input type="checkbox"/>	APPROVED: <u>N/A</u> BUREAU OF ENGINEERING	DATE:		REASON:	
	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.			
<input type="checkbox"/>	APPROVED: <u>N/A</u> REDEVELOPMENT AGENCY	DATE:		REASON:	
	HOUSING INSPECTION DIVISION	NOTIFIED MR.			
<input type="checkbox"/>	APPROVED: <u>FOR WORK STATED ONLY</u> <u>Robert Noelke 3-7-03</u> <u>R - Noelke</u>	DATE:		REASON:	
	HOUSING INSPECTION DIVISION	NOTIFIED MR.			

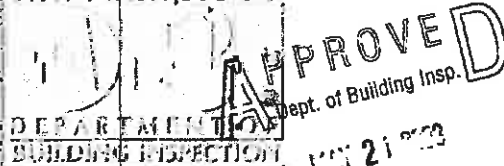
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNERS AUTHORIZED AGENT

[Signature]



DEPARTMENT OF BUILDING INSPECTION

APPROVED
Dept. of Building Insp.
10/21/03DIRECTOR
BUILDING INSPECTION

FIRE

APPROVED FOR ISSUANCE
10/21/03

BLDG. FORM 318

APPLICATION NUMBER
20030501357
APPROVAL NUMBER: 10/21/03APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSCITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTIONFORM 3 ☒ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 5-1-03	FILING FEE RECEIPT NO. 337843	(1) STREET ADDRESS OF JOB FRONT EASTMAN ST. 208/2A
PERMIT NO. 995136	ISSUED 5/21/2003	(2A) ESTIMATED COST OF JOB \$160,000.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. TYPE I	(5A) NO. OF STORIES OF OCCUPANCY 26	(6A) NO. OF BASEMENTS AND CELLARS 5	(7A) PRESENT USE: TOURIST HOTEL
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. TYPE I	(5) NO. OF STORIES OF OCCUPANCY 26	(6) NO. OF BASEMENTS AND CELLARS 5	(7) PROPOSED USE (LEGAL USE) TOURIST HOTEL
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO
(14) GENERAL CONTRACTOR GARCIA CONSTRUCTION 5808 E. AVENIDA 300A ANAHEIM, CA 92807		(15) EXPIRATION DATE 12/31/2004	
(16) OWNER - LESSEE (CROSS OUT ONE) FELOR LOUING TRUST 5450 JOHN CARPENTER HWY SUITE 130, IRVING, TX 75062		(17) PHONE FOR CONTACT BY DEPT. (972) 444-4937	
(18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) * ACCESSIBILITY UPGRADE PROJECT - ALTER EXISTING STAIRS AND HANDRAILS TO COMPLY WITH CURRENT CODES. BUILD PLANTERS ON TWO EXISTING STAIR CORNERS TO DIVERT PEDESTRIANS TO STRAIGHT STAIR RUNS. RELATED PERMIT BY OTHERS: UPGRADE (E) WHEELCHAIR LIFT. APP# 2002/11/06/005 (COND. OF APPROVAL) / APP# 2002/22/06/043-RE# 986471			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ FT
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO
(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION RICHARD W. RUTTER, A. R. RUTTER DESIGNS 2329 SANTA CLARA AVE #204 ALAMEDA, CA 94501		(26) CALIF. CERTIFICATE NO. C-12193	
(27) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") UNKNOWN			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX
☐ OWNER
☐ LESSEE
☐ CONTRACTOR
☒ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREBY WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: STATE COMPENSATION INS FUND
Policy Number: 103558-02
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent
Richard W. RutterDate
5-1-03

ORIGINAL

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF
BUILDING INSPECTION

REFERENCED: For building inspector at the start of work call

TG 58-6036. For plumbing inspection scheduling call 558-

6036. For electrical inspection scheduling call 558-6036.

This application is approved without site inspection, detailed
 plumbing or electrical plan review and does not constitute an
 approval of the building. Work authorized must be done in
 strict accordance with all applicable codes. Any electrical or
 plumbing work shall require appropriate separate building inspector, DEPT. OF BLDG. INSPECTION.

APPROVED:

☐

Tenant improvements to comply with
 ADA requirements; exempt from environmental
 review

0228/024

C-3-0

200-S

Michael Li 5/7/2003
 DEPARTMENT OF CITY PLANNING

APPROVED:

☐

REVIEWED BY FIRE DEPT

FIRE DEPT INSPECTIONS
 NOT REQUIRED

APPROVED MAY 1 2003

MANUEL REQUEROS SFFD

APPROVED:

☐

N/A

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

APPROVED:

☐

AS NOTED

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

APPROVED:

☐

N/A

BUREAU OF ENGINEERING

APPROVED:

☐

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

☐

REDEVELOPMENT AGENCY

APPROVED:

☒

FOR WORK STATED ONLY

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

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NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

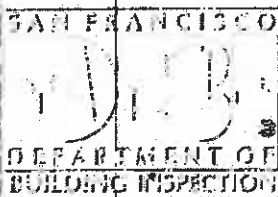
NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached
 statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNERS AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED

DEPARTMENT OF BUILDING INSPECTION

MAY 21 2003

MAY 21 2003

APPROVED FOR ISSUANCE

MAY 8 2003

BLDG. FORM

APPLICATION NUMBER
2003/07/21/5112OSHA APPROVAL REC'D
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

SHANNY GILL DIRECTOR
COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DATE FILED 5/13/03	PLUMBING RECEIPT NO.	(1) STREET ADDRESS OF JOB 750 Kearny St	BLOCK & LOT 0208/024
PERMIT NO. 995701	ISSUED 5/21/03	(2A) ESTIMATED COST OF JOB \$5,000.00	(2B) REVISED COST: BY: 5,000 DATE: 5/21/03

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. 1	(5A) NO. OF STORIES OF OCCUPANCY 26	(6A) NO. OF BASEMENTS AND CELLARS 2	(7A) PRESENT USE Hotel/Health Spa
(8A) OCCUP. CLASS R-1/B		(9A) NO. OF DWELLING UNITS 562	
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. 1	(5) NO. OF STORIES OF OCCUPANCY 26	(6) NO. OF BASEMENTS AND CELLARS 2	(7) PROPOSED USE (LEGAL USE) Hotel/Health Spa
(8) OCCUP. CLASS R-1/B		(9) NO. OF DWELLING UNITS 562	
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR To Be Selected			
(15) OWNER - LESSEE (CROSS OUT ONE) Holladay Inn			
ADDRESS 750 Kearny St., SF, CA 94108			
PHONE (FOR CONTACT BY DEPT.) 989-9877			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Provide new gate on Holladay Inn bridge as per plans.			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GRAVEL FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> Zack Devito Architecture			
ADDRESS 161 Natoma St., SF, CA 94105			
CALIF. CERTIFICATE NO. C - 24446			
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") Unknown			
ADDRESS			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and well footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ ENGINEER
☐ CONTRACTOR

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

ORIGINAL

030161

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER APPROVED:
TO:

BY *[Signature]*
SING M. YEE, DBI

MAY 21 2003

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

*Approval for new gate
Screen to be wide enough to be
seen through from Luv 5-13-03*

DEPARTMENT OF CITY PLANNING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

*PER OFFICIAL RECORD DATED 1-7-69
Book 302, PAGE 993 # R 36169*



RECEIVED

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

**SPECIAL INSPECTIONS AND
TESTS ARE REQUIRED AS PER
BUILDING CODE SECTION 1701**

BY *[Signature]*
SING M. YEE, DBI

MAY 21 2003

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

BUREAU OF ENGINEERING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

REDEVELOPMENT AGENCY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____

NOTIFIED MR. _____

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTIONAPPROVED
12/22/03
DEC 31 2003

REVIEWED BY FIRE DEPT.

FIRE DEPT. INSPECTIONS
NOT REQUIRED

FIRE

APPROVED FOR ISSUANCE
DEC 31 2003BLDG.
FORM
8

APPLICATION NUMBER

OSHA APPROVAL REQD

NO VIOL.

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTIONAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 12/22/03	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 750 Kearny St.	BLOCK & LOT 0208/024
PERMIT NO. 1014006	ISSUED 12/31/03	(2A) ESTIMATED COST OF JOB \$969,000	(2B) REVISED COST: BY: 969,000 DATE: 12/31/03

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. I	(5A) NO. OF STORIES OF OCCUPANCY 34	(6A) NO. OF BASEMENTS AND CELLARS 4	(7A) PRESENT USE HOTEL/OFFICE
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. I	(5) NO. OF STORIES OF OCCUPANCY 39	(6) NO. OF BASEMENTS AND CELLARS 4	(7) PROPOSED USE (LEGAL USE) HOTEL/OFFICE
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(14) GENERAL CONTRACTOR GCI, Inc.		ADDRESS 185 Berry St. Suite 450	
(15) OWNER - LESSEE (CROSS OUT ONE) Justice Investors		ADDRESS 750 Kearny St.	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)		PHONE (FOR CONTACT BY DEPT.) (415) 989-9627	
Removal & Replacement of existing storefront (11) bays - 22' wide x 30' high @ WASHINGTON ST & MERCHANT STREET ON 3RD & 2ND FLOOR & 3RD FLOOR MECHANICAL LEVEL (BARRIER REMOVAL)			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)		CALIF. CERTIFICATE NO.	
CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")		ADDRESS	

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 8' to any wire containing more than 750 volts See Sec 365, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

9005-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate from (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: ABC Insurance
Policy Number: 238-000024
- () III. The cost of the work to be done is \$100 or less.
- () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

12/22/03
Date

CONDITIONS AND STIPULATIONS

<p>REFER TO: DEPARTMENT BUILDING INSPECTION</p>	<p>APPROVED: <i>Non-Structural Repair</i> 2. Contact the district building inspector at the start of work call 558-6033. For plumbing inspection scheduling call 558-6034, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in accordance with all applicable codes. Any electrical or plumbing work shall require a permit. APPROVED: <i>N/A</i> DEPARTMENT OF CITY PLANNING By: <i>Dennis F. Dang, DBI</i> DEC 22 2003</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input type="checkbox"/></p>	<p>APPROVED: <i>REVIEWED BY FIRE DEPT</i> APPROVED DEC 30 2003 FIRE DEPT INSPECTIONS NOT REQUIRED BUREAU OF FIRE PREVENTION & SUPPRESSION APPROVED: <i>Merlin Cayabyab, DBI</i> DEC 30 2003 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input checked="" type="checkbox"/></p>	<p>APPROVED: <i>APPROVED DEC 30 2003</i> APPROVED: <i>Merlin Cayabyab, DBI</i> DEC 30 2003 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input checked="" type="checkbox"/></p>	<p>APPROVED: <i>APPROVED DEC 30 2003</i> APPROVED: <i>Merlin Cayabyab, DBI</i> DEC 30 2003 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input type="checkbox"/></p>	<p>APPROVED: <i>N/A</i> CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION By: <i>Dennis F. Dang, DBI</i> DEC 22 2003</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input checked="" type="checkbox"/></p>	<p>APPROVED: <i>APPROVED DEC 22 2003</i> APPROVED: <i>Dennis F. Dang, DBI</i> DEC 22 2003 BUREAU OF ENGINEERING</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input type="checkbox"/></p>	<p>APPROVED: <i>N/A</i> DEPARTMENT OF PUBLIC HEALTH By: <i>Dennis F. Dang, DBI</i> DEC 22 2003</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input type="checkbox"/></p>	<p>APPROVED: <i>REDEVELOPMENT AGENCY</i></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p><input checked="" type="checkbox"/></p>	<p>APPROVED: <i>FOR WORK STATED ONLY</i> APPROVED: <i>Robert Thoele</i> HOUSING INSPECTION DIVISION DEC 30 2003</p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>

HOLD SECTION - 1 DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESS

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT



APPROVED
Dept. of Building Insp.

MAY 9 1985



DIRECTOR
DEPT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG. FORM

3/8

APPLICATION NUMBER

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HEREWITH AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DATE FILED 5/9/05	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 750 Kearny St 0208A124	BLOCK & LOT
PERMIT NO. 1054937	ISSUED 5-9-05	(2A) ESTIMATED COST OF JOB \$180,000.00	(2B) REVISED COST: 180,000
INFORMATION TO BE FURNISHED BY ALL APPLICANTS OF #20021066931			
LEGAL DESCRIPTION OF EXISTING BUILDING Apt 548GRS			
(4A) TYPE OF CONSTR. 1	(5A) NO. OF STORIES OF OCCUPANCY 27	(6A) NO. OF BASEMENTS AND CELLARS 2	(7A) PRESENT USE: Hotel
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. 1	(5) NO. OF STORIES OF OCCUPANCY 27	(6) NO. OF BASEMENTS AND CELLARS 2	(7) PROPOSED USE (LEGAL USE) Hotel
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR ADDRESS ZIP PHONE CALIF. LIC. NO. EXPIRATION DATE			
To Be Selected			
(15) OWNER - LESSEE (GROSS OUT ONE) ADDRESS ZIP CITY# PHONE (FOR CONTACT BY DEPT.)			
Justice Investors - 750 Kearny St., S.F., CA 94102 984-0780			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. IF PLANS IS NOT SUFFICIENT			
Remove non-structural interior finish per plan. SOFT demo on 1 st , 2 nd , 3 rd , mezz & full floor.			
ONLY			
NO INCREASE IN OFFICE SPACE			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION		ADDRESS	
Gensler		2 Harrison St., S.F., CA 94104	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		ADDRESS	
Unknown		C-5770	

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 386, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX:
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable. If, however, item (vi) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

5/9/05

ORIGINAL

050180

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF
BUILDING INSPECTION

RECEIVED
 Check for building inspection at the start of work call
 558-6999. For plumbing inspection scheduling call 558-
 6999. For electrical inspection scheduling call 558-6999.
 This inspection is approved without site inspection, detailed
 drawings or electrical plan review and does not constitute an
 approval of the building. Work authorized must be done in
 strict accordance with all applicable codes. Any electrical or
 plumbing work shall require appropriate separate permits.

BY *Wing T. Gee*
 WING T. GEE, DBI

MAY 09 2005

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: _____
REASON: _____

APPROVED:

☐*N/A*

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

☒INSR. R. GALLOT
SFFDPLEASE NOTIFY FIRE INSPECTOR
AT THE START OF WORK 558-3800

Robert Mallot 5-9-05
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

☐

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

☐

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

☐

BUREAU OF ENGINEERING

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

☐

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

☐

REDEVELOPMENT AGENCY

NOTIFIED MR. _____

DATE: _____
REASON: _____

APPROVED:

☒

FOR WORK STATED ONLY

HOUSING INSPECTION DIVISION

NOTIFIED MR. _____

DATE: _____
REASON: _____

NOTIFIED MR. _____

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached
 statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVE
DEPT. of Building Insp.
JUL 29 2005



APPROVED FOR ISSUANCE
11/8/05

BLDG.
FORM

318

APPLICATION NUMBER

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 6/24/05	FILED REE RECEIPT NO. 316277	(1) STREET ADDRESS OF JOB 750 Kearny St	BLOCK & LOT 0208/024
PERMIT NO. 1062451	ISSUED 7/29/05	(2A) ESTIMATED COST OF JOB \$700,000.00	(2B) REVISED COST 100,000
DATE 7/25/05			
CFC# 200211010931 INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LDW 548 DUELIST 22 FLS			
(4A) TYPE OF CONSTR. 1	(5A) NO. OF STORIES OR OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 2	(7A) PRESENT USE Chinese Culture Center
(8A) OCCUP. CLASS MUE/A2.1/R1	(9A) NO. OF DWELLING UNITS 548		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. 1	(5) NO. OF STORIES OR OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 2	(7) PROPOSED USE (LEGAL USE) Chinese Culture Center
(8) OCCUP. CLASS MUE/A2.1/R1	(9) NO. OF DWELLING UNITS 548		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR To Be Selected			
(15) OWNER - LESSEE (CROSS OUT ONE) Justice Investors			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Provide tenant improvement per plan for 3rd floor and Mezzanine. And to correct NOV#200342811 MEP, Sprinklers, Life Safety work and convenience stair under separate permit. No change of use. 3rd Floor occupant load: 1,190; mezzanine: 85.			
NO INCREASE IN OFFICE SPACE			
ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON LOT (PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> Gensler		ADDRESS 2 Harrison St., S.F., CA 94104	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") Unknown		ADDRESS C-5770	

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on this job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

8003-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claim, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable. If however item (iv) is checked item (iii) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____
Policy Number: _____
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

ORIGINAL

050185

CONDITIONS AND STIPULATIONS

REPLY TO: **DEPARTMENT OF BUILDING INSPECTION**
 Building Inspector at the start of work call 558-6030. For plumbing inspection scheduling call 558-6030. For electrical inspection scheduling call 558-6030. If application is approved without site inspection, detailed review of electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

By: **WING T. GEE, DBI**

JUL 25 2005

Wing T. Gee

DATE: 8/24/05
 REASON: 8-12 to 8-15
 NOTIFIED MR. C82

APPROVED:



DEPARTMENT OF CITY PLANNING

DATE:
 REASON:

NOTIFIED MR.

APPROVED:

PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK 588-3800

INSR R. GALLOI SFED

Robert Gallo 6-24-05
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:
 REASON:

NOTIFIED MR.

APPROVED:

Merlin Cayabyan JUN 27 2005
 MERLIN CAYABYAN, DBI

"MEP" under Separate Permit

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE:
 REASON:

NOTIFIED MR.

APPROVED:

SPECIAL INSPECTION REQUIRED PER SFBC SECTION 1701, SFBC '98

By: **WING T. GEE, DBI**

JUL 25 2005

Wing T. Gee

DATE:
 REASON:

NOTIFIED MR.

APPROVED:

N/A - MEZZANINE & 3RD FLR ONLY

BSM 6-27-05
 BUREAU OF ENGINEERING

DATE:
 REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:
 REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:
 REASON:

NOTIFIED MR.

APPROVED:

FOR WORK STATED ONLY

Robert Noelle 7-27-05
 ROBERT NOELLE, DIVISION

DATE:
 REASON:

NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNERS AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

SAN FRANCISCO

9-17-03 5:59PM:kensington:probate
 DEPARTMENT OF BUILDING INSPECTION
 1960 Mission St. - San Francisco, CA 94103 - 2414
 FAX 415 882 8220

PRESTON GATES ELLIS LLP
 415 986 1933

415 986 1933 # 2 / 2
 PAGE 02
 002/002



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
 Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
 1960 Mission St. - San Francisco, CA 94103 - 2414

☒ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER:

COMPLAINT NUMBER

ADDRESS 750 KEARNY STDATE 9/14/03OCCUPANCY / USE R-1 A-3 B HOTELBLOCK 0208 LOT 021

CONST. TYPE

STORIES

☐ BASEMENT

☐ If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT JUSTICE INVESTORS 90 CHASE DEVELOPMENTMAILING ADDRESS 750 KEARNY ST APT E CITY SF ZIP 94103

PERSON CONTACTED @ SITE

PHONE #

VIOLATION DESCRIPTION:

☒ WORK WITHOUT PERMIT (SFBC 106.1.1); ☐ ADDITIONAL WORK PERMIT REQUIRED (SFBC 106.4.7);
☐ EXPIRED PERMIT (SFBC 106.4.4); ☐ CANCELLED PERMIT (SFBC 106.3.7) PAF
☐ UNSAFE BUILDING (SFBC 102); ☐ SEE ATTACHMENTS

1. PARTITION WALLS HAVE BEEN BUILT ON THE NORTH SIDE OF THE 3RD FLOOR WITHOUT A PERMIT. THESE WALLS OBSTRUCT SPRINKLER COVERAGE AND ARE OVER 5'-9" HIGH	CODE / SECTION #
	SFBC 106.1.1

BQ - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

☐ STOP ALL WORK SFBC 104.2.4

☒ FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (WITH PLANS). A Copy of This Notice Must Accompany the Permit Application.

☒ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

☐ CORRECT VIOLATIONS WITHIN _____ DAYS. ☐ NO PERMIT REQUIRED.

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

☒ FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

IF YOU DECIDE TO LEGALIZE THE WORK INSTALLATION WITH A PERMIT YOU WILL BE REQUIRED TO EXTEND THE SPRINKLER COVERAGE TO THE AREA RESTRICTED BY THESE WALLS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

See reverse side for further explanation

☒ 2x Fee (Work w/o Permit after 9/1/60)

☐ 2x Fee (Work Exceeding Scope of Permit)

☐ Other

☐ Reinspection Fee \$

☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED WITHOUT PERMITS \$5000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR JOHN J. SIKS

(Inspector - Print Name)

OFFICE HOURS 7:30 TO 9:30 AM AND 3:00 TO 4:00 PM

PHONE # 415-558-6197

Inspector's Signature

2. ☐ DCP ☐ EID ☐ FID ☐ HIS ☐ CED ☐ CPC ☐ DAD ☐ SFD ☐ DPM ☐ RPC

☒ Building Inspection Division
 3rd Floor, 1860 Mission St. 558-6096
☐ Housing Inspection Services
 6th Floor, 1860 Mission St. 558-6220
☐ Electrical Inspection Division
 3rd Floor, 1860 Mission St. 558-8030
☐ Plumbing Inspection Division
 3rd Floor, 1860 Mission St. 558-8094
☐ Code Enforcement Division
 3rd Floor, 1860 Mission St. 558-8484

002 00 (Rev. 8/03)

Received 08-12-03 11:49am

From-415899679

To-HANSON BRIDGETT

Page 02



May 15, 1978

558-3851

Address:
Chinese Culture Foundation
of San Francisco
750 Kearny Street
Third Floor

Chinese Culture Foundation
of San Francisco
750 Kearny Street
San Francisco, CA 94108

Attention: Vivian Chiang

Dear Mrs. Chiang:

We have received your letter dated April 26, 1978, in regard to the above premises.

You must have a durable permanent plaque made for occupant loads as listed below. Please see Section 3301.E, Section 3301.J, and San Francisco Building Code Ruling No. 68-55 for size and lettering of the plaques.

1. Auditorium - 394 Capacity
 2. Lobby - 40 Capacity
 3. Community Room - 49 Capacity
 4. Museum/gallery
 5. Art gallery
- Room 4 & 5 total 49 Capacity

Numbers 3, 4 and 5, may be increased when additional exits are placed as directed by Building Inspection Bureau and Fire Department Bureau.

Thank you for bringing this matter to our attention.

Very truly yours,

Robert C. Levy, Superintendent
Bureau of Building Inspection

EP:rl
cc: File #78-698
Philipp



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 200342811

DATE: 11-AUG-03

ADDRESS: 750 KEARNY ST

OCCUPANCY/USE: R-1 ((H)) RESIDENTIAL

BLOCK: 0208 LOT: 024

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: JUSTICE INVESTORS
MAILING JUSTICE INVESTORS
ADDRESS % CHELSEA DEVELOPMENT
750 KEARNY ST FL 4
SAN FRANCISCO CA 94108

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

PARTITION WALLS HAVE BEEN BUILT ON THE NORTH AND SOUTH SIDES OF THE 3RD FLOOR WITHOUT A PERMIT.
THESE WALLS OBSTRUCT SPRINKLER COVERAGE AND ARE OVER 5'-9" HIGH.

CORRECTIVE ACTION:

☐ STOP ALL WORK SFBC 104.2.4

415-558-6197

☒ FILE BUILDING PERMIT WITHIN 30 DAYS

☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☒ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND OFF.

☐ CORRECT VIOLATIONS WITHIN DAYS.

☐ NO PERMIT REQUIRED

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

IF YOU DECIDE TO LEGALIZE THE WALL INSTALLATION WITH A PERMIT, YOU WILL BE REQUIRED TO EXTEND
THE SPRINKLER COVERAGE TO THE AREA OBSTRUCTED BY THESE WALLS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER:

☐ REINSPECTION FEE \$

☐ NO PENALTY
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$5000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: John J Sims

PHONE # 415-558-6197

DIVISION: BID

DISTRICT : 2

By: (Inspectors's Signature) _____



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
750 KEARNY ST		0208/024		200506276159	
OWNER NAME				TELEPHONE	
JUSTICE INVESTORS				(415)984-0780	
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRATION DATE
\$700,000	06/27/05	ISSUED	07/29/05	200506276159	07/29/07
FORM	CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS
3	1	M.B.A2.1.R	2	22	548
CONTACT NAME				DISTRICT	
UNDECIDED				2 BID-INSP	
DESCRIPTION/BLDG. USE		OTHER DESCRIPTION			
MUSEUM		PROVIDE T.I PER 3RD FL AND MEZZANINE. AND TO CORRECT NOV#200342 811. INCLUDING (N) PARTITION			
SPECIAL INSPECTIONS?	YES	FIRE ZONE	NO		
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	YES		
NOTES:		COMPLIANCE WITH REPORTS			
200506185180 KIRCH 200506235917 L/S 200506175432 FINER & P					

9003-15

PERMIT INSPECTION RECORD
DEPARTMENT OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD



DATE	BUILDING INSPECTORS JOB RECORD
8/15/05	3 rd floor AUDIT-Room
/ /	2 HRD WALLS on Rm 11
/ /	3 WALL @ T-0 b/w 5-11
/ /	in progress per
9/14/05	3 rd fl. R/F alc, cu
/ /	Cover in
/ /	
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8/22/06	WORK COMPLETED. FINAL CERTIFICATE ISSUED

APP. NO.
200506276159

[Signature]

BUILDING INSPECTOR

3/14/13
JYAPPROVED
Dept. of Building Insp.

NOV 201255521 (BID)

NOV 200953154 (PID)

MAR 26 2013

Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTIONRP
3/22/2013

APPROVED FOR ISSUANCE

MAR 26 2013

BLDG. FORM 3/8

APPLICATION NUMBER
0030342015OFFICIAL APPROVAL RECORD
APPROVAL NUMBER:APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE MAR 26 2013	PLAN SETS 2	(3) STREET ADDRESS OF JOB 750 Kearny St.	BLACK & LOT 0208/024
PERMIT NO. 1289370	ISSUED MAR 26 2013	(4) ESTIMATED COST OF JOB \$5000-	(5) REVISED COST \$9000-

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1) TYPE OF CONTL. I	(2) NO. OF STORIES OF OCCUPANCY 27	(3) NO. OF BARRIERS AND CELLARS 2	(4) PRESENT USE Hotel/Retail/Parking	(5) OCCUP. CLASS R1/M/B/A2	(6) NO. OF DWELLING UNITS 549
-------------------------	---------------------------------------	--------------------------------------	---	-------------------------------	----------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1) TYPE OF CONTL. I	(2) NO. OF STORIES OF OCCUPANCY 27	(3) NO. OF BARRIERS AND CELLARS 2	(4) PROPOSED USE (LEGAL USE) Hotel/Retail/Parking	(5) OCCUP. CLASS R1/M/B/A2	(6) NO. OF DWELLING UNITS 549
-------------------------	---------------------------------------	--------------------------------------	--	-------------------------------	----------------------------------

(7) IS ALTO INTEND TO BE CONSTRUCTION OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8) WILL STREET OFFICE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(9) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) MECHANICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	--	---	--	--

(12) MECHANICAL CONTRACTOR Not selected	(13) PHONE 205135 St. 94581-0763	(14) INFORMATION DATE 000494 3/31/13
--	-------------------------------------	---

(15) OWNER - LICENSE (OWNER OR EMPLOYEE) Justice Investment LP	(16) ADDRESS 750 Kearny St. S.F. Ca 94108	(17) PHONE (FOR CONTACT BY BUREAU) 984-0780
---	--	--

(18) WORK IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) To comply with Nov. # 201255521

(19) Convert third floor bathroom to storage room.
--

(20) Enlarge electrical closet at Fifth floor.
--

ADDITIONAL INFORMATION

(21) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR EXCEED EXISTING HEIGHT? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) IF (21) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(23) DOES THIS ALTERATION CREATE OVERHANG EXTERIOR TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) IF (23) IS YES, STATE NEW OVERHANG FLOR AREA	(25) FT.
--	--	--	--	----------

(26) WILL EXISTING OVER BUILDING SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(27) WILL BUILDING EXCEED EXISTING PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(28) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(29) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	--	--	--

(30) ARCHITECT OR ENGINEER (DESIGN) Alex C. Lau	(31) ADDRESS C 75713
--	-------------------------

(32) CONSTRUCTION LICENSE (ENTER NAME AND EXPIRATION DATE IF ANY. IF THERE IS NO EXPIRATION DATE, ENTER "INDISTINCT")	(33) ADDRESS
---	--------------

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Planning Code.

No portion of building or structure or conflicting work during construction, to be closer than 10' to any other building more than 10' with the San Francisco Building Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for arranging plans and application being kept at building site.

Grades shown on plans or drawings accompanying this application are assumed to be correct. If actual grades show any deviation from the grades shown on plans, the applicant shall be responsible for obtaining a separate permit for the work and for obtaining a separate permit for the work and for obtaining a separate permit for the work.

ANY VIOLATION OF THE BUILDING CODE OR ANY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING ON PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORK AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (18) (19) (20) (21) (22) (23) (24).

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

In compliance of building materials must have a clearance of not less than ten feet from all buildings or structures.

CHECK APPROPRIATE BOX

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT
<input type="checkbox"/> ENGINEER	<input type="checkbox"/> PLUMBER
<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> MECHANICAL

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

8808-06 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The undersigned by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to ensure the defense of the City or County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 2600 of the Labor Code of the State of California, the applicant shall have coverage under (1), or (2) designated below or shall indicate item (3), or (4), or (5), whichever is applicable. If however item (4) is checked item (5) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

(1) I have and will maintain a certificate of contract to maintain for workers' compensation, as provided by Section 2600 of the Labor Code, for the performance of the work for which this permit is issued.

(2) I have and will maintain workers' compensation insurance, as required by Section 2600 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance policy number and policy number are:
Center
CRAWFORD STAGE 215
Policy Number
001215471

(3) The cost of the work to be done is \$100 or less.

(4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2600 of the Labor Code, that the permit herein applied for shall be deemed void.

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

Signature of Applicant or Agent
3/16/13

OFFICE COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

REFER TO: APPROVED:

APPROVED:

By RODOLFO B. PADA, DBI

MAR 22 2013

BUILDING INSPECTOR, DEPT. OF BLDG. INSPECTION

DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

Legal use per CFC # 2002/1060931
No. of units 54 Flrs. of Occ. 12

HOUSING INSPECTION DIVISION

DATE: 3-14-2013

REASON: PICTOPROCESS

NOTIFIED MR.

DATE: 10 MAR 13

REASON: OK TO ISSUE
FIP (LWC)

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

Call 415-453-6570, to schedule inspections for building electrical and / or plumbing. This application is approved without site inspection. Detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

APPROVED

Dept. of Building Insp.

MAY 30 2013

FIRE

SFFD INSP.
FEES REQ.

APPROVED FOR ISSUANCE

MAY 30 2013

BLDG.
FORM 3/8

APPLICATION NUMBER

APPROVAL NUMBER:

APPROVAL NUMBER:

201259521 (PID) 200993154 (PID)

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTIONAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DATE FILED 5/30/13	PLANS FOR REPAIRS NO.	(1) STREET ADDRESS OF JOB 750 KEARNY ST.	BLK & LOT 0208/024
PERMIT NO. 1294983	ISSUED 5/30/13	(2) ESTIMATED COST OF JOB \$1500-	(3) REVIEWED COST \$1500

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. I	(4B) NO. OF STORIES OF OCCUPANCY 27	(4C) NO. OF STORIES AND ELEVATIONS 2	(4D) PRESENT USE HOTEL/RETAIL/PARKING	(4E) DECK, CLASS R1/M/B/A2	(4F) NO. OF BUILDING UNITS 549
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4G) TYPE OF CONSTR. I	(4H) NO. OF STORIES OF OCCUPANCY 27	(4I) NO. OF STORIES AND ELEVATIONS 2	(4J) PROPOSED NEW LEGAL USE HOTEL/RETAIL/PARKING	(4K) DECK, CLASS R1/M/B/A2	(4L) NO. OF BUILDING UNITS 549
---------------------------	--	---	---	-------------------------------	-----------------------------------

(4M) IS AUTO ELEVATOR TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4N) WILL STREET SPACE BE USED FOR CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4O) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4P) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	---	--	---	---------------------------------------	---	-------------------------------------	---

(4Q) GENERAL CONTRACTOR W. WONG CONSTRUCTION	ADDRESS 205 13th ST	PHONE 415-861-0763	EXPIRATION DATE 400494
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(4R) OWNER - LESSEE (ENTER ONE)	ADDRESS 750 KEARNY ST. SF, CA	PHONE FOR CONTACT BY DEPT. 94108 984-0780
---------------------------------	----------------------------------	--

(4S) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

INSTALL PARTITION WALL AND DOOR FOR STORAGE ROOM ON 3RD FLOOR MEZZANINE PLAN

ADDITIONAL INFORMATION

(4T) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4U) IF (4T) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(4V) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTERIOR TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4W) IF (4V) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.
(4X) WILL EXISTING OVER BUILDING SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4Y) WILL BUILDING EXCEED BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4Z) ARE ANY OTHER EXISTING BLDG. ON LOT OF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4AA) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(4AB) ARCHITECT OR ENGINEER (NAME)	CONSTRUCTION	ADDRESS	ONLY CERTIFICATE NO.
ALEX LAU			C75773

(4AC) CONSTRUCTION LESSEE (ENTER NAME AND ADDRESS INFORMATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LESSEE, ENTER "NONE")

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit, including such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any side containing more than 700 volts See San 306, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approval plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If correct grade lines and elevations are shown and correct ground grade lines, note and use together with complete details of existing walls and roof loadings required must be submitted to this department for approval.

ANY VIOLATION OF BUILDING CODE OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (4V) (4Y) (4Z) (4AA) (4AB) (4AC).

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

In drawings of building materials must have a clearance of not less than two inches from all existing walls or equipment.

CHECK APPROPRIATE BOX

☐ CHANGE ☐ AMENDMENT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ BROKER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREBY WILL BE COMPLIED WITH.

BDD-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee by acceptance of the permit, agreed to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to maintain the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 2800 of the Labor Code of the State of California, the applicant shall have coverage under (a), or (b) designated below or shall indicate from (a), or (b), or (c), whichever is applicable. If however item (c) is checked item (b) must be checked as well. Mark the appropriate request of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

(1) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 4700 of the Labor Code, for the performance of the work for which this permit is issued.

(2) I have and will maintain worker's compensation insurance, as required by Section 4700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance number and policy number are:

Carrier State Fund
Policy Number 1911907

(3) The cost of the work to be done is \$100 or less.

(4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 4700 of the Labor Code, that this permit remains applied for shall be deemed revoked.

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

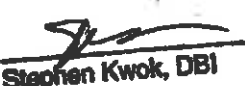


Signature of Applicant or Agent [Signature] Date 5/30/2012

OFFICE COPY

SAN FRANCISCO

 REFER TO:
 DEPARTMENT OF
 BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:	 Stephen Kwok, DBI MAY 30 2013 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: 5/30/13 REASON: F#11 OK to issue NOTIFIED MR. R. Lee DATE: 5/30/13 REASON: O.K. to proceed TMM CHU R1D NOTIFIED MR.
<input type="checkbox"/>	APPROVED: NA DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR.
<input checked="" type="checkbox"/>	APPROVED: PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK 558-3300  5/30/13 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: NA MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: Legal use per CFC # 2002/106093/ No. of units 547 No. of Occ. 27  5/30 BUILDING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

☐

OWNER'S AUTHORIZED AGENT



APPROVED
Dept. of Building Insp.

JUN 11 2018

Tom C. Hu
TOM C. HU
DEPT. OF BUILDING INSPECTION

201500021 BID
201633401 BID

APPROVED FOR ISSUANCE

BLDG. 3/8
FORM

APPLICATION NUMBER

APPROVAL NUMBER

201805290327

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

7/18

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DATE FILED	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
		750 Kearny St	SF CA 94108 0208/024
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
1464751	6/11/18	\$200,000.00	\$200,000
		BY: SC	DATE: 6/6/18

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY: 27	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE: Hotel	(8A) OCCUP. CLASS: R1	(9A) NO. OF DWELLING UNITS: 544
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY: 27	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE): Hotel	(8) OCCUP. CLASS: R1	(9) NO. OF DWELLING UNITS: 544
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	---	---	---	---------------------------------------	---	-------------------------------------	---

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
Scaffold Inspection	707 183rd Street	94108	650-588-4626	#35	

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	STREET	PHONE (FOR CONTACT BY DEPT.)
Justice Towers CA	11620 Wilshire Blvd	90025	CA	310-889-2500

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

Furteil track system on facade of building to secure window washing equipment & DMV SYSTEM/EQUIPMENT AT ROOF
& light exterior maintenance

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SG. FT.	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>)	ADDRESS	CALIF. CERTIFICATE NO.
---	---------	------------------------

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction is to be closer than 5'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION INQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSEE
☐ CONTRACTOR

☐ ARCHITECT
☐ AGENT
☒ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier

Policy Number

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent

Date

5-18-18

OFFICE COPY

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

Stephan Leung, DBI

JUN 06 2018

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: *INSTALL TRUCK SYSTEM FOR WINDOW WASHING.*
NO EXPANSION OF VOLUME.

☐

DEPARTMENT OF CITY PLANNING

APPROVED: *PLEASE NOTIFY DISTRICT FIRE INSPECTOR*
AT THE START OF WORK 415-854-8821

☐

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

☐

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

☒

Stephan Leung, DBI

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

☐

BUREAU OF ENGINEERING

APPROVED:

☐

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

☐

REDEVELOPMENT AGENCY

APPROVED:

☐

HOUSING INSPECTION DIVISION

DATE: *5/29/2019*

REASON: *OK*
PROCESSED
THRU CIVIL
RID

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON: *Delta, SIFD*

JUN 05 2018

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

☐

OWNER'S AUTHORIZED AGENT

APPROVED
Dept. of Building Insp.

NOV 28 2018

FIRE

REVIEWED BY FIRE DEPT
FIRE DEPT INSPECTIONS
NOT REQUIRED

BLDG. FORM 318

APPLICATION NUMBER

APPROVAL NUMBER

BID - 201560021

BID - 201633401

Tom C. HUI

TOM C. HUI
DIRECTOR
DEPT. OF BUILDING INSPECTIONAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE2 NUMBER OF PLAN SETS ☒ DO NOT WRITE ABOVE THIS LINECITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTIONAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
		750 KEARNEY ST	0208.029
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
1482625	11/18/18	\$25,000.00	\$25,000.00
INFORMATION TO BE FURNISHED BY ALL APPLICANTS			
LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR.	(4A) NO. OF STORIES OF OCCUPANCY	(4A) NO. OF BASEMENTS AND CELLARS	(4A) OCCUP. CLASS
I	2	2	R-1, M
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR.	(4) NO. OF STORIES OF OCCUPANCY	(4) NO. OF BASEMENTS AND CELLARS	(4) OCCUP. CLASS
I	2	2	R-1, M
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE
Tom C. Hui	750 KEARNEY ST	94108	(415) 765-7890
(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	PHONE (FOR CONTACT BY DEPT.)
HILTON HOTEL	750 KEARNEY ST	94108	(415) 765-7890
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)			
ABATEMENT OF NOV 201633401 & 201560021			
REMOVE W/PERMITS FOR WOOD FENCE, DECKING & PLANTERS AT REAR. REMOVE UNPERMITTED FENCE @ BASEMENT LEVEL.			
REMOVE GOING DOWN AT REAR.			
COOKING			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>)	ADDRESS	CALIF. CERTIFICATE NO.	
Tom C. Hui	750 KEARNEY ST	94108	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS		
C-37028	30, JUD 2020		

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSEE
☐ CONTRACTOR

☐ ARCHITECT
☒ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii); designated below; or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (vi) is checked, item (vi) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier

Policy Number

() III. The cost of the work to be done is \$180 or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Contract Permit Bureau.

Signature of Applicant or Agent

Date

OFFICE COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

DEPARTMENT OF
BUILDING INSPECTION

DATE: JUN 27 2018

REASON: B.I.D. - OK TO PROCEED

6-28-18 M. Wally
NOTIFIED MR.

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED:

REMOVAL OF ROOF DECKING + OUTDOOR WOODEN
(WOOD)

DEPARTMENT OF CITY PLANNING JEFF STEIN 6/27/18

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REVIEWED BY FIRE DEPT.

Cheng
FIRE DEPT INSPECTIONS
NOT REQUIRED
JUN 28 201837
Justice Cheng, SFED

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:



MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:



CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:



BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:



DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:



REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:



Legal use per CFC # 200512200685

No. of Units 549 Floors of Occ. 27

FOR WORK STATED ONLY

HOUSING INSPECTION DIVISION

6-27-18

DATE:

REASON:

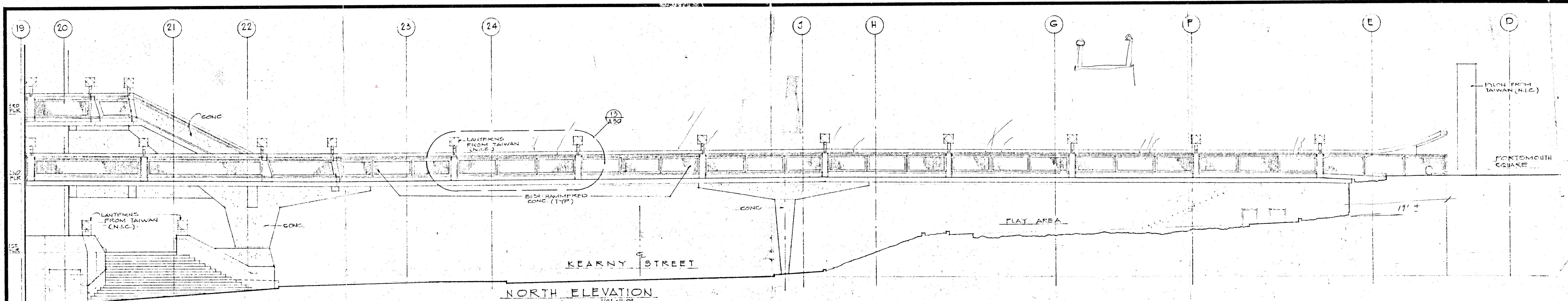
NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

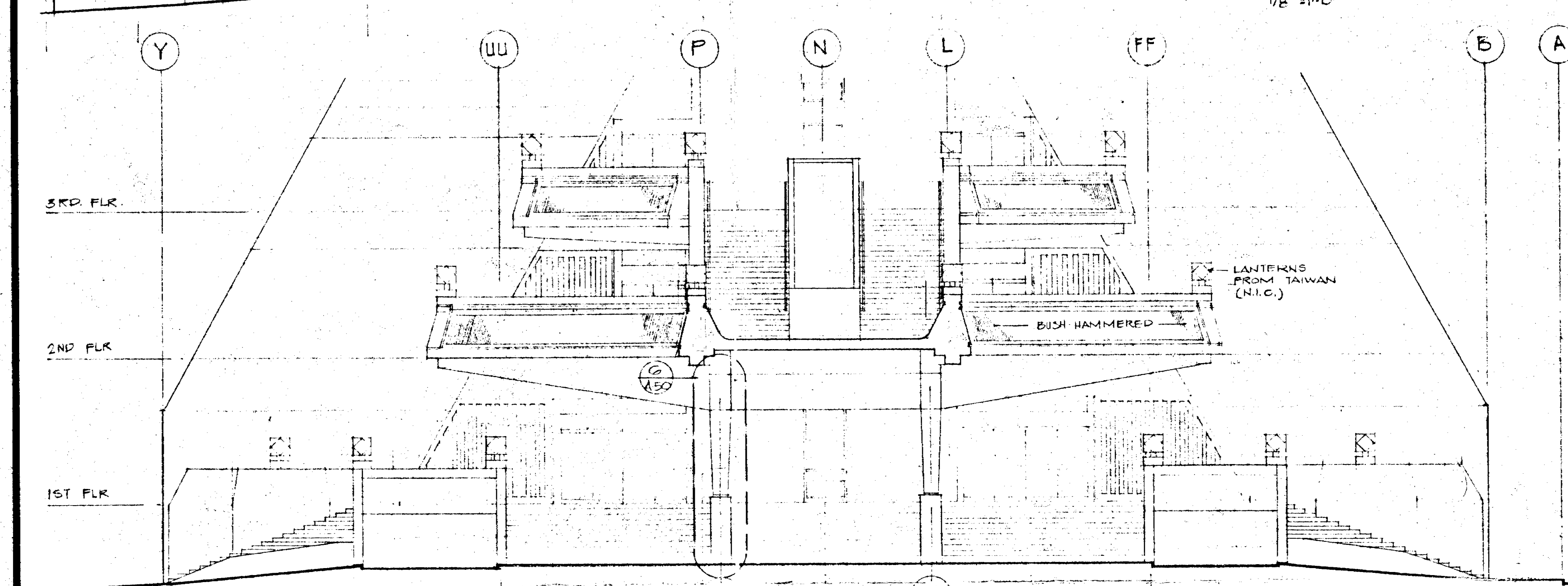
Number of attachments ☐

OWNER'S AUTHORIZED AGENT

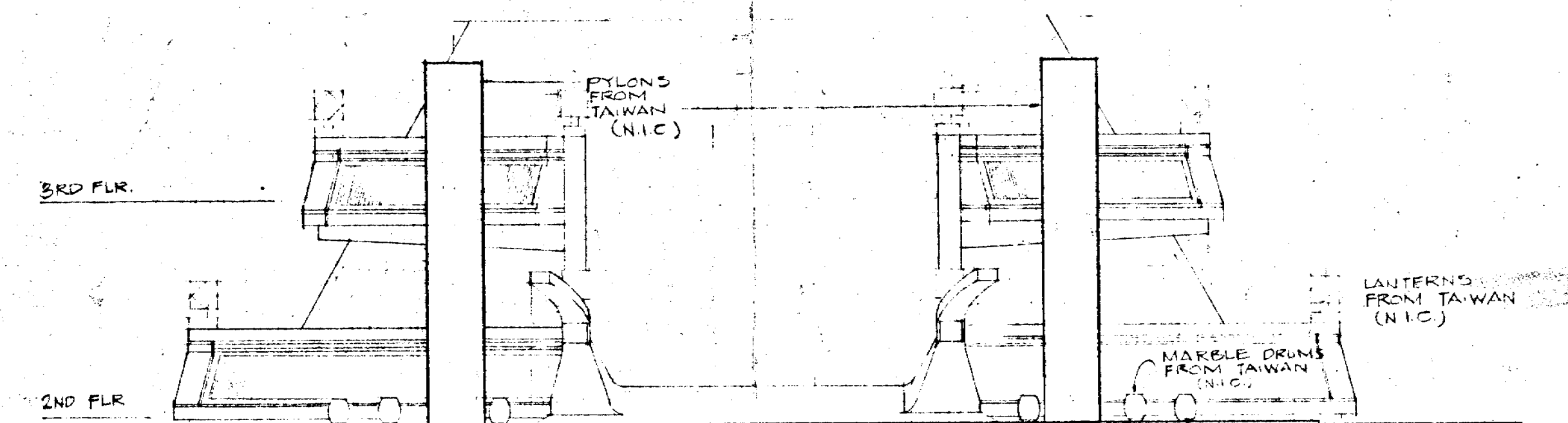
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



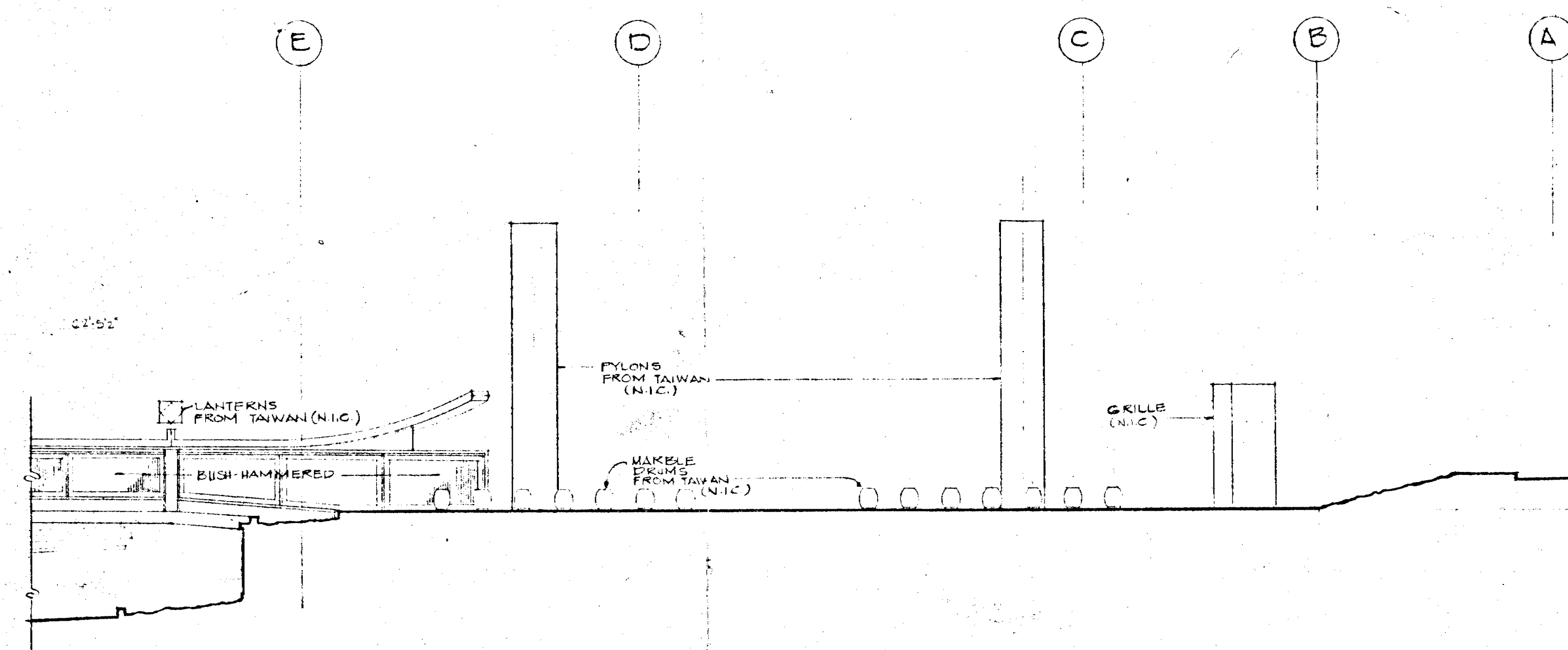
NORTH ELEVATION
1/8" = 1'-0"



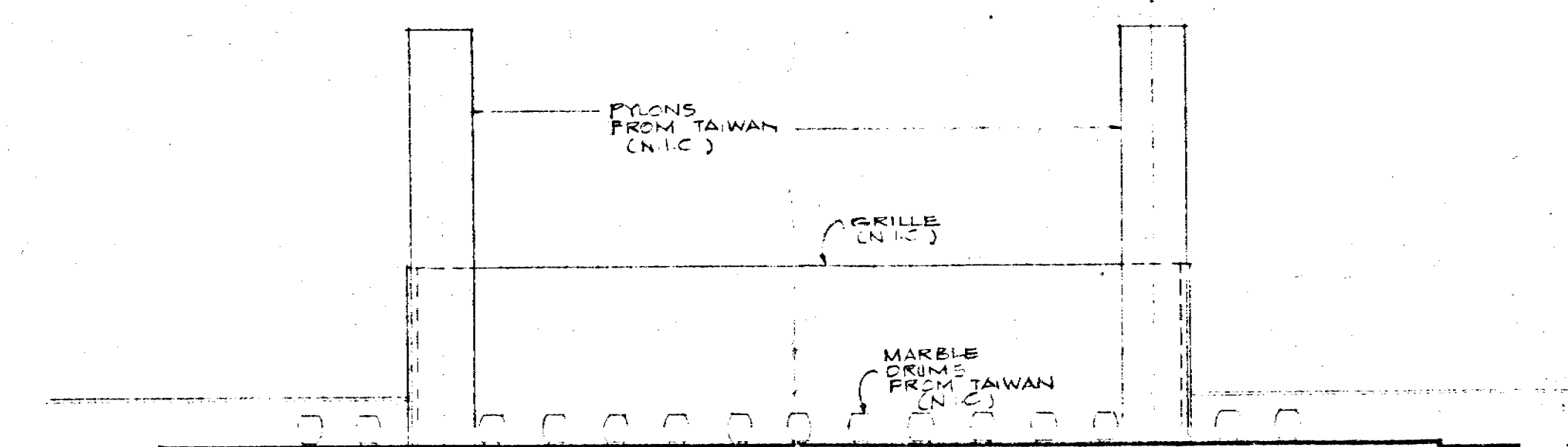
WEST ELEVATION
1/8" = 1'-0"



ELEVATION @ PORTSMOUTH SQUARE
1/8" = 1'-0"



NORTH ELEVATION @ PORTSMOUTH SQUARE
1/8" = 1'-0"



EAST ELEVATION @ PORTSMOUTH SQUARE
1/8" = 1'-0"

CLEMENT CHEN AND ASSOCIATES
JOHN CARL WARNECKE & ASSOCIATES
ASSOCIATED ARCHITECTS
61 NEW MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94105

CHINESE CULTURAL & TRADE CENTER
JUSTICE ENTERPRISES, INCORPORATED • DEVELOPER
心中業商化文國中
A DEVELOPMENT WITHIN A SAN FRANCISCO REDEVELOPMENT PROJECT AREA

BRIDGE
EXTERIOR
ELEVATIONS

PROJECT 67-009 DWG. NO. 48
DATE 3/1970
DRAWN DYM
CHECKED

829103 RP-107-70-

I-1886

BOOK B426 PAGE 45

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

STREET ENCROACHMENT AGREEMENT

In consideration of the adoption by the Board of Supervisors of The City and County of San Francisco of Resolution No. 238-70 at its meeting of April 1970, a true copy of which is attached hereto marked Exhibit A, and by this reference incorporated herein and subject to all the terms, conditions, and restrictions printed as General Provisions on the back of this agreement, also by reference incorporated herein, the undersigned JUSTICE INVESTORS

for themselves, their heirs, assigns, and all subsequent purchasers (hereinafter referred to as Permittees) of the land described in said resolution and herein described, agree that in accordance with the General Provisions and Exhibit A:

1. The permitted encroachment will run with the land identified on the maps of the Assessor of the City and County of San Francisco as Block 208, Lot 21 located on the westerly side of Kearny Street between Washington and Merchant Streets; and
2. The permitted encroachment will be covered by an insurance policy as described in the General Provisions, of not less than \$1,000,000.00 issued by a single insurance company having a policyholders surplus of at least \$10,000,000 or if insurance is written by more than one company each company shall have policyholders surplus of at least ten times the amount insured.
3. All of the provisions of this agreement and General Provisions shall be deemed provisions of said resolution. All of the provisions of said resolution shall be deemed provisions of this agreement and General Provisions.

GENERAL PROVISIONS

The permittee or permittees, referred to hereinafter as Permittees, agree that:

1. The Permittees will hold the City and County of San Francisco and its officers and employees harmless from, and will indemnify them against all tort claims, tort liability, and tort loss, and in particular from and against all such claims, liability, and loss predicated on active or passive negligence of the City and County of San Francisco, resulting directly or indirectly from the installation or maintenance of the encroachment permitted by the resolution noted on the face of this agreement. This hold harmless obligation shall not terminate until the encroachment referred to in said resolution has been removed and the area restored to a condition satisfactory to the Department of Public Works.

2. The Permittees will, at their own cost and expense, maintain in full force and effect an insurance policy or policies issued by an insurance company or companies satisfactory to the City's Controller and written by an insurance company or companies having a policyholders surplus as shown on the face of this agreement. Policy or policies shall afford liability insurance covering all operations, including but not limited to premises (definition of "premises" to be expanded to include this encroachment), products, personal injuries and automobiles and injury to property for single limit of not less than the amount shown on the face of this agreement applying to bodily injuries, personal injuries and property damage or a combination of such injuries. Said policy or policies shall be expanded to include contractual liability assumed under this agreement with respect to bodily injuries, personal injuries and property damage. Said policy or policies shall include City and County of San Francisco and its officers and employees jointly and severally as additional insured and shall apply as primary insurance and shall stipulate that no other insurance effected by the City and County of San Francisco will be called on to contribute to a loss covered hereunder. Said policy or policies shall provide thirty (30) days notice to Controller, City and County of San Francisco, Room 109, City Hall, if the policy or policies should be cancelled or materially changed. The permission granted by said resolution shall automatically terminate upon the termination of such insurance. Upon such termination the undersigned Permittees, their heirs and assigns, shall forthwith remove, or cause to be removed, the encroachment permitted by said resolution and all materials used in connection with its construction, without expense to the City and County of San Francisco, and shall restore the area to a condition satisfactory to the Department of Public Works. "Personal injuries", as used herein, shall include wrongful death.

3. The permission granted by said resolution is merely a revocable license. The Board of Supervisors may revoke said permission at will, and, upon the revocation thereof, the undersigned Permittees, their heirs and assigns, will within 30 days after written notification of the revocation of said permission, remove or cause to be removed the encroachment permitted by said resolution and all materials used in connection with its construction without expense to the City and County of San Francisco, and shall restore the area to a condition satisfactory to the Department of Public Works.

4. All of the provisions of this agreement shall run with the land described in said resolution and shall bind all subsequent purchasers and owners of the land. The land with which this agreement runs is the land described on the face of this agreement.

[illegible]

\$57560

RECORDING FEE \$3.60

BOOK B426 PAGE 45
RECORDED AT REQUEST OF
~~Julius Rosenberg~~
AT — Min Past — M
MAY 22 1970
City & County of San Francisco, Calif.
MARTIN MORGAN
RECORDS

Hilton Hotel, San Francisco, CA
Historic Resource Evaluation

Appendix D: History of Chinese Culture Center



Architectural
Resources Group

**A HISTORY OF THE CHINESE CULTURE FOUNDATION
AND
THE CHINESE CULTURE CENTER OF SAN FRANCISCO**

Him Mark Lai

A HISTORY OF THE CHINESE CULTURE FOUNDATION AND THE CHINESE CULTURE CENTER OF SAN FRANCISCO

Him Mark Lai

INTRODUCTION

The Chinese Culture Foundation (CCF) of San Francisco is one of the earliest Chinese community cultural organizations founded in the United States in the post-World War II era. Its founders included both Chinese Americans and non-Chinese Americans. The organization operates the Chinese Culture Center (CCC) and offers programming to promote Chinese and Chinese American culture, serving the Chinese community as well as members of the larger society. This essay traces the evolution of CCF and CC and how this development was influenced and shaped by changes in American society, particularly in the Chinese American community.

THE SOCIAL MILIEU

During World War II Congress repealed the Chinese Exclusion Acts in 1943 and granted naturalization rights to Chinese aliens in this country. Thus Chinese Americans emerged from the War with optimistic prospects of improved status in American society. Slowly this was realized in the succeeding decades. The relaxation in immigration restrictions allowed a growth in the number of families also signaled the passing of the bachelor society.

During the exclusion period from 1882 to 1943, the oppressive atmosphere faced by Chinese in the country had fostered alienation among them toward America, and had encouraged the continued maintenance of strong sentimental ties to the ancestral land. Changes in the postwar decades such as the opening of more opportunities to Chinese Americans and tense relations between the US and mainland Chinese government however, weakened their links to China and encouraged them to identify with this country. Moreover, America's economic prosperity during the post-war decades fostered rapid growth of a western oriented Chinese American middle class that often was more fluent in English than in Chinese. The middle class comprising of businesspersons, professionals, and technical personnel with interests firmly rooted in this country had begun to forge numerous economic, political and social ties to mainstream America. As part of this development there was a strong desire among these Chinese Americans to be equal partners in American society. Within their own community a heightened sense of ethnic awareness and kindred feelings of community expressed their group solidarity to attain the common goal.

As this new middle class grew in number, it sought to play leading roles in pushing for change and modernization of the Chinese community. Using the links they had been developing with mainstream politicians, members of the new middle class such as Lim P. Lee, H. K. Wong, Paul Louie as well as some leaders of the Chinese American Citizens' Alliance promoted and supported projects to improve the quality of life in the Chinese community. For example, on October 24, 1951, San Francisco Chinatown saw the dedication of its first public housing project, East Ping Yuen, followed two weeks later by the opening of the Chinese Recreation Center. Most often the undertakings furthered and facilitated the

development of Chinatown businesses. Thus in 1953 Chinese American merchants initiated the first Chinese New Year Festival, changing a traditional festival into a tourist attraction complete with parades, exhibitions, and later, queen competitions, more familiarly known as “beauty contests.” By 1962 a public garage underneath Portsmouth Square opened to facilitate parking for Chinatown visitors. This middle class was eager and desirous of changing the community to better advance their class interests. However, their relatively small numbers and weak economic base in the Chinese community, as well as their limited influence in mainstream American politics, inhibited their effectiveness to push for changes in the heavily immigrant-dominated Chinatown community. Also, due to interlocking economic ties and working relations some of the new middle class had developed with the Chinatown elite over a period of time, self interest prevailed over the desire to challenge the status quo.

Since the mid-nineteenth century, the immigrant-dominated district associations, family associations, and secret societies had provided the leadership in a Chinatown bachelor society which was comprised largely of laborers socially isolated from mainstream America. During the twentieth century, especially during and after World War II, the increasing number of families, the higher level of education, as well as the increasing participation of Chinese Americans in mainstream American society all worked to whittle down the influence of the traditional organizations and undermined their ability to effectively exercise leadership in the community. Although the reins of power in most organizations were still held by Chinatown’s traditional elite comprised of prominent merchants and heads of secret societies, members of the new Chinese American middle class were beginning to enter decision making circles in some organizations. However, traditional events soon played a role in slowing this development and instead placed control of many organizations firmly in the hands of a small circle of politically partisan leaders.

The Cold War between the Soviet Union and the Western Nations had begun in the late 1940s. China became involved when the Communists defeated the Chinese Nationalists (Kuomintang) government in a civil war. The victors led the found of the People’s Republic of China (PRC) in 1949 and aligned that nation with the Soviet Union’s socialist camp. In the meantime, remnants of the defeated Nationalist regime took refuge on the island of Taiwan. Before the dust even had a chance to settle in this conflict, fighting broke out between neighboring North and South Korea in mid-1950. By the end of that year the fledgling People’s Republic had also joined the fray when it went to aid of its North Korean ally and confronted the armed might of the United States and its allies supporting South Korea. Meanwhile, the Cold War engendered the growth of an anti-Communist hysteria in this country that resulted in political witch hunts dedicated to rooting out alleged Communist sympathizers. The federal government’s investigation into Chinese immigration fraud in the 1950s further abetted this pervasive atmosphere of fear in the Chinese community and led many Chinese to become politically circumspect. This era was soon followed by the US participation the the Vietnam War during which the PRC was again supporting the other side.

This situation was favorable for the hard-pressed Nationalist (Kuomintang) regime on Taiwan. It was allowed to mobilize the party network in America to take measures to cull the support of the Chinese in America. Gaining control of the traditional associations was not difficult for by this time small oligarchies were controlling most organizations. A number of these active members were already Kuomintang members or sympathizers. Kuomintang members also became active in other associations

and entered decision-making circles. Thus by the 1950s the Kuomintang members was increasingly able to control and use the traditional organizations led by the Chinese Consolidated Benevolent Association (CCBA; also known as the Chinese Six Companies in San Francisco) to maintain political dominance in the community. They imposed a rigid one-sided exclusionary political orthodoxy on the Chinatown media, the Chinese schools, as well as on cultural activities and public opinion. The politically-correct view they advocated was that Republic of China on Taiwan was the sole legitimate government of all of China and that the influence of the PRC “Communist bandits” should be banished from Chinatown. They systematically excluded from organization decision making positions all individuals suspected of being unfriendly to Taiwan or advocating better relations with the PRC.

In the meantime, a continuous influx of Chinese refugees and immigrants from Hong Kong had greatly aggravated the severity of Chinatown’s social and economic problems in employment, housing, and crime by the 1960s. However, the CCBA demonstrated little interest in the understanding and dealing with these complex social issues. As the situation worsened in Chinatown, critical articles on the community’s problems began to appear in the metropolitan dailies.¹ The Chinese Six Companies, speaking for these organizations as a group, persistently denied the existence of any serious social and economic ills, all the while insisting that the Chinese community could take care of its own.²

By the time Chinese Americans growing up in the post-war era were emerging in society. Even more so than their parents, they possessed an intense desire to be equal partners in American society and were beginning to play active roles in mainstream politics. Although their primary interest was not Chinese politics, many nevertheless took a pragmatic view favoring normalization of US diplomatic relations with the PRC. The increased ethnic consciousness and concern for the community became part of this development that spurred many young activists with the desire to play roles in shaping Chinatown’s destiny. Taking their cue from civil rights movement in the US that had made gains when Congress passed the Civil Rights Act in 1964, these Chinese Americans became involved in social programs in the community. They became a progressive activist faction of the new middle class in contrast to the older more conservative group. These activists began vying with the conservatives for the leadership role among the middle class. Like David facing Goliath, or more fittingly, like new-born calves who were unafraid of facing tigers, the activists also challenged the CCBA and began attacking the latter’s inaction in the face of social problems and its failure to provide constructive leadership in the community. CCBA reacted by branding them as “a few unworthy Chinese” who teamed up with “some Caucasian agitators” to stir up Chinatown’s social problems.³ In line with the CCBA’s pro-Taiwan political position it also regarded the activists as pro-Communists since they favored better US relations with the PRC.⁴

It was these interactions in the Chinese community in the 1960s and the 1970s that became important factors in shaping the course of development of the Chinese Culture Center Foundation and the Chinese Culture Center. This may be considered as occurring in three principal stages: 1. Planning a Chinese Culture Center; 2. Opening and maturation of the facility; 3. Strengthening the Center’s ties with the Chinese community.

PLANNING A CHINESE CULTURE CENTER

J.K. CHOY AND THE SFGCCSA

Beginning in the early 1960s the civil-right movement led by African Americans had promoted increased ethnic awareness among non-white minorities. The validity of diverse ethnic identities analogous to ingredients in a “salad bowl” was beginning to replace the traditional notion of America and a “melting pot” where different cultures merge together into one homogenous mass. In the pursuit of cultural equity and the belief that the arts and culture should not be divorced from the community, cultural centers began to appear in ethnic communities to give expression to the ethnic identities of its members.

In San Francisco Chinatown members of the new Chinese American middle class founded the Chinese Historical Society of America in 1963. This was the first organized attempt in the community to research and promote the history of the Chinese in America. Shortly afterward there came a push to establish a more inclusive Chinese cultural organization that would appeal to a wider range of people.

It was the members of the new Chinese American middle class in San Francisco that took the lead in establishing such an institution. A leading figure guiding the early efforts was Jun Ke Choy, commonly known as J.K. Choy.⁵ Choy was a Hawaii-born Chinese who had served the Chinese government for almost three decades. His most notable accomplishment was the reorganization of the government-owned China Merchants Steamship Company, of which he was the general manager from 1935-41. Choy returned to his native America in 1945 and became active in community affairs soon after his arrival. He became an outspoken, relentless and often tactless and intolerant critic of what he considered to be unproductive and outdated practices in Chinatown institutions that led to their ineffectiveness and encouraged corruption. He soon became a controversial figure in the community and those with vested interests in the status quo regarded him as an annoying gadfly. In 1954-55, Choy became the first executive director of the anti-Chiang Kai-shek, anti-Communist Crusade for Free Democratic China. The fact that the crusade was not only anti-Communist, but also anti-Chiang Kai-shek did not endear him to Taiwan partisans. Choy possessed an astute and shrewd political sense, honed by decades of experience in the treacherous sands of republican officialdom in mainland China. He also had numerous contacts in high political financial circles.

In 1957 Choy established and became manager of the Chinatown branch of the San Francisco Savings and Loans Association located at 1044 Grant Avenue. With thrifty Chinatown residents attracted by the institution’s higher interest rates as compared to banks, the branch became highly successful. By 1960 the branch had moved into an adjacent new building it built. Soon afterward the Kennedy administration took office in Washington. In America the civil rights movement was growing in intensity along with the demand for a renewed sense of national purpose, with an increased demand to enhance the quality of American life. This change in the national political atmosphere probably played a role in influencing Choy to convert the former office of the savings and loan into a Chinese Community Center, sometimes known as the Chinese Community House, wholly supported by his financial institution. The facility housed a small library, community bulletin board, and a meeting hall. Personnel stationed there also provided some assistance and advice on access to social welfare services.⁶ Choy probably had an idea of eventually using this as a launching pad for the social and political action in Chinatown.

Chinese Community House filled an obvious need in a Chinatown that was beginning to feel the pressure of numerous social problems. It soon attracted the attention of many individuals concerned with finding solutions to the community's needs. On February 26, 1963 Choy announced formation of the San Francisco Greater Chinatown Community Service Association Organization (SFGCCSA) "to keep pace with the times providing the maximum amount of social and other community services, as called for by President Kennedy in extending the service of the Peace Corps to help the underprivileged in communities throughout the country."

Among SFGCCSA's founders were Choy's associates from San Francisco Federal Savings and Loan Association as well as activists connected with churches and community groups. These included Lorna Logan, Director of Presbyterian Cameron House; Irving Kriegsfeld, Director of Telegraph Hill Neighborhood Center and Dr. John Rigney, psychiatrist and director of San Francisco Planning and Urban Renewal Association (SPUR). There were also prominent Chinatown figures such as Joe Yuey, Samuel Wong, Nellie Tom Quock as well as other businesspersons, professionals and enlightened community leaders.

Joe Yuey was one of the owners of the upscale Imperial Palace Restaurant and leader in the influential Chinatown fraternal association Suey Sing. An immigrant who had risen from humble beginnings, he had become a respected leader in the Chinatown business community. He was also a collector in Chinese art and well-known in art circles. In 1949 Joe Yuey was one of a group of Chinese American leaders who owned the newspaper *Chung Sai Yat Po* that advocated American recognition of the newly established People's Republic of China.⁷ Samuel Wong was a wealthy real estate owner. He had long been a critic of what he perceived as CCBA's lack of fiscal accountability to the Chinese community. Thus around the time of the founding of SFGCCSA, when CCBA was soliciting contributions to remodel the headquarters building, Samuel Wong offered to donate \$1,000 but pointedly announced in public that CCBA must first make public the income and expenditures for the construction of Victory Hall after World War II, as well as the accounts for "Double Ten" celebrations for the previous three years. Although the public opinion generally sided with Wong, CCBA rejected his contribution rather than release the figures.⁸ Nellie Tom Quock, a social worker, was born and raised in America but had long been interested in Chinese art and culture and was active in Chinatown cultural groups. Through her influence, the Tom family and the Tom Do Hing Foundation became active supporters of Chinese cultural activities, and of the future Chinese Culture Foundation as well.

SFGCCSA became a platform independent of the CCBA and traditional associations for advocating and launching community projects. The founding president and executive vice president were J. K. Choy and Joe Yuey. The two established a complementary working relationship that was to last throughout the next decade.

PLAYING THE POLITICAL GAME

Coincidentally with the founding of SFGCCSA in February 1963, the city government announced a month later that the city-owned land at Kearny and Washington Streets opposite of Portsmouth Square on the edge of Chinatown (formerly occupied by the Hall of Justice that moved out in 1956) was up for sale for a minimum price of \$850,000. The City soon received an offer from the Howard Johnson interests to buy the land for construction of a 21-story auto court and was inclined to approve the deal. Getting wind of the pending sale J. K. Choy, representing SFGCCSA, contacted City authorities regarding the possible conversion of the abandoned building into a museum, cultural center, or other public facility for use by the community. When the City came back with the conclusion that such a project would be economically unfeasible, Choy and his associates, through the mayor's office, persuaded a reluctant Board of Supervisors to postpone a decision on the land to allow Choy's group to make a feasibility study and come up with a similar proposal for a Chinese cultural and trade center.⁹

In April 1964 SFGCCSA contracted the firm of J. Francis Ward who did the architectural design for the Ping Yuen public housing project to draw up preliminary plans. Most of the design was the responsibility of a young architect Thomas Hsieh.¹⁰ Subsequently in May SFGCCSA entered into a working arrangement with San Francisco Redevelopers in a proposal to acquire and develop the site.¹¹ In the meantime SFGCCSA also established a cultural committee chaired by Prof. John D. LaPlante, acting as head of Stanford University Museum, to work with the architect to formulate ideas for the facility. Committee members included representation from San Francisco Redevelopment Agency, educators, experts on Chinese arts and culture as well as lay persons actively involved in such activities. There were also individuals such as Chinese Historical Society of America founders H.K. Wong, Ching Wah Lee, and Thomas Chinn. Others were SFGCCSA members.¹² The group came up with a conceptual plan envisioning a Chinese Cultural and Trade Center on the site that includes apartment and/or motel area, a garage, a cultural center with theater, museum and social areas, a commercial area of shops and offices. However, San Francisco Redevelopers soon ran into financial difficulties. SFGCCSA terminated the working agreement in late December and so informed the City in January 1965.¹³ The project was now left without a developer.

On March 1, 1965, the County Board of Supervisors met to consider the proposed project. A supervisor raised the objection that the long delay in developing the site was "robbing San Francisco of needed tax revenues." However, SFGCCSA successfully lobbied the Board to pass a resolution by a vote of 7 to 2, turning over the property to the Redevelopment Agency to begin negotiating with several prospective buyers, select a design and developer and dispose of the land by December 31, 1965.¹⁴ By November 30 the Agency had approved two concepts for further study. One was by Clement Chen and Dartmond Cherk, while the other was by Campbell and Wong & Associates and Chan-Rader & Associates. It was not until a year later, on November 15, 1966, before the Redevelopment Agency finally recommended the investor's group, Justice Enterprises, Inc. to be the developer to construct a 27-story skyscraper based on a modified version of a design submitted by Clement Chen and Associates. The structure was to be operated as a Holiday Inn. Furthermore, Justice Enterprises was to build a 20,000-square foot facility dedicated to cultural activities within the edifice and to contribute \$70,000 toward its completion.¹⁵

FOUNDING OF CHINESE CULTURE FOUNDATION

Meanwhile advocates of the proposed center incorporated on October 15, 1965, as the Chinese Culture Foundation of San Francisco (CCF). The new non-profit corporation's stated primary objective was "to establish a forum of Chinese culture in San Francisco by means of collection and presentation for public enjoyment and education the best historical contemporary paintings and objects of fine art and the best examples of early Chinese culture, artifacts and articles depicting the contribution of the Chinese people in the United States; and to present outstanding artistic, literary, dramatic, dance, and musical expression, and other creative and performing arts, by Chinese and Chinese American artists." CCF will establish "a museum, library, auditorium, and other appropriate facilities for carrying out the programs and purposes of the Foundation"; i.e., a Chinese Culture Center.¹⁶

The thirty-four CCF founders each, from his or her own perspective, had an interest in promoting Chinese and Chinese American culture. The majority were Chinatown businesspeople and leaders in Chinatown organizations, mostly of the immigrant generation. More than half were active participants in SFGCCSA, which assumed the role of principal supporter of CCF until the Chinese Culture Center (CCC) opened. There was also a significant minority of America-born Chinese and non-Chinese that were connected with financial and neighborhood organizations, social agencies, churches, or cultural circles. The political leanings of individuals among the founders varied from moderately conservative to moderately liberal. J. K. Choy became acting president of the fledgling organization aided by Quail and Tom of San Francisco Savings and Loan Association as secretary; Samuel Wong as treasurer. Later Joe Yuey became executive vice-president. He was to continue in the role of Choy's right-hand man in the organization until after CCC began operations.¹⁷

After a year of intense negotiations, CCF signed a lease with Justice Enterprises on November 21, 1967, for 20,000 square feet of space including the entire third floor of the new structure plus storage and plaza areas as a cultural center for fifty years at an annual rental of \$1. The lease provided for an additional ten years at the end of fifty years if the structure continued to be operated as a hotel. The developer agreed to contribute \$650,000 for construction of the facility that would include an auditorium seating 500 persons, an eighteen-foot high exhibition hall, and lecture rooms and offices for community uses.¹⁸ As the project inched towards the start of construction the Nationalist regime on Taiwan also became increasingly interested in the Center and invited M. Justine Hermann of the Redevelopment Agency and Clement Chen, project architect to Taipei to discuss support for and involvement in the cultural aspects of the forthcoming facility. As a result of the negotiations Dr. Paul H. C. Wang, Director of the Bureau of Cultural Affairs, Ministry of Education arranged for gifts of publications, films, artwork, etc., from the National Palace Museum, the National Historical Museum, city of Taipei and other Taiwan institutions. Taiwan authorities also agreed to provide the services of an architect to consult on embellishment of the pedestrian bridge connecting Holiday Inn and the Chinese Culture Center to Chinatown. Later that year they sent noted artist-architect Chi-kwan Chen to assist with the final design.¹⁹ Ground-breaking for building construction that took place on August 20, 1968, with a projected completion date of early 1970.²⁰

HOLIDAY INN AND THE BRIDGE

Now that the Holiday Inn with a Chinese cultural center was going to be a reality, the project became caught in the swirling political currents of the community. The late 1960s was a period of social

action in America sparked successively by movements demanding civil rights for African Americans and other ethnic minorities, and an end to the Vietnam War. The tumultuous events sparked a demand for change in the Chinese American community. In 1968 street youths organized as the Wah Ching, with George Woo as their spokesperson, demanded at a meeting held at Chinese American Citizens' Alliance Hall that CCBA and the traditional organizations contribute funds to help solve the youth problems.²¹ In 1968 and 1969 activist Chinese American students participated in strikes demanding the establishment of curricula on Asian American Studies in San Francisco State College and University of California at Berkeley. The students soon combined forces with community activists pushing for change in Chinatown.

When construction began on the Holiday Inn, the activists negotiated fruitlessly with the contractor to place Chinese American workers in construction jobs on the project. Their failure spurred a group to form Chinese for Affirmative Action (CAA) to promote equal opportunities for and to fight discrimination against the Chinese in America. While construction was going on, CAA continued to press Holiday Inn to train and hire more Chinese on its future staff.²² As construction proceeded other dissenting voices felt that the site should have been used for public housing. Thus when the Holiday Inn sans pedestrian bridge was formally dedicated by San Francisco Mayor Alioto on January 13, 1971, not only were there firecrackers, a lion dance, speeches and two young ladies popping out from a giant fortune cookie, but present also were young activists with signs shouting "Housing for the people --not a hotel for tourists."²³

The elevated pedestrian bridge planned by the developer to span the busy arterial of Kearny Street and facilitating access between the hotel containing the proposed culture center and Chinatown became another point of connection. Opponents charged that the structure will obliterate some precious open space and shut out the sun on Portsmouth Square -- traditionally a place where Chinatown elders relaxed and children played. Particularly, they pointed out that the bridge will cast a shadow over the children's play area. Thus when the City Recreation Park and Planning commissions respectively approved the bridge on November 14 and 21, 1968, soon after ground-breaking for building construction, they required that the playground be moved to another part of the park. Detailed design, however, was not approved until more than two years later on January 4, 1971, when the City issued a construction permit with the proviso that the bridge be designed to withstand the heavy traffic expected for some Culture Center events, adding some \$160,000 to the originally estimated \$480,000 construction cost. The bridge finally opened for traffic in August 1971, but the facility for Chinese culture still remained an unrealized dream. However, anticipating its early completion, San Francisco Federal Savings and Loan Association offered to CCF use of its Chinese Community House for use as a temporary office from October 1, 1968, to January 31, 1970.²⁴ As events unfolded and the opening was delayed for another three years, CCF had to move after termination of the lease successively to temporary offices at 41 Spofford Alley, 560 Pacific Avenue, the lobby of Holiday Inn, and finally in the unfinished CCC facility.²⁵

PLANNING THE FACILITY

While the construction was progressing on the Holiday Inn CCF board modified the Foundation's internal structure. In 1969 the maximum number of directors on the board increased from thirty-four to forty-four in an attempt to broaden the base support to make CCC a reality.²⁶ New faces appeared as the

CCF board added more member of the Chinatown business community as well as non-Chinese from the larger community influential in the political and cultural spheres.

On July 1, 1969 the CCF board appointed Shanghai-born William D. Y. Wu as the first Executive Director of the culture center in the making. Wu had been involved in the embryonic Asian American movement on the East Coast. When he accepted the appointment he was teaching at Dartmouth College and had just established a seminar *Arts in Society*. In the course enrollees worked on problems of culture in black ghettos, depressed white communities, etc., giving Wu an opportunity through observations and implementation to work out a theoretical blueprint for a community-type institution such as a Chinese Cultural Center.²⁷

The facility that Justice Enterprises had agreed to construct and turn over to CCF was originally meant to be only one floor with a twelve-foot headroom. \$70,000 was allowed for finishing the interior for occupancy. As Wu worked with the board on concrete plans for the facility it gradually became clear that there was inadequate working space in the facility as planned by the contractor. The CCF boards decided the facility should be 20-foot high with an auditorium and a mezzanine. The Foundation also requested the contractor to relocate four columns that would obstruct the audience's line-of-sight in the proposed auditorium. All these changes resulted in unforeseen additional design and construction costs. The Redevelopment Agency had to arbitrate the dispute that arose between CCF and Justice Enterprise as to the share of fiscal responsibility borne by each party. Thus after the Holiday Inn was formally dedicated on January 13, 1971, followed by the completion of the bridge in August of the same year, the Culture Center remained an unfinished cavernous vault awaiting resolution of the dispute. Even more important, CCF had not come up with its share of the construction money.²⁸ It was during this period that CCF became embroiled in the political controversy that was to affect the CCC's course of development for the next two decades.

POLITICAL CONTROVERSY

According to time-honored practice in the Chinese American community, CCF had planned to solicit contributions from Chinese all over the United States to build the Chinese Culture Center. On August 6, 1969, its requested and received the important unanimous endorsement of the board of directors of the influential Chinese Six Companies urging the Chinese community to support the Center.²⁹ After this endorsement, many major families and district associations responded positively with pledges for donations, and as the culture center was more finalized, membership and donations increased. On September 7, 1970, a San Francisco delegation consisting of Joe Yuey, Park Louie, Albert Wong and George Wu flew to New York to obtain the approval of the project in a meeting with the representatives from seven major associations of the Chinese Consolidated Benevolent Association of New York, the most influential traditional organization on the eastern seaboard.³⁰ Everything apparently was going smoothly.

A fortnight later the situation suddenly changed when the Chinese Six Companies voted on September 22 to withdraw its support from CCF because certain unnamed Foundation officers had made unfavorable remarks about Nationalist China in an article that appeared in the February 23, 1970, an issue of *Newsweek*. In that essay reporter Min Yee had quoted Joe Yuey as saying: "It's a question of what a

government can do for the people. The Nationalists were in power for forty years and nothing happened. Look at China now, after only twenty years. No matter now you look at it, the Communists are helping the people.”³¹

In reality CCBA's break with the CCF was the culmination of a situation that had been festering over several years. At the time a change in the international and national arenas was already in the air. In 1968 the United States' next-door neighbor Canada had announced its intention of establishing diplomatic relations with the PRC. The United States was already exploring means to relax tensions with the Chinese mainland. Correspondingly, the Taiwan Kuomintang regime and its supporters abroad stepped up efforts to buttress their interests in different countries and to ensure continued sympathy and support for Taiwan. In the Chinese American community the principal effort continued to be the maintenance of Taiwan. Thus although expressions of opinions favoring the better US-PRC relations were not uncommon even among Chinese Americans, open advocacy, especially in a national periodical, was unacceptable to supporters of the Taiwan regime guarding against political heresies in the Chinese American community.

An addition factor was that during this same period President Lyndon Johnson's domestic "War on Poverty" program had led to the establishments of social agencies in Chinatown funded by federal money. Their appearance attracted the influx of western-educated professionals and idealistic students intent on changing the Chinese community and bringing it into the American mainstream. Prominent among these were activists pushing for action on issues such as unemployment, housing, and juvenile delinquency prevention. Some of the activists soon came into conflict with guardians of the status quo as represented by the CCBA and the traditionalist organizations. The Chinatown-North Beach Economic Development Agency was one of the principal battlegrounds. A number of activists were also on the board of directors of SFGCCSA and/or CCF. Most advocated such liberal policies as US recognition of the PRC, opposition to the Vietnam War, integration in the public schools, etc., all of which were diametrically opposite to the political stances of the Kuomintang and CCBA.

CCF, along with SFGCCSA, had been two of the few major Chinatown organizations outside the orbit of the CCBA. CCBA leaders had long been irritated with the outspoken and sometimes scornful criticism emanating from the CCF leaders such as J. K. Choy and Samuel Wong. CCBA was especially sensitive to what was perceived as their questioning of CCBA's leadership capability and right to occupy the top position in the Chinatown community hierarchy. These organizations were also free from the political domination by the Kuomintang, who suspected the political reliability (i.e., support for Taiwan) of their officers, J. K. Choy and Joe Yuey. Thus individuals in power in both CCBA and the Kuomintang had an underlying hostile and distrustful attitude toward CCF and principals connected with the organization.

CCF foes seized available opportunities to harass and to discredit individuals connected with the organization. Earlier on in 1966 they had struck at the outspoken J. K. Choy. On the morning of Oct. 12, 1966 Choy found garbage and rubbish heaped at the door of Chinatown's San Francisco Savings and Loan. At the same time rumors circulated in Chinatown that the financial institution was about to fail and the president had fled to Mexico. A run started on the Chinatown branch as anxious Chinese Americans flocked to withdraw their hard-earned savings. More than \$3 million in funds was distributed in three days before the panic subsided.³² Again in 1969 the Chinese community was rife with the talk charging

that Alan Wong, SFGCCSA member and CCF founder, was affiliated with Communist and radical groups. Wong, a member of the Chinese Y.M.C.A. staff, was affiliated in the “War on Poverty” Program where he often clashed with board members speaking for CCBA. He had also openly advocated better understanding between the US and PRC. Wong finally had to run a personal advertisement in the Chinese newspapers to refute these groundless allegations.³³

Toward CCF the Taiwan partisans exhibited in turn the velvet glove and iron fist. In early 1970, eleven Taiwan government agencies held a March 5 ceremony at the Literature and Arts Center of the Cultural Bureau in Taipei to formally donate art objects and decorations for installation on the pedestrian bridge connecting Holiday Inn to Chinatown.³⁴ Taiwan government representatives also offered to lease space in the facility for a Republic of China information office; however, CCF turned down this offer since it felt that, being Chinese American in origin, there must be no doubt that the organization is no the agent of any foreign government.³⁵

During the same period, articles hinting that certain CCF board members were politically undesirable and embarrassing to the Taiwan government began to be planted in Chinatown newspapers. On May 4, 1970, the pro-Taiwan *Truth Semi-Weekly* reported that the Taiwan government was about to take over the Culture Center. Subsequently Taiwan Consul-General Chou Tung-hua and Chinese Six Companies director Foo Hum requested an August 21, 1970, meeting with Justin Herman, director of the Redevelopment Agency and Foundation representatives to discuss changing the composition of the Foundation board of directors. But despite heated exchanges and unsubstantiated charges during the talks, no one could really openly disagree with the appropriateness of the Foundation’s policy that J. K. Choy’s reiterated: “We operate according to by-laws. We exclude no one.” It was after the failure of this attempted takeover of the Foundation board that Taiwan supporters staged the vote to annul the CCBA endorsement.³⁶

Unwilling to let the accusations go unanswered, CCF called a press conference on October 7 presided by Board chairperson George Davis and President J. K. Choy. In the meeting Choy stressed that Joe Yuey expressed his opinion as an individual and not as an officer of the Foundation. Reporter Min Yee, who was president, also pointed out that during his numerous interviews in the Chinese community many had expressed similar views. In a prepared statement Choy stated: “We feel that the Six Companies do not understand that we live in a free society here and that individuals can express themselves openly.” He further reminded the audience that the United States recognizes only single citizenship and an American citizen can be loyal only to the United States, but Taiwan maintains dual citizenship and uses it to control cultural activities of American citizens [of Chinese extraction]. In response to a reporter’s question Choy accused Doon Wong and Foo Hum by name of seeking to take over CCF, and failing that, to destroy it.³⁷ After the press conference Choy received an anonymous letter on Oct. 8 threatening to kill him and Joe Yuey.³⁸

By this time the indefatigable J. K. Choy, who had spearheaded the effort to build a culture center since its inception, was in his late seventies and it was inevitable that he would soon have to pass the leadership to a younger person. Key board members led by Joe Yuey were anxious that the CCF continued to have a leadership that could maintain its status as an independent non-political Chinese American institution. At the time a rising star among the new generation of Chinese American activists

who were ready to change the Chinese community and raise the status of Chinese American activists was a 27-year old attorney named Gordon Lau. Lau had been actively organizing the Chinese in American society around civil rights, housing and unemployment issues. In late 1968 Lau had announced his candidacy seeking a seat on the San Francisco Board of Supervisors.³⁹ He had a number of supporters on the CCF board, among those was the influential executive vice-president Joe Yuey, who had been steadily moving toward a close working relationship with the activists. Lau became a CCF board member in 1969. In 1971 he succeeded J. K. Choy as CCF president. Choy co-chaired the board along with Attorney George Davis for one year before he retired from that office in 1972 and was succeeded by Lim P. Lee.⁴⁰

In 1971 Dr. Rolland Lowe, who came from a family that had long supported progressive causes, entered the CCF boards. During the 1960s Lowe had played an active role in a number of Chinatown organizations and social agencies. In 1968-69 he participated actively in the San Francisco Chinese Community Citizens' Survey and Fact Finding Committee that looked into the problems and issues faced by the contemporary San Francisco Chinese community.⁴¹ Another entering the board the same year was activist Ling-chi Wang. Wang had been an outspoken critic of the CCBA and the Kuomintang and active in the "War on Poverty" Program. Around 1969 he was one of the group that supplanted the more conservative faction that had been in control of the influential Chinese American Democratic Club (CADC). In 1971 Wang had just resigned as director of Youth Service Center working on juvenile delinquency prevention and activities.⁴² During the next few years other liberal community activists also became board members. However, although they made important contributions to the development of CCC, their principal focus was on activities outside CCC.

For awhile, it appeared that the Taiwan government ministries had a friendlier attitude than the San Francisco party loyalists toward CCF. As the pedestrian bridge connecting Holiday Inn to Portsmouth Square approached completion, part of the embellishments promised by the Taiwan authorities arrived in mid-1971. The remainder was also loaded at the port of Keelung, Taiwan awaiting the voyage across the Pacific.⁴³ However, San Francisco Kuomintang hard-liner leaders Doon Wong and C. T. Shew soon prevailed when they appealed to Republic of China President Chiang Kai-shek to halt further shipments. No further shipments arrived.⁴⁴ Taking their cue from the CCBA most Chinatown traditional organizations instituted a de facto boycott of the Culture Center. This situation had a profound effect on CCC's course of development for more than a decade and did not change for the better until after the relaxation of tension between Taiwan and the PRC beginning in the late 1980s.⁴⁵

BUILDING THE FACILITY

Following the withdrawal of the CCBA endorsement, a number of Chinatown traditional organizations canceled their donation pledges. Although CCF assured public that it would overcome financial obstacles to finish the project with or without the Chinese Six Companies, by 1972 CCF had raised only about \$120,000, not nearly enough to build the facility. In an attempt to further broaden its base the maximum number of directors became fifty-four that same year. Another significant change was that CCF increasingly began to target Chinese living away from Chinatown, especially in the American-born and western-educated professionals, since they tended to be less involved in Chinese politics. Also

they were more educated and many were of middle class status with the interest to support cultural and artistic activities. Increasingly, new board members were drawn from these quarters. They became the nucleus of volunteers for planning and implementing activities and raising funds.

In mid-summer 1972 CCF proponents received critical support when the San Francisco Board of Supervisors Cultural Activities Committee passed a resolution “Endorsing the Chinese Cultural [sic] Foundation and its efforts to provide a worthy cultural project” and urging the public support for the Center.⁴⁶ Bolstered by the reaffirmation of support, the CCF board, largely through the efforts of J. K. Choy and the others, persuaded three banks -- Hong Kong Bank of California, Bank of the Orient and Bank of America to lend \$150,000, \$50,000 and \$50,000 respectively to complete construction of the Culture Center.⁴⁷ The facility was to include an auditorium, exhibition galleries, library, audio-visual room, meeting room, and offices.

Work on the Chinese Culture Center began on January 27, 1973. Despite being the target of derisive and sarcastic attacks from published articles such as Mike Miller’s “Meanwhile, back in Chinatown, the Inscrutable Chinese Cultural Center -- It’s a Holiday Inn”⁴⁸ and Allan Temko’s “Dr. Fu Manchu’s Plastic Pagoda: San Francisco’s new ‘Chinese Cultural Center’ has given the ‘Inscrutable East’ the Worst Screwing It Has Had in a Century,”⁴⁹ the facility was ready for occupancy by fall 1973.⁵⁰ It had taken almost a decade for the Chinese Culture Center to progress from abstract concept to concrete reality. It was a facility for cultural activities that had no rival in Chinese community of that era, but CCF was also saddled with a heavy construction debt.

OPENING AND OPERATING THE CHINESE CULTURE CENTER

DEFINING A CHINESE CULTURE CENTER

While planning and construction of the facility was progressing, Executive Director William We and the CCF board were also tackling the monumental task of organizing and building programs for the Culture Center and defining the Center’s working objectives. Since this was the first such institution among the Chinese in the United States, there were no prototypes for reference. The fact that Chinese culture itself had so many facets and had gone through many changes rendered the definition of a Chinese Culture Center that much more difficult. Thus even though there was a general consensus on the desirability to establish a Chinese Cultural Center, there were wide variations in conception and objectives.

The older generation in the Chinese community was primarily concerned with the preservation of their own cultural links to the ancestral land: family customs, moral values and traditional culture. For example, at the founding of CCF, Joe Yuey was said to have pledged half of his Chinese art collection for display in the Center. Moreover, the older generation was anxious that the younger generation continue to be literate in Chinese and speak in their ancestral tongue so that at least the generations could communicate. Members of the younger generation, at least the more articulate and vocal, defined their ethnic identity as the totality of their American experience, distinct from mainstream American culture and from the culture imported from the ancestral land. They were eager to create a culture as distinct as the Afro-American culture. In addition, there were non-Chinese who found the idea of a culture center

appealing: an opportunity to relate to Chinese culture but from the standpoint of identity and heritage, but from the aesthetic viewpoint. To them, a Chinese culture center meant access to the richness and variety of Chinese culture that they would like to experience close at hand. Thus it was a coalition with the diverse interests and different outlooks that was working together toward realization of a Chinese Culture Center.

Executive Director Wu eventually developed a set of guiding principles for CCC activities that was generally acceptable to a range of people: To reaffirm the identities of Americans of Chinese ancestry and to develop those areas of Chinese culture that remain meaningful to contemporary and future lifestyles. These had remained that goals of the institution. Up to this point, all discussion had centered on the establishment of a Chinese Cultural and Trade Center. However, as programming objectives became better defined and programs evolved, it became clear that the name “Chinese Culture Center” would be more appropriate for the type of activities envisioned and the change was made around 1972.

With his small staff and a core of dedicated volunteers, Executive Director William Wu implemented a number of innovative ideas, many new to the San Francisco Chinese community. Wu strove to put on non-controversial, non-political cultural programs and be even-handed in the highly sensitive area of dealing with Taiwan and the PRC. One of the earliest CCF programs initiated around 1969 was a folklore workshop that in 1971 developed into weekly story-telling sessions by Kenneth Joe. These sessions continued until the late 1970s and was one of the CCF programs with the greatest longevity. In 1970, CCF organized in-service training workshops on Chinese music and arts and crafts for teachers in the San Francisco Unified School District. There were workshops for music, dance and shadow play in 1971. CCF also organized a moon festival celebration at Portsmouth Square. In 1972 the Foundation co-sponsored performances by the Tung Hua shadow play troupe from Taiwan. In 1973, the first film on recent archaeological finds in the People’s Republic of China was presented at the Palace of Fine Arts. As program activities increased, CCF initiated publication of a newsletter to keep members informed of CCF activities.⁵¹ Executive Director Wu also added Vivian Chiang to the staff as his assistant in 1972.⁵²

During this period CCF began also to play an important role presenting outstanding Chinese artists and talent to the public, especially those who had recently arrived in America. CCF was one of the earliest institutions to introduce dancer Chiang Ching to the followers of Terpsichore in the San Francisco Bay Area. Chiang went on to establish an international reputation as a dancer and choreographer.⁵³ CCF was also instrumental in enabling Chinese pugilism master Lien Ying Kuo and his wife Eing Ru Loo (Simmone L. Kuo) to gain permanent residence in the United States. Master Kuo was one of the earliest teachers who helped popularize tai chi chuan in this country.⁵⁴

MORE POLITICAL CONTROVERSY

Despite these accomplishments, international development during the early 1970s continued to be a negative factor exacerbating CCF relations with the conservative Chinatown establishment. 1972 saw the initiation of “ping pong diplomacy” between the United States and the PRC. Many Chinese Americans had high hopes for better relations between the two nations. In January 1972, a Chinese Americans for Better US-China Relations Committee launched a petition drive aimed at drawing support

for the President's forthcoming trip. Heading the committee was Joe Yuey, Gordon Lau, and Ernest Wong, all CCF board members. Four of the eighteen committee members were also current or former CCF board members. The Kuomintang party organ *Young China* immediately branded the committee as "fellow travelers and dupes" and anyone who signed the petitions as supporters of "Mao's communism."⁵⁵ After the breakthrough in US-PRC relations following Nixon's trip to China, CCF joined with more than a hundred organizations in Northern California to sponsor a reception in April for the visiting PRC to explore the possible cultural changes.⁵⁶ Leading the support for these actions were Joe Yuey and the younger activists who felt that it was time for the Chinese community to get in step with changing US-PRC relations rather than be governed by the dictates of a foreign regime. Some board members, especially certain individuals with close ties to the Chinese community, however, feared that they would further antagonize pro-Taiwan elements and make it even more difficult for CCF to gain support in Chinatown.

To allay these apprehensions the CCF annual meeting on November 14, 1972 passed a resolution affirming that CCF was a non-profit, non-political organization and that its objectives were promoting culture and working for the public welfare. Members participating in political activities should do so as individuals unaffiliated with CCF.⁵⁷ It was probably the same line of reasoning that led CCF board to change the official Chinese name of Chinese Culture Center of San Francisco from *Sanfanshi Zhongguo Wenhua Zhongxin* to *Jiujinshan Zhonghua Wenhua Zhongxin*. The more generic term *Zhonghua*, pertaining generally to people of Chinese descent, was used rather than *Zhongguo*, referring to China the national state, to emphasize that CCF's focus was on Chinese culture regardless of political boundaries. The organizations also chose to use *Jiujinshan*, (old gold mountain), the widely used Chinese term for San Francisco, rather than the more local Cantonese transliteration *Sanfanshi* as an indication that CCF intended CCC to be more than merely a local institution.⁵⁸

However, fine legal distinctions meant little to the pro-Taiwan camp who saw CCF as intending to create a PRC beachhead in San Francisco Chinatown. It continued to exert unrelenting pressure on CCF. At the annual conference of the Kuomintang held in San Francisco in August 1973 members of the San Francisco and Oakland party branches presented a resolution charging that CCF was "an organ used by Maoist communists to build a united front." The resolution requested central party headquarters on Taiwan "not to donate any cultural objects to the Chinese Culture Center without the agreement of the General Branch in America."⁵⁹

These attacks did not cease when the Chinese Culture Center formally opened in October 18, 1973 and celebrated the occasion with a village fair, an idyllic re-creation out of 12th century China. This was an approach to Chinese culture fresh to America with the emphasis on folk arts and crafts, music and dances and almost 10,000 people attended. But a reporter for the pro-Taiwan *Chinese Times* sneered at the cultural presentations, branding them "disappointing" and remarking that "if these were the representatives of Chinese culture than they missed by a thousand miles." At this point Executive Director William Wu, having reached a milestone, announced his resignation, effective Dec. 31, 1973, in order to devote more time to research. Vivian Chiang became acting executive director until the board appointed a permanent executive director. Wu continued to be a valued advisor and from 1981 through 1986 served on the board of directors.

In an attempt to mute the criticism that the CCF was pro-PRC, the CCF board elected Lim P. Lee president in 1974. Lee had been long active in the Chinese American community and had numerous contacts in the traditionalist power structure. He had worked closely with the CCBA especially during the 1950s when the Federal Government was investigating Chinese immigration fraud. Lee was also actively participated in mainstream politics and was identified with the more conservative faction in the Chinese American Democratic Club that the younger generation had displaced around 1969.

Lee and other directors with close connections to the traditional associations tried to pour oil on the stormy waters. However, when board director Dennis Wong stated the case for CCF to the editor of the influential Chinese Times, the response was an editorial ridiculing CCF's claims of non-involvement in politics and accusing it of "displaying a ram's head while in reality selling dog meat." CCF's weak response was an advertisement in the Chinese newspapers reaffirming its non-profit, non-political status. This only resulted in a second round of calumny and accusations from the right. These exchanges became the stimulus for a rash of articles in the Chinese press attacking and defending CCF's viewpoint on Chinese culture.⁶⁰

CCF's foes tried in other ways to undermine CCF programs. When CCF invited taichi master Kuo Lien-yin and his pupils to demonstrate the martial arts at a fundraising banquet in 1974, Kuo received an unsigned letter asking: "Are you not a delegate from Suiyuan Province to the National Assembly? Are you not a citizen of the Republic of China?... [By accepting the invitation] you simply are dishonoring your character and performing a disservice to the nation [meaning Republic of China] and all your fellow Chinese. What a pity!" Kuo ignored the letter and the performance went on as scheduled.⁶¹ However, political pressure Republic of China Consul-General Y. S. Lee allegedly exerted on Katherine Wang, Peking opera performer from Taiwan, resulted in her withdrawal from a scheduled CCF-sponsored performance.⁶²

At these events were unfolding the CCF Board took time out on May 15 to choose a new executive director. The strongest candidate for the position was Shirley Sun. The Shanghai-born Sun was raised in Taiwan. She matriculated at Stanford University receiving a bachelor's degree in Asian literature and an M.A. and Ph.D in Asian Studies and East Asian art history. She was a curator of a Chinese American historical exhibition *Three Generations of Chinese - East and West* that was shown in the Oakland Museum from October 2 to 28, 1973. The exhibit was then augmented with the artifacts on loan from the Chinese Historical Society of America and became the first exhibit in the new CCC facility from December 15, 1973 to February 17, 1974. Thus the board was very familiar with Sun's qualifications. However, in 1971 Sun had been among the first Chinese Americans invited to visit the PRC after the US had lifted the ban on travel to mainland China, and she was known to support better US-PRC relations. The decision on her candidacy split the board with President Lim P. Lee leading the opposition to her appointment. After a heated discussing the board voted 17 to 10 in her favor over two other finalists.⁶³

After Shirley Sun became the new Executive Director on June 1, 1974, CCF continued with a bit of unfinished business and called a press conference on June 26, 1974, to answer its Chinatown critics. Several CCF board members attended the meeting, including Dianne Feinstein, then president of the San Francisco Board of Supervisors, who was there to demonstrate CCF ties to mainstream political figures. During the conference Co-Chairperson Davis accused the Taiwan Consulate-General and the Chinese Six

Companies of interference in the affairs of the CCF. He further charged: "We have found sufficient evidence that the consulate-general of Taiwan is following the dictate of its government to take over organizations that are capable of being taken over, and this is one of those organizations." Davis complained that CCF had been blackballed by the Chinese Six Companies and that word had been sent out through newspaper editorials in the Chinese press that described the members of the CCF as Communists. Davis, referring to the conflicts on the board, also denounced unnamed Peking-oriented individuals that had tried to pack meetings to take over the board; however, his principal target was the actions of the pro-Taiwan group.

Subsequently, Supervisor Feinstein introduced a resolution that the Board of Supervisors passed on July 8 reaffirming "its unqualified support of the Chinese Culture Center and the sponsoring Chinese Culture Foundation" and urged "all people to support the Chinese Culture Center." The resolution read in part that "the Center is devoted strictly to the presentation of Chinese art, music, and literature regardless of origin and is devoid of political consideration; and...

"Unfounded chargers and rumors that the Center is dominated or influenced by Nationalists or Communists are harmful, even if absurd; and...

"Political interference in the growth and well-being of the Chinese Culture Center is unwarranted under any circumstances..."⁶⁵

This strong reaction and endorsement from the City authorities had the desired effect of silencing CCF's Chinatown critics for the moment, but the CCBA and traditionalist associations continue to maintain their boycott of CCF-sponsored events. The political controversy continued the division within the CCF boards as to whether the institution should continue to try to placate the right or to disregard them and move ahead on an independent course.

EXPANSION OF ACTIVITIES

Newly appointed CCF executive director Shirley Sun was an aggressive, hard-driving, strongwilled and astute individual. She quickly perceived that there was an intense growing interest in American society concerning mainland China and she was eager to capitalize on the situation to help develop programs at CCC. However, President Lim P. Lee, affected by the pervasive Cold war mentality, feared that too close a relationship with the PRC will be detrimental for the CCF's image and put obstacles in many of her proposed actions in this direction. The result was a frustrating stalemate. Soon after Sun took office, the Wushu Troupe from the PRC offered a benefit performance for CCF. In order to avoid a bitter debate at the board level, some board members and friends organized Friends of the Chinese Culture Foundation to sponsor the event.

Sun was determined to change this situation. She recruited sufficient new members into CCF who at the end of 1974 voted to help elect directors more receptive to her ideas. President Lim P. Lee and co-chairperson Davis were among the directors deposed.⁶⁶ Sun now had firm control of CCC's destiny. The newly constituted CCF board was by no means radical, but it exhibited a more open attitude toward programs emanating from the PRC. This change marked the beginning of a new phase in the development

of CCF. One by one directors with ties to SFGCCSA and Chinatown retired from the scene, and CCF's destiny was increasingly in the hands of directors who had fewer ties to the Chinatown community. Dr. Rolland Lowe became president in 1975 and held the office until 1978. He successfully rallied different factions on the board to support Executive Director Sun in defining the newly opened CCC.

During the last year of William Wu's tenure as executive director, Shiley Sun, who was already actively seeking the position, had learned that revenue sharing funds were available from the City. She persuaded eleven community cultural groups, including the Chinese Culture Foundation, to form a loose group known as the Chinatown Council for the Performing and Visual Arts (CCPVA) in July 1973, with the announced objective of dealing with current and future issues pertaining to arts and culture of the Chinese community.⁶⁷ By August, CCPVA had gone before the San Francisco Art Commission and successfully lobbied for a grant from the funds.⁶⁸

After protracted negotiations, CCF executed a sublease with the City on May 21, 1975. Under its terms the City-run Neighborhood Arts Program (NAP), through CCPVA, was to have full usage of the audio-visual room (renamed the Community Room), one-third usage of the auditorium, and 24% usage of the lobby for 15 years, starting June 15, 1975, in return for a one-time rental payment of \$125,00 plus \$25,000 for utilities. \$60,000 of this amount went toward discharging part of the \$250,000 construction debt incurred to build the Culture Center.

The board soon found that even the reduced debt figure was still a heavy burden. The lion's share of CCF's annual fund raising went toward payment of interest on the bank loans with little surplus left for retirement of principal. In 1976 the CCF board was able to negotiate agreements with the banks to retire the principal first and paying the interest at the end.⁶⁹ However, the situation remained such that little money was left for facility improvement and program development. The fact that there was no income generating profit center nor endowments to provide a financial buffer led to chronic tight budgets. A legacy of this state of affairs was that a major share of the energy of the CCF board each year was devoted to solving budgetary issues. It is to the dedicated core of volunteers who planned and implemented fund-raising events as well as those who attended these events and donated generously that credit is due for enabling CCF to continue to develop despite these daunting problems.

CCF's tight fiscal situation forced it to develop a high degree of dependence on private and public foundations and corporations for funding its major programs. At that time such funding was fairly readily available, especially for exhibitions. When record crowds visited the *Exhibition of Archaeological Finds of the People's Republic of China* in the Asian Art Museum of San Francisco during the summer of 1975, CCF initiated highly popular coordinating programs to enhance this event. In 1976 CCC presented *Front-runners in Modern Chinese Painting*, an exhibition of works by modern Hong Kong and Taiwan artists, after which came *Eastern Streams*, an Asian multimedia presentation. In 1977 the Center became the first gallery on the West Coast to exhibit the *Han and Tang Murals* from the People's Republic of China. Other major exhibitions were *Hu Xian Peasant Paintings* (1978) and *Chinese Woodcuts* (1979). In this manner CCC attained national prominence and recognition for the quality of its programs within a few years. Unfortunately the upscale tone set by many of the programs gave an impression of elite snobbishness. It also offered to the outside world an appearance of affluence that the organization did not possess.

In the meantime those features and embellishments expected of a functional public facility had to be added. Soon after the CCC opening, a logo was adopted by CCF. It was designed in 1973 by architect Ted Wu based on the concept *wai fang nei yang* (“square on the exterior and round in the interior”).⁷⁰ In 1975 a donors’ plaque installed in the CCC lobby.⁷¹ A canopy with the CCC name and logo was designed by architect Worley Wong and constructed and installed by contractor Bob Yick in 1976. The name of the Chinese Culture Center in Chinese characters was rendered by artist C. C. Wang. Facsimiles of the calligraphy were used on the canopy and at the elevator entrance.⁷² In 1977 a founders’ plaque was added as well as a security system for the facility.⁷³

Jack T. Quan, as head of the CCF board Building Committee during the 1970s and early 1980s, spearheaded many of these efforts to upgrade the facility. Soon after the CCC opened it was discovered that severe noise and vibrations were occurring in the facility as well as malfunctioning of the air conditioning system. It was Quan and naval architect Lawrence Jue who worked out acceptable engineering solution in 1975 to minimize the effects.⁷⁴ Later during the early 1980s Quan also headed a project to expand the exhibition space in the CCC’s north gallery.

Thus during the 1970s each of the features visualized for a functioning CCC came into being except for one component that failed to materialize. During the design phase a reading library opened to the public had always been intended as part of the facility. Indeed, in 1976 the CCF board had solicited and received donations of publications to formed the start of a collection.⁷⁵ However, due to the shortage of staff and available space as well as lack of operation funds the establishment of a public reading library was postponed indefinitely.

Shirley Sun ran CCC with a firm hand and was quick to discourage and board attempts to infringe upon what she considered the Executive Director’s prerogatives. Under Sun’s direction, activities burgeoned to use the new facility to its fullest advantage. The staff organized Mandarin language classes, shadow play, painting and calligraphy, and Chinese dance workshops, as well as martial arts, culture, arts and crafts workshops for youth. A Chinese-American youth orchestra was organized in 1974 that performed both Chinese and western musical compositions. The same year also saw the establishment of a docents program and the inaugural of Heritage Culinary Walks in which docents gave guided tours in San Francisco Chinatown. A gallery shop was established in 1975 to sell quality publications and art objects. (At first it was named Zhaohua Zhai (Studio of flowers in the morning) Shop, but the name never gained general acceptance.) The walks and the gallery shop performed important functions as media for introducing Chinese and Chinese American culture and society to the public. In the process they also brought in revenue to supplement the CCF budget. With all these cultural activities CCF was becoming known as a leader in promoting Chinese culture in the American context. In 1975, the Ninth Annual Festival of America Folklife in Washington D.C. sponsored by the Smithsonian Institution invited CCC to participate as the first Chinese American group to be represented in this event.

Director Sun encouraged community organizations to use the CCC facility. During this period the Hop Lok Fair (1974) and Chinese Spring Festival (1975) saw their beginnings as annual community activities. For about a year beginnings with March 1976, CCF sponsored a series of membership nights in which community groups presented skits, musical performances, and dance programs. Periodically

classes and workshops for learning Mandarin, Chinese calligraphy painting, Chinese dance, folk crafts, martial arts and other aspects of Chinese culture were offered to adult and youth.

Periodically CCF sponsored well-received public lectures on different aspects of Chinese art and culture. The lectures included experts in their respective fields such as Prof. Wei-ming Tu (1974), Prof. Ming-yueh Liang (1975), William Wu (1975, 1976), Prof. Wen-chung Chou (1976). Due to the popular interest in China after the relaxation of tensions between the United States and the PRC during the 1970s, CCC offered lectures and travelogues on the region. Speakers at these popular sessions that helped better the understanding of a region that had been cut off from contacts with America for more than two decades included Prof. John K. Fairbank (1973), Jack Chen (1975, 1978), Prof. Chien-ning Yang (1975), Prof. Chang-lin Tien (1979), John S. Service (1979), as well as other recent visitors to China. When PRC Premier Zhou Enlai passed away in 1976, CCF co-sponsored with five other organizations a symposium *Chou En-lai: His Time and Impact*. In 1980 CCF co-sponsored a lecture series, Impact of Foreign Trade on China at the World Affairs Council. Most of the CCF-sponsored lectures and symposia were delivered in the English language.

CCF was also successful in obtaining grants from some research projects. In 1975 CCF received funding to document and record Chinese folklore. Another grant was for production of instructional materials on Chinese history, art, music and food for high school teachers. Director Sun also became interested in films and film making. In 1978 CCF co-sponsored with the San Francisco International Film Festival the West Coast premiere of the cartoon made in the PRC *Monkey Makes Havoc in Heaven*. The same year CCF received a grant for a Chinese Cinema research project in 1978 to gather historical information and to write synopses of a film produced in China between 1905 and 1949. In 1949 the CCF co-sponsored with Pacific Films Archives of the University of California, Berkeley, and Center for East Asian studies of Stanford University the showing off of a series of five PRC films. Sun also received a grant to film three cities in China - Beijing, Xi'an and Suzhou. This series co-produced with Sue Yong Li became one of her first major works.

During this period, due to the refusal of the Taiwan authorities to deal with the CCF, many CCC activities and exhibitions by default were connected with the PRC. But CCF at all times strove to maintain a non-political, non-partisan stance. In 1975 the CCF board passed a resolution affirming that the CCC facility cannot be used for overt political purposes and meeting.⁷⁶ Users also had to agree not to display foreign flags. However, most Chinatown traditional association leaders, following the lead of the great majority of the board members were increasingly westernized and English speaking often lacking fluency in Chinese, created a barrier to communications between CCF and the Chinese speaking members in decision making capabilities were unable to understand or unwilling to communicate in Chinatown in the prevalent Cantonese dialect.

CONFLICT WITH COMMUNITY ACTIVISTS

The adverse conditions CCF faced in Chinatown led the organization to look to the more liberal activists elements in the Chinese American community for support. However, this proved to be an uneasy relationship. Activists and their organizations tended to have egalitarian outlooks and were suspicious of what they considered elitist tendencies in CCC's approach to programming. This was accentuated by the

fact that some CCF events, such as exhibition opening receptions and fund-raising dinners were targeted toward the more affluent upper middle class from which the organization received much of its financial support. By 1978 these differences had given birth to a controversy over community usage of the facility.

CCF's agreement with the City allowed community cultural organization access to the facility, and provided the refurbishing of the auditorium. It also bought a number of NAP-sponsored programs, greatly diversifying programming at the center. Programming and space usage became the responsibility of a part time coordinator working for the City. In the beginning it was Jim Yee, who was succeeded by Andy Chan.

CCPVA applied the NAP guidelines for community use of CCC space rather than loosely. As activities and the demand for usage increased, CCF felt that there was a need for more coordinated and orderly scheduling as well as more stringent adherence to the NAP requirements. In 1977 the CCF board had appointed a committee to draft a master plan for long range development of CCC that included upgrading exhibition space and programming.⁷⁷ In order to clear the way for implementing the plan CCC Executive Director Shirley Sun met with Director Martin Snipper of the San Francisco Art Commission in 1978, bypassing CCPVA, and reached agreement to clarify certain provisions of the sub-lease with the City.⁷⁸ Some changes were reasonable and necessary while some others were subject to further negotiations. The tactless manner in which the proposed changes were handled, however, led CCPVA to greatly distrust CCF's motives. Interpreting CCF's proposal as the first steps in restricting community usage of CCC, CCPVA led by Russell Lowe of Chinese Media Committee raised strenuous objections and called upon the Chinese American community activists for support. Community meetings were convened; feelings ran high; the CCF board became split on the issue. Editorials appeared in concerned Chinese community newspaper appealing to two sides to resolve their differences CCF president Rosalyn Koo, who had just succeeded Rolland Lowe, was caught in a maelstrom not of her making. After several months of negotiations, CCF finally reached agreement with the CCPVA.

Community activists had focused much of their ire on the Executive Director Sun. Also, by this time her increasing interest in films had increasingly exacerbated the conflict between her personal growth and execution of her professional duties as a executive director. Sun resigned as Executive Director in 1979 to become Deputy Director of Public Program for the National Endowment for the Humanities and also to devote more time to film making.⁷⁹ Vivian Chiang once again became acting as executive director while a search committee recruited a new head for CCC. At that time CCF had received a grant for a *The Chinese of America: 1784-1980* exhibition that was intended to be the most comprehensive presentation on Chinese American history and society to date. Plans for this exhibition and the accompanying Second National Conference on Chinese American Studies were only partially completed when Sun resigned. The Board of Directors appointed Him Mark Lai to oversee these projects which were completed in 1980. (The exhibition subsequently traveled to St. Louis, Chicago, Knoxville, Minneapolis, Boston, and Oakland. In 1985 CCF donated it to the Returned Overseas Chinese Association of Beijing for exhibition and for its possible inclusion in a proposed Overseas Chinese Museum.) In the meantime Rolland Lowe assumed the presidency to mend the cracks in a badly fractured board.

INCREASING COMMUNITY OUTREACH

ADJUSTMENT TO NEW REALITIES

On January 1, 1981, Lucy Lim assumed the position of Executive Director. Lim was born in the Philippines and received her B.A. in English Literature from University of Michigan, her M.A. in Art History from University of California at Los Angeles, and was a Ph.D. candidate in Chinese art history at New York University. She was greatly respected by colleagues for her expertise in Chinese art. However, Lim had little administrative experience. A loner who preferred to concentrate her efforts on organizing and planning art exhibitions, she delegated the administrative duties into the hands of Vivian Chiang. Chiang also became responsible for CCF-sponsored community programs. Due to Lim's disinterest in management the board played an increasingly stronger participatory role and exercised more supervisory oversight on CCC staff.

The 1980s was the beginning of a period of reduced federal funding, reflecting a downturn in the national economy. Many funding sources dried up and competition for resources became fierce. CCC presented more exhibitions packaged by other institutions; however, the policy of presenting quality programs was maintained under the Executive Director Lim. Chinese American arts and crafts were well covered by the exhibitions *Not on the Menu* and *A/P: Posters About People* in 1981 and *Made in America* in 1982.

In 1982 the Foundation co-sponsored an exhibition and conference to observe the centennial of the Chinese Exclusion Act of 1882 as well as a presentation of the Chinese American drama *Paper Angels*. Following on the heels of *Chinese of America* exhibit, the first exhibition of Chinese women in America opened on August 20, 1983. Other major presentations at the Center included: Eve Arnold's *In China* (1981), *Daily Life in the Shanghai Region* (1982).

Him Mark Lai served as president for one year in 1982. During the year the Foundation joined with organizations in six other US and Canadian cities to sponsor the first North American tour of the Guangdong Yue Opera since the founding of the PRC.⁸⁰ The troupe was led by the famous prima donna Hongxiannü and actor Chen Xiaofeng. This event, which required complex coordination and involved more than a hundred volunteers, raised \$90,000 for CCF, the high water mark in fundraising events up to that point. Part of the funds raised was expended in 1983 on an expansion of the exhibition space in the north gallery, a project headed by CCF board member Jack Quan. The first major show in the enlarged space was an exhibition of contemporary Chinese paintings from the People's Republic of China (1983 - 84).

The visit of the Yue opera troupe established new standards for such presentations in North America and opened the door for visits by other PRC Yue opera troupes; however, similar to the situation that had developed in China and Hong Kong, the audience for the opera was largely those who were middle-aged or older. The novelty soon wore off and a second tour in 1985 without Hongxiannü, even though the troupe was more evenly balanced talent-wise, only netted \$3,000 for CCF.

As US-PRC cultural exchanges and the number of Chinese artists in this country increased, CCC would from time to time sponsor public performances by these artists. CCC was one of the institutions

sponsoring concerts for *zheng* performer Wei-shan Liu when she first arrived in America in 1982. These performances inspired many to take up this instrument and led to the founding of the San Francisco Gu-zheng Music Society in 1983. CCF staged special programs such as a lecture by visiting Chinese composer Chen Gang (1981), a performance by Yen-lu Wong and her dance troupe (1981), a book party for and a talk by author Han Suyin (1985), a retrospective of eight films by noted director Xie Jin (1985). Periodically CCF would also sponsor performances by community traditional instrumental ensembles, choruses, Cantonese opera clubs and Chinese folk dance groups.

Thrusts in new directions were made. In the crafts, micro-carver Yang Zhou came from China to demonstrate his skills at the 1983 Chinese Spring Festival. The Center was instrumental in organizing the well-received Chinese kite exhibition in June 1983 entitled *Flights of Fancy* that also featured workshops conducted by kite master Ha Yiqi from the People's Republic of China. This event culminated an International Kite Festival on the Marina Green in collaboration with the American Kite fliers Association. In October 1984 CCF and the Shanghai-San Francisco Friendship Committee were joint hosts to the Shanghai Puppeteers Troupe. During the group's half-month sojourn it gave twenty-three lectures and demonstrations, reaching over 6,000 school children.⁸¹

Up to this point much of the funding for large scale activities at CCC had come from the public sector. Due to drastic cutbacks in government funds beginning in early 1980s, a heavier burden was placed upon the private sector. Increasingly CCF had to depend on fundraising in the private sector against heavy competition. It also had to rent out the auditorium for use by non-cultural groups and to Holiday Inn clients in order to help finance the CCC operating budget. The tight fiscal situations also caused CCF to be unable to repay its construction loans in full. Finally the banks wrote off the unpaid interest and remaining principal of \$35,000 as bad debts around 1987.

In light of the new fiscal realities CCF also reexamined its operations for greater efficiency and effectiveness. Still trying to broaden its base of support, the maximum number on the board of directors was increased to sixty in 1980. It did not take long to discover that so large a number was unwieldy and an obstacle to the organizational effectiveness and responsiveness. Under the leadership of Dr. Rolland Lowe, who occupied the office of president again from 1983 to 1985, the board in a December 1983 retreat concluded that the size should be reduced. In 1985 the board amended bylaws to pare the number of directors to forty-five by the 1986 CCF annual meeting.

In 1983 Julie Cheung became NAP coordinator after succession of coordinators -Dennis Dun, Jim Dong, and Wilma Pang, had each served a short time in the position. The bilingual Cheung was highly motivated to reach out to the Chinese community. Under her direction NAP community programming greatly expanded to complement CCF programs at CCC. With the efforts made by Vivian Chiang and Julie Cheung, the next few years marked the development of more harmonious and fruitful relationships with the Chinese community.

FOCUS ON EDUCATIONAL ACTIVITIES

During the 1980s the CCF board began to hold annual one-day retreats to review past activities and project future plans. Since the opening of CCC in 1973 a major focus had been on exhibitions, since

funding sources were readily available for such activities. However, many on the CCF board saw exhibitions as being a passive medium that was inherently ineffective in implementing the guiding principles of the organization; i.e. to reaffirm the identities of Americans of Chinese ancestry and to develop those areas of Chinese culture that remain meaningful to contemporary and future lifestyles. In an early 1984 retreat the CCF board reexamined CCF's principal purpose and mission and concluded that its chief focus should be on educational activities.

Emory Lee assumed the office of president in 1986 and served for three years. With the increasing interest among American businesses in doing business with the PRC, CCF hoped to make an impression on the business world as an institution offering expertise that could facilitate such ventures. In 1986 it co-sponsored a business seminar with the Monterey Institute of International Studies, *China Business for Profit: Managing Key Cultural Issues*. Although the event was well attended, CCF failed to make the impact it had hoped for. The event did not generate much momentum for follow-up activities and proved to be a dead end. A more successful program was the *Summer Youth Program on Chinese Culture and Heritage* that was initiated by staff in cooperation with Community Education Services in 1988. This popular program was continued annually until 1994.

In 1989 there appeared to be a possible partial solution to CCF's fiscal needs when the Thomas Fong Enterprises proposed to establish a Museum of Chinese American History on the premises. But after intense negotiations and planning for a year and a half the project was scrapped due to limited available space at CCC for the museum and some negative publicity based on misconceptions.⁸² When the 15-year lease with the City's Neighborhood Arts Program expired on May 31, 1990, President Lee led negotiations for CCF to continue the mutually beneficial relationship. At the end of the year CCF received donations totaling in \$200,000 from Eva and Rolland Lowe to establish the Lawrence and Eva Choy Lowe Endowment Fund. Since then, however, progress in building the endowment had been slow.

In 1989, the Chinese Historical Society of America initiated and co-sponsored with Chinese Culture Foundation and Cheng Family Association of America to hold a Chinese American Family History/Genealogy Symposium -- the first such event held in the San Francisco Bay Area. Just as planning was being finalized, the Loma Prieta earthquake shook the San Francisco Bay Area and caused extensive damage. In spite of this disturbance, however, the event was well attended. Following this favorable response, CCF received a \$10,000 grant from Dr. Richard and Tatwina Lee that was implemented in a pilot program *In Search of Roots*, co-sponsored with the Chinese Historical Society of America, the Community Education Services (dropped out in 1994), and the Guangdong Province Office of Overseas Chinese Affairs. With the successful conclusion of the pilot program, *In Search of Roots* became an established annual program. Ten youths between the ages of sixteen through twenty-five wishing to trace their ancestries to the Pearl River Delta region in Guangdong Province were selected to be interns. Given basic background information on Chinese American history as well as Chinese geography and history, the interns researched their family histories under guidance, visited their ancestral villages, and contributed their family trees and family histories towards an exhibition at CCC. This program has proven to be effective in giving the participants increased awareness of their heritage and their Chinese American identity.

President Emory Lee continues the ongoing reassessment of CCC operations, and in 1987 the bylaws were amended once again to cut the number of directors to thirty as of the 1989 annual meeting. The same year the CCF board reaffirmed the mission enunciated at the 1984 meeting that the CCF's chief focus should be on educational activities. The board appointed a strategic planning task force to develop a clear definition of goals and objectives and a plan of action. The board also reexamined and reorganized the facility for greater effectiveness. The position of executive director was redefined, giving it responsibility for administrative and budgetary tasks. It was further recommended that curatorial duties be delegated to separate staff member.⁸³

The implementation of the changes mandated by the 1987 CCF board proved to be more complex and slower than anticipated. Tatwina Lee, who served as president from 1989 through 1991, continued implementation of these changes. As the CCF board carried out the reorganization of CCC, relations between the Executive Director and the board became strained. This was exacerbated by personality conflicts between Lim and key board members. After lengthy negotiations Lucy Lim submitted her resignation to then President Tatwina Lee effective December 31, 1990, thus culminating the process of changes that had been initiated during the term of President Emory Lee in 1988!

Despite tense relations with the board during the latter part of the 1980s Executive Director Lim had continued organizing major exhibitions on Chinese art and culture that drew favorable reviews. These included *Stories from China's Past: Han Dynasty Pictorial Tomb Reliefs and Related Archaeological Objects from Sichuan Province, People's Republic of China* (1987) and *Wu Guanzhong, A Contemporary Artist* (1989), both of which also went on international tours after their premieres at the CCC. Exhibits related to Chinese American history, art and culture included *Myriad Worlds: 200 Years of the Chinese in Hawaii* (1990). After Lim's departure her influence was still evident in later exhibitions that she had been in the process of organizing when she resigned. A major exhibit was *Six Contemporary Chinese Women Artists* (1991-1992). Another was an exhibit of the works of a Chinese American artist, *Weyman Lew: Of People and Places* (1991). Another exhibit she initiated was *Symbol and Adornment: Traditional Costumes and Jewelry of China's Minorities* (1991-92). In this particular case, however, she enlisted the help of CCC's first executive director William Wu as curator. Symposia and lectures by experts in the field also were coordinated with many of these exhibitions to educate the public.

An important development in 1990 occurred when the Lowe family through Rolland Lowe donated to CCF \$200,000 from its share from capital gains from the sale of the building housing the World Theater which was sold in 1990 to a Hong Kong group, rumored to be the Ching Chung Taoist Association. Another \$200,000 was donated to Chinese for Affirmative Action. The major part of the Lowe's family share, however, was used to set up a Lawrence Lowe Memorial Foundation, which set up an endowment fund to progressive Chinese American cultural activities. CCF used the donation to set up an endowment fund to help finance future activities.

After Lucy Lim's resignation President Tatwina Lee and Executive Vice-President Julie Chu filled in as interim co-executive directors until the board appointed Beijing-born Kathleen Guan to the position on May 1, 1991.⁸⁴ Guan had received her B.A. in English and Psychology from Southwestern University and her M.A. in Education from Texas Wesleyan College. At the time of her appointment she was Asian American community liaison for California State Senator Milton Marks.

Guan was the first CCC executive director who did not have expertise of either Chinese art or Chinese culture. She had a pleasant personality that enabled her to work well with people. From the beginning, however, she was frustrated by her inability to raise much program money. She was soon overwhelmed by the demands of the position and was unable to exert strong leadership to implement the board-mandated changes.

In 1992 Theodore Kao succeeded Tatwina Lee as president. Kao was re-elected in 1993. Under leadership of the board, CCC planned and launched the first Dragon Boat Festival in San Francisco. This 1992 event, held in Chinatown's Portsmouth Square, was attended by thousands. Unfortunately, construction in the park during the succeeding year stymied a repeat of this promising new program.

During this period, there were great changes in the international arena. The Cold War ended with the collapse of the Soviet Union. In Taiwan, martial law ended and many restrictions on trade and travel between Taiwan and Mainland China were gradually lifted beginning in the late 1980s. This easing of tensions in the Taiwan Straits soon reflected in Chinatown politics. In the 1990s the boycott by traditional associations had begun to relax. In June, 1992 Charity Culture Services Center, an agency affiliated with the Chinese Six Companies, co-sponsored with CCF to hold the Chinatown outstanding father award program at the CCC on Father's Day. In 1993-1994 CCC was host to the first exhibition from Taiwan -- *Tradition and Innovation: The Art of Au Ho-Nien*. It appeared that CCF may finally be emerging from the shadows of political controversy and constraints to do what it does best; namely, to promote Chinese culture and Chinese American culture.

In 1993, Kathleen Guan was absent from her post for a total of six months on vacation and then on maternity leave. During her absence Manni Liu, CCC's curator, served as acting executive director. The Hong Kong-born Chinese-speaking Liu was raised in Ecuador. She received her B.A. in Art History from the University of California at Los Angeles and her M.A. in Art History and Museum Studies from University of Southern California. CCC had hired her as assistant curator soon after she had received her M.A. in 1991. Despite her lack of administrative experience, Liu demonstrated a leadership that earned her respect of the CCC staff and board.

Mei Lam succeeded Theodore Kao to the presidency in 1994. Soon afterward Kathleen Guan went on leave due to illness in the family and then vacated the executive director position on April 5, 1994. Manni Liu filled in again as acting executive director. She also continued her capacity as curator. A major exhibition, *Shiwan Ceramics: Beauty, Color and Passion* which she had planned and organized opened at CCC. This was the first exhibition on this subject mounted in the United States.

After a search, the CCF board appointed John Seto to fill the post of Executive Director effective December 5, 1994. Seto was born in Guangzhou (Canton), China and raised in Sacramento, California. He received his B.A. in Art and Far Eastern Humanities from California State University, Sacramento, and his Master of Philosophy in Art and Archaeology of China from the University of London. He also attended the College of Chinese Culture and worked at the National Palace Museum in Taiwan. At the time he took CCC position Seto was Director of the Ohio Arts Council. He was fluent in English, Cantonese and Mandarin. There are great expectations as the new Executive Director assumed his duties

with CCC to implement the board-mandated changes, hopefully free at last from the political baggage and encumbrances of the Cold War and the Chinese Civil War. However, Seto proved unable to solve the chronic fiscal difficulties. Albert Cheng became president in 1996. Early that year Chinese Culture Center joined the hyperspace information age by establishing a website at <http://www.c-c-c.org> and an email address at info @c-c-c.org. In April the Center presented a successful demonstration of a dying Cantonese folk art, the *muk-yu* or wooden fish songs. In October of that year CCF sponsored a symposium *Chinese Culture within the American Context* with the collaboration of the Chinese Historical Society of America (CHSA), media support from *Asian Week* and endorsements from six regional California universities. Prof. Lorraine Dong of San Francisco State University and CHSA became the symposium coordinator. The great interest shown in the subject matter covered by the symposium, first of its kind, led to optimistic hopes that it can be an annual or at least periodic event to explore various cultural issues affecting Chinese Americans; however, a second symposium never materialized.

During Seto's tenure CCC hosted such exhibitions as *Paintings by the Artist Chiang Ming-shyan: An Exhibition of Chinese Ink Paintings from Taiwan* (1995), *Stone Carvings and Paintings* by Lu Huan and An Lu (1996); *Ready to Explode: Chinese Firecracker Art* by James McNulty (1997), *Tibetan Rugs and Furniture* (1997), and *Emblems of Ethereal Grace: Adornments* by Pat Tseng (1997). A special photographic exhibition *Hong Kong: Past and Present* was held on June 28, 1999 in conjunction with the return of Hong Kong to China.

Seto resigned in July 1997 and Manni Liu again became acting executive director and also concurrent curator. She was appointed permanent executive director on January 1, 1999 in preparation to face the challenges of the approaching new millennium; however, in July 2000 she resigned to take a position at United Savings Bank.⁸⁵ She held the distinction as being the only executive director who continued to be involved with CCC activities after her departure. Al Cheng was succeeded by Gloria Tai as president in 1999. The inaugural *Harmony and Bliss* winetasting event was held to raise funds. The format proved to be so successful that it was followed the succeeding years.

Hon Seng Cheng was appointed executive director on November 1, 2000. Cheng was a graduate of Nanyang University of Singapore. He claimed to a businessman in America. Later it was discovered that he was also a minister. After settling in Vacaville, California, he became active in Chinese cultural activities in that community. Cheng had ambitions to increase programming at CCC. He energetically cleared space to provide another exhibition gallery on the south wing and also added several programs. Under his management there were frequent changes in office staff. It was during the second term of Mei Lam, who had become president in 2001, that the board discovered in mid-2002 that CCC was in the red by tens of thousands of dollars, largely due to lax fiscal controls. As the deficit worsened, Cheng resigned by mutual consent, effective February 2003. In 2003 Jonas Miller became the first non-Chinese to become CCF president.

After a brief search Frances Lai an alumnus of Chinese University of Hong Kong became Executive Director; however she became the Executive Director for the shortest tenure when she resigned in 2003 for personal reasons. Gloria Tai then resigned from the board to become interim Executive Director and assumed leadership on an interim basis in April 2004. During this time it was discovered that the center's antiquated air conditioning equipment needed to be replaced. Just at this time Justice

Enterprise replaced Holiday Inn with the Hilton to operate the facility and the CCC conducted negotiations with the new hotel operator. Negotiations were completed in early 2005 in which the hotel agreed to bear the cost of replacing the air conditioning and ventilating equipment, bridging the light well in the lobby with a floor, and generally renovating the facility, in return for control of the usage schedule of the auditorium. At the same time there was talk of sharing a curator with the Pacific Heritage Museum that was part of the Canton Bank (now United Commercial Bank) Building around June so that the remodeling can proceed, with a reopening of the remodeled facility tentatively scheduled for February 2006. In the meantime the board launched a capital campaign for \$500,000 to refurbish the new facility as well as \$4 million endowment for a new beginning. Center operations moved back to remodeled facilities on schedule in early 2006, with Tzu-Chen Lee as president. In the remodeling CCC gave up management of the new grand ballroom, which includes the remodeled auditorium as well as the former community room and south wing on the third floor, to the Hilton Hotel but was allowed free use of the facility for a number of pre-scheduled days. American-born of Taiwanese ancestry Sabina Chen, who had been connected previously with Chinese for Affirmative Action and Kearny Street Workshop, joined CCC as executive director in August, 2006. Abby Chen, a P.R.C. immigrant, was hired as program director. Sabina Chen resigned the executive directorship in July 2008⁸⁶ and Albert Cheng became interim acting executive director while search committee looked for a new director. Mabel Teng who was elected assessor a few years ago in San Francisco was hired in April 2009 as executive director.

CONCLUSIONS

America's economic prosperity during the post-war decades fostered rapid growth of a Chinese American middle class of businesspersons, professionals, and technical personnel with interests firmly rooted in this country. In their desire to be treated as equal partners in American society, they developed a group of solidarity expressed by a heightened sense of ethnic awareness and kindred feelings of community. Increasing awareness among ethnic minorities in America during the Civil Rights Movements in the 1960s forced mainstream American society to grudgingly accept the idea of a multi-ethnic society. This development paved the way for members of the Chinese American middle class interested in preserving their heritage to form a coalition with non-Chinese who are interested in promoting Chinese culture. Those two groups coalesced three decades ago to found Chinese Culture Foundation, which in turn gave birth to the CCC.

At the time the founders had little precedent to follow and had only vague ideas as to what form the final institution would take.⁸⁷ With the passage of time, CCC eventually evolved into a cultural institution with distinctive characteristics and a Chinese American orientation. However, as it developed, the direction and pace was very much influenced by contemporary political, economical and social factors.

The founders were able to take advantage of the increased sensitivity toward ethnic institutions at the time to successfully lobby and pressure politicians and bureaucrats for approval and support of the construction project. A more difficult obstacle was encountered in the Chinese community when the organization was involuntarily drawn into the struggle between Mainland China and Taiwan; the CCC was attacked by Taiwan supporters in Chinatown as being pro-PRC. Despite the dominating influence of pro-Taiwan forces in the Chinese community, CCC managed to survive using to advantage its

connections to mainstream political institutions and influential personalities to deflect and soften the effects of their attacks. However, hostility from the Taiwan quaterm plus Cold War psychology, influenced community's perception of CCF as left-leaning, and created a gap of understanding between CCF and a large part of the Chinese community.

The situation was exacerbated by the fact that during CCC's first two decades its executive directors were trained in the fine arts. Many major activities were organized in these areas since it was the path of least resistance, especially for raising funds. This led many in the Chinese community to perceive that CCF assigned a higher priority to the elite arts than to community activities. The fact that the interest of many directors on the board also leaned toward supporting the fine arts only reinforced that perception. Another factor was that increasingly since the early 1970s most of the board and staff lacked the language fluency to communicate with the Chinatown's basically Cantonese-speaking community. Many did not live in Chinatown area and were unfamiliar with its politics. Also a significant number of CCF-sponsored events, programs, and exhibitions were designed primarily for CCF supporters who generally were American-born and western-educated Chinese with greater English than Chinese proficiency, as well as non-Chinese of the larger society. (This had also led CCF activities to be in those areas of Chinese culture requiring sensory appreciation, but not fluency in the language.)

Since CCC was on the edge of Chinatown with a large Chinese speaking population, it offered a number of activities targeted at this audience. Although such events were well attended but due to the aforementioned limitations of the institution, it proved difficult to develop channels of communication. For this reason, few in the Chinese speaking community were persuaded that they should be other than passive recipients, and participate actively in CCF. While the relaxation in tension between the PRC and Taiwan in the recent years had led to improved relations with the Chinese speaking community, it is still a major task facing the CCF to find a way to work with this community and mobilize its considerable resources and talent to better fulfill its mission of administering to the cultural and educational needs of the Chinese American community.

During the three decades since the founding of CCF and two decades since the opening of CCF, the Chinese population in North America has greatly increased. A number of Chinese culture centers and facilities have also sprung up to serve the various Chinese communities. In Canada the government's multi-cultural policy has led to the establishment of a number of community-based Chinese cultural and community centers. The first one, Chinese Cultural Center of Vancouver, was organized in 1973 and its facility completed in 1980.⁸⁸ These facilities offered activities similar to that offered in the San Francisco's CCC. In the United States a large network of cultural and community centers in major Chinese communities was established and funded by the Taiwan Commissions of Overseas Chinese Affairs. The earliest of these opened in San Francisco Chinatown in 1985.⁸⁹ These offer space to use for classes, cultural and social events; some have small libraries and reading rooms. The Kuomintang also operate another network of community centers on a smaller scale in many of the same Chinese communities. Another category of community centers are those established by Taiwanese (the descendants of Chinese who settled on Taiwan before World War II) to promote Taiwanese language and culture. One of the earliest is the Taiwan Center (established 1986) in Flushing, New York.⁹⁰ There also is the Taiwan Community Center in Houston (opened in 1992).⁹¹ There are cultural and community centers such as Boston's Chinese Cultural Institute,⁹² San Francisco American Cultural Center (established

1986),⁹³ Visalia's Central California Chinese Cultural Center (established 1990),⁹⁴ and similar institutions in cities such as Dallas, Washington, DC, and Atlanta (established 1989).⁹⁵ In the 1990s visiting scholars from the PRC, concerned that their American-born offspring retain some of their Chinese heritage, established a Chinese cultural center in Cambridge, Massachusetts.⁹⁶ Some centers organize full programs of cultural activities while others offer mainly a facility for events.

The basic objective of all of these institutions was to promote Chinese heritage in an overseas setting, but there are great differences in the constituencies as well as the focus. This only serves to demonstrate that Chinese culture covers a wide range of subjects with many possibilities for variations in emphasis. Among all these cultural facilities the Chinese Culture Foundation occupies a unique position in that, unlike most of the cultural institutions that focus exclusively on the Chinese community, its target audience includes both Chinese and non-Chinese. It particularly deserves special recognition as a trailblazer in introducing Chinese American art and culture to Chinese Americans and mainstream America. It also played an important role introducing modern developments in Chinese culture to the American public at a critical juncture in history. Today the Chinese Culture Center as operated by the Chinese Culture Foundation is a recognized and respected leader in the cultural field for its innovative quality programs. In spite of its chronic fiscal problems and operational weaknesses and mistakes, it has established itself as a major non-political, non-partisan, multi-functional, community based facility.

As we review the history of the Chinese Culture Foundation and the Chinese Culture Center, a striking fact is that many individuals, institutions and businesses within and outside the Chinese community have contributed time, money and talent to its evolution. It was only through their collective dedication, perseverance and faith that the dream of a culture center was finally realized and its continued development sustained. Today Chinese Americans and non-Chinese on the CCF board and the staff continue to work together to ensure that the institution reaches out to both the Chinese and the larger community to promote greater awareness and understanding of Chinese and Chinese American culture. CCC continues to occupy a unique respected position as one of the few ethnic cultural centers that consciously wedded the goals of heritage, identity, community relations to the meaning of arts and culture. The institution has met and overcome many obstacles to achieve its present status, but challenges still lie ahead in its role to help American society to achieve a fuller understanding of Chinese and Chinese American culture and to ensure that the Chinese heritage can continue to develop and flourish in Chinese America as an integral part of a multi-cultural America. At the beginning of the 21st century, there is a question as to whether the mission statements for the organization that were inspired by conditions in Chinese America of the 1960s should be reexamined for applicability to contemporary conditions.

NOTES

¹ *San Francisco Examiner*, Aug. 14 to 18, 1967.

² Ken Wong, "Fact Finding Committee's Report: Six Companies' White Paper Statement on Chinatown Progress," *East/West*, Oct. 11 1967.

³ *A Manifesto by the Chinese Consolidated Benevolent Association with regard to the Chinatown Youth Program* (Sept. 1, 1968).

⁴ L. Ling-chi Wang, "Chinatown in Translation," Mar. 7, 1969.

⁵ J.K. Choy (1892-1981) was born in Hawaii in 1892. Inspired by the Chinese Revolution he departed for the ancestral land at the age of twenty after graduating from high school. Shortly afterward, the Guangdong provincial government sent him back to the United States to study law and political science at the Columbia University. After graduation Choy returned to China in 1916, and where he subsequently served in various governmental posts. Choy came back permanently to the United States after World War II. Still very interested in participation in social service and political and financial activities, he became involved in the promotion of the One World organization for international peace shortly after he landed. While on a visit to San Francisco in 1949, he was invited by editor Dai Ming Lee of the *Chinese World* to participate in the organization of an English edition of the newspaper, making it the first bilingual daily Chinese newspaper. Choy became a director of the newspaper from 1953 to 1955. From 1952 to 1953 he was general manager of the Wo Kee Company, then the oldest Chinese importing firm in San Francisco Chinatown, and helped to reorganize the business. At the time the United States had imposed an embargo on trade with the People's Republic of China (PRC). Choy went to Hong Kong to successfully negotiate with the British and American trade representatives on the issuance of comprehensive "certificate of origin" to indicated that the merchandise did not come from the PRC. After his retirement at sixty-five from Wo Kee, he and his wife settled down in San Francisco.

In 1954-55 Choy became the first executive director of the anti-Chiang Kai-shek, anti-Communist Crusade for Free Democratic China, Inc. He also became assistant vice-president at San Francisco Savings and Loans Association. Recognizing the potential for deposits from the thrifty Chinese in the Chinatown community, Choy began planning in 1956 the first branch to be established by a savings and loans association in Chinatown. The branch opened operations in 1957 and was an instant success. By the time Choy retired in 1971, deposits at the branch reached \$70 million dollars, to top all Chinatown financial institutions. Ref. Jun Ke Choy, *My China Year: Practical Politics in China after the 1911 Revolution* (San Francisco: East/West, 1974); *Chinese Times*, Jan. 1, 1972.

⁶ *Chinese World*, June 22, 1960; *San Francisco Examiner*, June 26, 1960.

⁷ *Chinese World*, Feb. 26, 1963. Joe Yuey (1906-) was born in Kaiping County, China and emigrated to the United States in 1923. From humble beginnings in Central Valley towns he rose up to become a prominent leader in San Francisco Chinatown. In 1937 during the Sino-Japanese War he was the one of three Chinese in America that purchased \$10,000 worth of Republic of China National Salvation Bonds. In 1939 he joined in the formation of and became board chairman of a corporation formed by a group of Chinatown merchants to participate in the Golden Gate International Exposition held on Treasure Island in San Francisco Bay. When he was thirty-four he became the

youngest person elected to serve as president of the Suey Sing Labor and Merchants Association, a secret society headquartered in San Francisco. He served the organization as president and vice-president for more than twenty terms. During the late 1940s after World War II Joe Yuey was the owner of the restaurant On On. In the early 1960s this became the site of Imperial Palace, one of the earliest upscale Chinese restaurants catering to the middle class. In the late 1949 Joe Yuey was one of a group that purchased the Chinese newspaper *Chung Sai Yat Po* which became the first San Francisco Chinese newspaper voicing support for the newly established People's Republic of China (PRC). The paper ceased publication a year later when PRC armed forces came to succor of North Korea during the Korean War and engaged in hostilities with troops under the command of US General MacArthur. Joe Yuey also was a well-known collector of Chinese art. (Ref: *San Francisco Journal*, Aug. 12, 1983.)

⁸ *Chinese Times*, Apr. 6, 7, 1963; *Sun Yat-sen News*, Mar. 12, 1976; *Amerasian Business*, Oct. 31; Nov. 7, 1987. China-born Samuel Wong (1897-1987) was a teacher in his native Taishan. In 1924 he entered the US as a secretary to the Chinese Consul-General in San Francisco. Moving to Quincy, Illinois in 1927 he spent the next thirty-one years as a restaurateur, grocer, and farmer at various times and also made a small fortune through stock investments. Around 1958 Wong moved to San Francisco where he became wealthy through investments in real estate during a period of appreciating values. Wong passed away by his own hands after a prolonged illness.

⁹ Announcement by City and County of San Francisco Director of Property Philip L. Rezos, "Sale of City Land," dated Mar. 12, 13, 14, 1963; letter, Director of Property Philip L. Rezos to Mayor John H. Shelley, Mar. 30, 1964; letter, Chief Administrative Officer Sherman P. Duckel to Leo A. Isaef, President, United Nationalities of San Francisco, Apr. 1, 1964; *Chinese Times*, April 2, 1964. Mike Miller, "Meanwhile, Back in Chinatown the Inscrutable Chinese Cultural Center -- It's a Holiday Inn," *Bay Guardian*, Mar. 28, 1972.

¹⁰ Letter of agreement, J. Francis Ward and SFGCCSA, Apr. 7, 1964.

¹¹ Letter from Irving J. Kahn, President, San Francisco Redevelopers, Inc., May 15, 1964.

¹² Other members of the cultural committee included Joe Yuey, Irving Kriegsfeld, Rev. Kei Tin Wong, James K. M. Hsieh, Prof. Joseph Esherrick, Yvon d'Argence, Mrs. Katherine Field Caldwell, Prof. Shih-hsiang Chen, Wellington L. Chew, Thomas W. Chinn, Ching Wah Lee, Nellie T. Quock, and H. K. Wong.

¹³ *San Francisco Chronicle*, May 17, 19, 1964; *Chinese Times*, June 4, 1964; *Agreement for Preliminary Architectural Services*, San Francisco Redevelopers (working with San Francisco Greater Chinatown Association) and Campbell and Wong & Associates, Chan-Rader & Associates, July 15, 1964; letter, J. K. Choy for SFGCCSA to Norman R. Smith, Vice President of San Francisco Redevelopers, Inc., Dec 24, 1964; letter, J. K. Choy for SFGCCSA to Mayor John F. Shelley, Jan 20, 1965. More detailed architectural plans were drawn up by Campbell & Wong & Associates, and Chan-Rader & Associates.

¹⁴ San Francisco Board of Supervisors Resolution No. 124-65, Mar. 1, 1965; *Chinese World*, Mar. 3, 1965; letter, Justin Herman, Executive Director, San Francisco Redevelopment Agency to San Francisco Board of Supervisors, June 15, 1965.

¹⁵ *San Francisco Chronicle*, Dec. 1, 1965; *Chinese Pacific Weekly*, Sept. 10, 1970; Mike Miller, "Meanwhile, Back in Chinatown the Inscrutable Chinese Cultural Center -- It's a Holiday Inn," *Bay Guardian*, Mar. 28, 1972. The leading spirit of Justice Enterprises was Harold Moose, founder and head of Western Business Fund, a small business investment company founded in 1959. In 1965 Harold Moose and a few associates, using Western Business Fund as their financier, created Justice Enterprises in order to bid for the Chinatown hotel project. When the Redevelopment Agency rejected Justice's original bid, it reshuffled the corporation to allow Clement Chen to buy 40 percent of the stock with Justice retaining a 60 percent controlling interest. Chen then sold half of his interest to

Alexander D. Calhoun. The group also created Justice Investors, into which was brought in twenty-two investors, in order to draw in more capital without losing control. The only Chinese investor among the limited partners was Fong and Tong, an accounting firm which was represented on the board in 1967 by George Fong. In 1970 Chinese American investors were said to have owned about 15 percent share in the enterprise.

Chen's design originally called for a forty story skyscraper.

¹⁶ *Articles of Incorporation of Chinese Culture Foundation of San Francisco*, Oct. 15, 1965.

¹⁷ *Special Edition: Chinese Culture Center Tenth Anniversary* (San Francisco: Chinese Culture Foundation, 1968). The founders in the order listed in the articles of incorporation were Jun Key Choy, Joe Yuey, Lim P. Lee, Joseph Quan, Paul Louie, James K. M. Hsieh, C. C. Huang, Guey Hong, Clarence Poon, Wu Taam, Salvatore Reina, Howard W. L. Choy, John D. LaPlante, Samuel Wong, Nellie Quock, Irving M. Kriegsfeld, Ronald C. Won, Fook Hong Ng, Man Faye Leong, Ching Wah Lee, Kim J. Ng, Foon Lim, Sang Der, Philip H. Fong, Sung Young, Howard Seeto, Paul F. Wu, Lorna Logan, Alan S. Wong, James Chuck, Stanely S. Tom, Larry Jack Wong, Quailand Tom and James R. Frolik who processed the new corporation's legal papers.

¹⁸ Lease Agreement, Justice Investors and Chinese Culture Foundation, Nov. 21, 1967; press release from San Francisco Redevelopment Agency, Nov. 21, 1967.

¹⁹ M. Justin Hermann, *Report on Support and Involvement by Public and Private Interests in the Republic of China for the Chinese Cultural and Trade Center in San Francisco*, Aug. 12, 1968; *East-West*, Dec. 11, 1968; *Chinese Times*, Dec. 12, 1968.

²⁰ *East-West*, Aug. 28, 1968.

²¹ *East-West*, Jan. 24, 1968.

²² L. Ling-chi Wang, "A History of CCA," 3,4 in *Chinese for Affirmative Action 1982* (San Francisco: Chinese for Affirmative Action, 1982); L. Ling-chi Wang, "Holiday Inn Jobs Still Uncertain," *East-West*, Aug. 5, 1970.

²³ *East-West*, January 20, 1971.

²⁴ Agreement, San Francisco Savings and Loans Association and Chinese Cultural Foundation, Oct. 1, 1968.

²⁵ Interview with Vivian Chiang, Sept. 6, 1995.

²⁶ Resolution passed at CCF annual meeting, Apr. 29, 1969.

²⁷ Letter, J. K. Choy to William Wu, Feb. 3, 1969; letter, William Wu to J. K. Choy, Feb. 12, 1969. Wu was from Hong Kong. Wu received his A.B. in Art and Archaeology, all from Princeton University.

²⁸ *Chinese Times*, Nov. 20, 1971.

²⁹ *Chinese World*, Sept. 6, 1969; *East-West*, Sept. 30, 1970.

³⁰ *United Journal*, Spet. 9, 1970. In that same meeting San Francisco's Doon Wong also made a presentation asking for support for fund-raising to remodel the Chinese Six Companies and to construct two *pailou* gates. He also received the board's approval in principle.

³¹ *Chinese Times*, Sept. 25, 1970; L. Ling-chi Wang, "Six Companies Withdraw Backing for Culture Foundation," *East/West*, Sept. 30, Oct. 7, 1970.

³² *Chinese Times*, Oct. 12, 13, 14, 1966. The Federal Home Loan Bank of San Francisco which guaranteed the deposits had to run advertisements in Chinatown on Oct. 13, 14 to assure depositors that their money was safe.

³³ *Chinese Times*, Apr. 4, 1969.

³⁴ *Mon War Weekly*, Aug. 13, 1971.

³⁵ Don Canter, "Chinese Culture Finds a Home -- Finally," *San Francisco Examiner*, Jan 28, 1973.

³⁶ Ken Wong, "Culture Meeting a Puzzle," *East/West*, Aug. 26, 1970; *Chinese Pacific Weekly*, Aug. 27, 1970; "Sanfanshi Zhongguo Wenhua Jijinhui wei Zhonghua Zong Huiguan chexiao qian yijue zanzhu'an jinggao qiaobao shu (Chinese Culture Foundation of San Francisco, "Open letter to the Chinese community on the Chinese Six Companies revocation of its previously passed resolution of support"), Oct. 7, 1970.

³⁷ Chinese Culture Foundation of San Francisco, "Open letter to the Chinese community on the Chinese Six Companies revocation of its previously passed resolution of support," Oct. 7, 1970; *Chinese Times*, Oct. 8, 1970; *Chinese Pacific Weekly*, Oct. 8, 1970. Doon Wong or Wong Yen Doon was a dominant figure in the Nationalist Party of China in the United States. He was one of the founders and served several terms as president of the Chinese Anti-Communist League in America. At various times he headed the Bing Kung Tong, the Wong Family Association and other Chinatown traditional associations. He also appointed a member of the central committee of the National Assembly and member on the Chinese Nationalist Party. He was also member of the presidium of the National Assembly and member of the Committee on Overseas Chinese Affairs of the Legislative Yuan in Taiwan as well as Advisor on National Policy to the Presidency. (Ref.: Huang Renjun (Doon Wong), *88 zishu* (An account in his own words at age of eighty-eight). Foo Hum was a Chinatown merchant who played a leading role in anti-Communist, pro-Taiwan activities during this period.

³⁸ *East/West*, Nov. 4, 1970.

³⁹ *East/West*, Dec. 18, 1968; July 30, Aug. 20, 27, 1969; Corrie M. Anders, "Gordon Lau Know Bias, But It's Getting Better Now," *San Francisco Examiner*, Dec. 7, 1977. In 1969 candidate Lau called Chinatown a gilded slum with numerous social problems and proposed a multi-purposed information center in Chinatown to provide council and social services to the unemployed, the elderly, and the juvenile job seeker. That same year he also became counsel for the Golden Gate Neighborhood Grocers Association, formed to pressure the city to provide more police protection for Chinese grocers. He also spoke out against a proposal backed by the union to zone out garment factories in Chinatown. Lau was one of the young Chinese Americans who took over the reins of leadership in the Chinese American Democratic Club during the late sixties. He became its president in 1970.

⁴⁰ *Chinese Times*, Jan. 1, 1972.

⁴¹ Due to Chinatown issues and problems that were surfacing with great frequency in the press at the time, a few leaders in the Chinese community prevailed upon San Francisco Mayor Joseph Alioto to appoint a fact-finding committee in mid-1968. The co-chairs were Lim P. Lee, Albert Lim, and H. K. Wong; Project Coordinator was Alessandro Baccari. The 67-member committee, which eventually expanded to more than 300 persons as committee and sub-committee members or advisors, were predominantly western-educated English-speaking professionals and businesspersons. It commenced work on June 12, 1968 and submitted an 834-paged report on April 21, 1969. The report was abridged and published on Aug. 15, 1969 as *A Report of the San Francisco Chinese Community Citizens'*

Survey and Fact Finding Committee (Abridged Edition). Although most of the recommendations in the report were never implemented the investigations help achieve better understanding of the contemporary San Francisco Chinese community.

⁴² After the 1969 the activist faction controlled CADC. In 1969 the president was Alan Wong and in 1970, Gordon Lau, followed by Gimmy Park Li and Lambert T. Choy in 1971 and 1972 respectively. Ling-chi Wang was vice president in 1970 and president in 1974 to 1976. James Hsieh was Chinese secretary in 1969 and 1970 while Joe Yuey filled the position in 1971. All these members at one time or another were CCF board members.

⁴³ *Mon War Weekly*, Aug. 13, 1971.

⁴⁴ *East-West*, Oct. 2, Nov. 20, 27, 1968; John Burke, "Chinatown's Bridge of 1000 Controversies," *San Francisco Examiner*, July 27, 1971.

⁴⁵ Fook Chong Hong Friendly Society, Ning Yung Benevolent Association, Sam Yup Benevolent Association, Young Wo Association, Hip Sing Association, Suey Sing Association, Ying On Association were the only traditional associations that donated to the CCF. Even as late as the early 1990s Chinese Culture Center was not included among Chinatown organizations listed in a major publication *San Francisco Chinatown Etiquette* (San Francisco: San Francisco Chinatown Etiquette Committee, 1991) that was distributed to Chinatown associations.

⁴⁶ *East-West*, May 31, August 9, 1972.

⁴⁷ CCF resolution authorizing borrowing money from Hong Kong Bank of California, Oct. 18, 1972; CCF resolution authorizing borrowing of money from Bank of the Orient, Oct. 18, 1972; *Chinese Times*, Jan. 12, 1973, item announcing loan from Bank of America.

⁴⁸ *Bay Guardian*, May 28, 1972.

⁴⁹ *San Francisco Magazine*, July 1972.

⁵⁰ *San Francisco Examiner*, Jan. 28, 1973; *San Francisco Chronicle*, Sept. 19, 1973.

⁵¹ *Chinese Culture Foundation of San Francisco Newsletter*, Vol. I (Sept. 1971).

⁵² The Shanghai-born Chiang was a music major at Beijing's Yanjing University.

⁵³ Chiang Ching was trained in the Beijing Dance Academy from 1956 to 1961. She left for Hong Kong in 1962. For the next few years she was an actress in Hong Kong and Taiwan films. In 1970 she immigrated into the US and established her own dance troupe in New York three years afterward. In 1980 Chiang was invited to visit the PRC to give a modern dance demonstration program. In 1989 she emigrated with her family to the United States to Sweden. Ref. Chiang Ching, *Wangshi, wangshi, wangshi* (Bygone times, past events, reminiscences) (Hong Kong: Cosmos Books Ltd., 1992), *passim*.

⁵⁴ Letter, Attorney Jack Wasserman to J. K. Choy, May 17, 1971. Lien Ying Kuo entered the US as a visitor from Taiwan in 1966. While in this country he demonstrated and instructed art of tai chi chuan to many groups. He also established a School of Chinese Pugilism at 11 Brenham (Walter U. Lum) Place in San Francisco. After his visa expired CCF helped him and his family to gain permanent residence in this country.

Tai chi chuan was first introduced to the United States by Choy Hock Pang in 1939 and gradually became popular in the Chinese American community. But for many years mainstream America was still unfamiliar with the

exercise. It was Kuo and another master Zheng Manqing who popularized tai chi chuan in American mainstream society in the late 1960s. Ref. Cai Ce, "Taijiquan de shijie (The world of tai chi chuan)," *Zhongyang ribao*, Jan. 4-6, 1968.

⁵⁵ *East/West*, January 19, Feb. 2, 1972.

⁵⁶ CCF, *Report to the San Francisco Foundation of Our Cultural Activities from November 30, 1971 to November 30, 1972*.

⁵⁷ *Chinese Times*, Nov. 17, 1972; *East/West*, Nov. 22, 1972.

⁵⁸ *Chinese Pacific Weekly*, Mar. 1, 1973. It was alleged that the board was split regarding the proper Chinese term to use for San Francisco. Many Chinese American board members preferred the more familiar local term *Sanfanshi* while Executive Director Wu and others pushed for *Jiujinshan*, Caucasian board members became the swing votes deciding upon the more universally used latter term.

⁵⁹ Resolution No 16, Annual Kuomintang Conference, Aug. 1973.

⁶⁰ Advertisement, *Chinese Times*, Mar. 20, 1974; advertisement, *Sing Tao Daily*, Apr. 3, 1974.

Following are some articles attacking the CCF and CCC: Nong, "Tantan Zhonghua Wenhua Jijinhui (A discussion on the Chinese Culture Foundation) A discussion on the Chinese Culture Foundation)," *Chinese Times*, Mar. 12, 1974; Zhang Benli, "An open letter to Dennis Wong [one of the CCF board of directors]," *Young China*, Mar. 23, 25, 1974; Huang Xi, "After reading 'A discussion on the Chinese Culture Foundation,'" *Chinese Times*, Apr. 10, 1974; Gongsun Mou, "Ram's Head; Dog Meat," *Cathay Times*, Apr. 3, 1974; Huang Zhuofen, "Du Jiujinshan Zhonghua Wenhua Jijinhui zhengzhi falü lichang qishi yihou (After reading the CCF of San Francisco announcement about its political and legal status)," *Young China*, Apr. 12, 1974; Nong, "Zaitan Zhonghua Wenhua Jiujinshan Zhonghua Wenhua Jijinhui tantan Zhonghua wenhua (A discussion on Chinese culture with CCF of San Francisco)," *Chinese Times*, Apr. 23 to 25, 1974; Yu Jifu, "Ye tan Zhonghua Wenhua Zhongxin (Also a discussion on CCC)," *Chinese Times*, Apr. 26 to 30, 1974.

Some newspaper articles defending CCF are as follows: Editorial, "What Constitutes Chinese culture?" *East/West*, Mar. 20, 1974; Jingnan, "Suibi (Informal essay)," *Chinese Pacific Weekly*, Apr. 11, 1974; Li Hanling, "Zhonghua Wenhua Zhongxin yu Zhonghua wenhua (CCF and Chinese culture), *San Francisco Journal*, Apr. 24, 1974.

⁶¹ *Chinese Pacific Weekly*, May 2, 1974.

⁶² Letter, Katherine Wang to William Wu, May 6, 1974; *San Francisco Weekly*, July 3, 1974.

⁶³ *San Francisco Journal*, May 22, 1974.

⁶⁴ Richard Springer, "Culture Center: Attorney Davis Charges Political Interference," *East/West*, July 3, 1974; Nong, "Zhonghua Wenhua Zhongxin zhi zhikong (CCF's accusations)," *San Francisco Chronicle*, June 27, 1974; *Chinese Times*, June 27, July 2, 1974.

⁶⁵ *Chinese Pacific Weekly*, July 11, 1974; *East/West*, July 17, 1974.

⁶⁶ *Chinese Times*, Dec. 5, 1974, Jan. 1, 2, 1975.

⁶⁷ Chinatown Council for the Performing and Visual Arts brochure (n.d.). The founding organizations were Asian Living Theater, Bay Area Chinese Art Club, Chinese Classical Music Club, Chinese Culture Foundation, Chinese Folk Dance Association, Chinese Media Committee, Flowing Streams Ensemble, Kearny Street Workshop, Mandarin Photographic Club, Chinese Community Chamber Orchestra, and Chinatown Photographic Society.

⁶⁸ *East/West*, Aug. 8, 1973.

⁶⁹ CCF Board Meeting Minutes, Feb. 25, 1976.

⁷⁰ Interview with Vivian Chiang, Sept. 6, 1995.

⁷¹ CCF Board Meeting Minutes, Dec. 10, 1975; May 26, 1976.

⁷² CCF Executive Committee Meeting Minutes, Apr. 28, June 23, 1976; CCF Board Meeting Minutes, May 26, 1976; interview with Vivian Chiang, Sept. 6, 1995.

⁷³ CCF Board Meeting Minutes, Dec. 1, 1977.

⁷⁴ CCF Board Meeting Minutes, Dec. 10, 1975; Lawrence Jue, *My Memoirs* (manuscript, 1995).

⁷⁵ CCF Board Meeting Minutes, May 26, August 25, 1976.

⁷⁶ CCF Board Meeting Minutes, Sept. 24, 1975.

⁷⁷ Master Plan Committee Draft (Summer, 1977).

⁷⁸ Letters, Rosalyn Koo, to Martin Snipper, Feb. 1, 1978, Mar. 1, 1978.

⁷⁹ *Chinese Culture Center Newsletter*, winter 1979, summer 1980.

⁸⁰ The cities were San Francisco, Los Angeles, and New York in the US; Vancouver, Edmonton, Toronto, and Montreal in Canada.

⁸¹ CCF Board Meeting Minutes, Oct. 31, 1984.

⁸² Letter, Thomas and Ronald Fong to Tatwina Lee, CCF President, May 9, 1994. A letter to the editor from E. Chann attacking the proposed museum was published in *Asian Week*, May 4, 1990.

⁸³ Attachment C, "Strategic Planning Task Force, CCF board meeting minutes, May 27, 1987.

⁸⁴ Guan was a student from Beijing in the PRC. She received her B.A. in English and Psychology from Southwestern University and her M.A. in Education from Texas Wesleyan College.

⁸⁵ *Chinese Culture Center Newsletter*, vol. 14, no. 3 (Summer, 1997); Memorandum: Gloria Tai and Albert Cheng to members of the Chinese Culture Foundation Board, Feb. 18, 1999. Liu received her B.A. in art history from U.C.L.A. and her M.A. in art history from U.S.C. She also interned at the Asian Art Museum in San Francisco.

⁸⁶ Email Sabina Chen to H. M. Lai, July 24, 2008.

⁸⁷ China Institute (established in 1926) of New York City was a similar existing. The original objectives of the institute was to promote better understanding of China through education, service and exchanges. For many years the principal targets of the institution's activities were members of mainstream society and Chinese students and scholars from abroad. After World War II, especially since the 1970s, the institute also targeted the Chinese American community in its programs. When J. K. Choy came to the US from China he lived in New York City, where his sons and two daughters were attending universities, from 1945 to 1949. Thus whether the work of the institute played a role in inspiring the founding of the CCF is an interesting question. Certainly there are many similarities in the objectives and the activities of the two institutions.

⁸⁸ "1973-1988 Major Events," *Chinese Cultural Centre 15th Anniversary* (Vancouver, BC: Chinese Cultural Centre of Vancouver, 1988), 14-29. In other communities, the Edmonton of Chinatown Multi-Cultural Centre was completed in 1987; the Calgary Chinese Cultural Centre Association was founded in 1982 and the facility completed in 1992.

⁸⁹ "Sanfa fuwu guang yu re (Spreading out the light and warmth of service," *Haihua Zazhi*, No. 86 (Mar. 1992), 8-21; Gao Shufen, "Zhonghua wenhua de bozhongzhe: huaqiao wenjiao fuwu zhongxin (Facilities that sow the seeds of Chinese culture: the overseas Chinese cultural and educational services centers," *Haihua Zazhi*, July 1988, 29-39. This network is worldwide. The first was founded in Bangkok, Thailand in 1984. Centers in the US are in Los Angeles (facility in Chinatown established 1985; a second facility in El Monte in the suburbs serving chiefly immigrants from Taiwan opened in 1992), Flushing (1986), Houston (1987), Sunnyvale in the San Francisco Bay Area (1988), Chicago (1989), Boston (1991). Besides this there are similar facilities in Sydney, Australia (1984); Manila, Philippines (1986); Paris, France (1988) and Melbourne, Australia (1988).

⁹⁰ *Centre Daily News*, June 27, 1986.

⁹¹ *Taiwanren shequ gaikuang* (Survey of the Taiwanese community [in Houston]) (Houston: Taiwanese Association of America, Houston Chapter, 1993).

⁹² Christopher Kenneally, "Boston Institute: A Center for Chinese Arts," *Chinatown News*, Oct. 3, 1985.

⁹³ *Centre Daily News*, Feb. 20, 1986.

⁹⁴ *The Central California Chinese Cultural Center* (Visalia: Central California Chinese Culture Center, 1990).

⁹⁵ *Haihua zazhi*, June 22, 1994.

⁹⁶ *Sampan*, Nov. 18, 1994.

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D5 Historic Resource Evaluation for Portsmouth Square



Portsmouth Square Historic Resource Evaluation



AUGUST 2014



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PORTSMOUTH SQUARE

HISTORIC RESOURCE EVALUATION

SAN FRANCISCO, CALIFORNIA | AUGUST 2014

Prepared for: San Francisco Planning Department

Prepared by: Laurie Matthews and Madeline Carroll, MIG, Inc.

PUBLICATION CREDITS

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COVER PHOTOS

Clockwise from top: 1865 aerial of Portsmouth Square from the corner of Kearny and Clay streets (Courtesy San Francisco Public Library), 1952 photograph of children playing in Portsmouth Square (Courtesy San Francisco Public Library), Portsmouth Square and the Hall of Justice after the 1906 Earthquake and Fire (Courtesy California Historical Society), Illustration of 1846 raising of U.S. flag in Yerba Buena (Courtesy California Historical Society)

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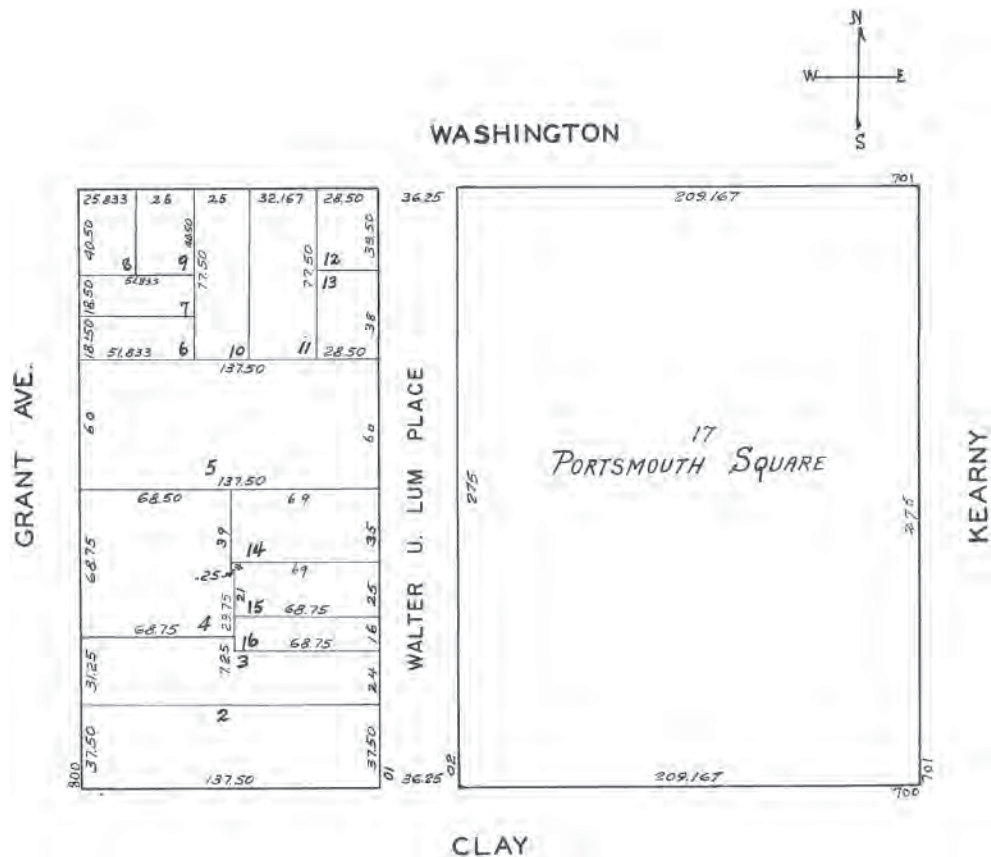
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INTRODUCTION & METHODOLOGY

In response to a request from the San Francisco Planning Department, MIG, Inc. has compiled and evaluated historical information relating to Portsmouth Square. In particular, MIG was asked to evaluate the site's extant landscape characteristics and features in relationship to established and potential historic eras of significance beginning in the mid-19th century, with the settlement of what is now known as San Francisco, to the mid-20th century, an era commonly referred to as mid-century modern. MIG assessed the site's extant landscape characteristics and features for their historical significance and integrity and evaluated any potential eligibility as contributing resources to the Chinatown Historic District. This evaluation is being completed to complement an existing conditions report being completed by Gensler for Portsmouth Square and its immediate environs.

DESCRIPTION

Portsmouth Square (733 Kearny Street) is a public (P) park and open space (OS) located on the eastern edge of the Chinatown neighborhood in San Francisco, California. The park, located on Block 209/Lot 17, is bounded on the east by Kearny Street, the north by Washington Street, the west by Walter U. Lum Place and the south by Clay Street. The 57,516 square foot urban plaza is built over an underground four level garage that contains 505 parking spaces which is open 24 hours a day/seven days a week. The Square serves as a living room for the Chinatown community and is located just one-half block east of Grant Avenue, which forms the symbolic spine of Chinatown.



HISTORIC STATUS

Portsmouth Square is not currently listed as a site or as part of a district in any local, state or national registers of historic places. As part of Chinatown, the site has been studied peripherally through evaluations of the Chinatown Historic District dating back to the 1970s. On December 4, 1985, the San Francisco Landmarks Board recommended a boundary for the district which included Portsmouth Square, though other studies of the historic district from that time did not include it. As part of that effort a nomination was prepared, but was never formally submitted. In 1997, the Chinatown Historic District was determined eligible for listing in the National Register of Historic Places through a Determination of Eligibility issued by the federal department of Housing and Urban Development (HUD) when they completed a study for a project located at 848-868 Kearny Street. That study found Portsmouth Square to be a non-contributing site within the eligible historic district based on a lack of historic integrity.

HISTORY SUMMARY

Portsmouth Square has existed as an open space since before the founding of San Francisco and has taken on many permutations through its long 180-year history. Historically, this area served as the heart of the early Yerba Buena settlement, being officially established as a square in 1833. The start of the Gold Rush was announced in Portsmouth Square along with California's admission into the United States. It was also the site of many early municipal buildings, including the Custom House, a post office, and the City Hall.

Many of the buildings surrounding the park, including municipal buildings such as the Hall of Justice, were destroyed in the 1906 earthquake and fire. That event and the near total destruction of this area necessitated the planning and construction of a new Chinatown. During the earthquake-induced fire and aftermath, Portsmouth Square served as a place for the community to congregate away from dangerous buildings and it provided a staging area for U.S. troops that were brought in to help with recovery efforts and provide order. It also served as a temporary cemetery for victims of the earthquake and fire. The park provided housing for refugees of the earthquake through 1907. Before and especially after the 1906 Earthquake and Fire, Portsmouth Square became the heart of Chinatown as one of its only community gathering spaces.

During the early to mid 20th century the history of Portsmouth Square was memorialized through various monuments and plaques celebrating its history. In the late 1950s and early 1960s controversy ensued over the redesign of the park to facilitate the construction of a four level underground parking garage. Very few disputed the need for parking in this congested part of the city, but many were opposed to either the destruction of the park's historic character and perhaps also the installation of a modern design being proposed by landscape architect Douglas Baylis. Baylis ended up resigning his commission and the park's design was finished and executed by notable landscape architecture firm Royston, Hanamoto and Mayes around 1962. That park design was changed dramatically during a three phase renovation of the park in the early to mid 1990s.

METHODOLOGY

This Historic Resource Evaluation incorporates information from previous inventories, documentation efforts, reports and studies which are relevant to the current understanding and future planning of the park and open space. It is a guiding document more than a prescriptive document; a resource which helps guide decisions rather than making them outright. It culls historic and current information, brings it together in one place and provides contextual information and analysis for future decisions affecting Portsmouth Square. In essence it documents extant landscape characteristics and features and evaluates their relationship to established or potential historic periods. This HRE provides a solid base of information for stewards of Portsmouth Square to work together to achieve a balance between preserving historic fabric and meeting current community needs for a place that has impacted and provided inspiration for the citizens of San Francisco.

To prepare the Historic Resource Evaluation, MIG:

- Conducted site visits in May 2014 to examine, photograph and document the site and its landscape characteristics and features;
- Completed a thorough review of major online archival sources of information relating to the history of Portsmouth Square in April and May 2014, including the repositories listed below and Calisphere, David Rumsey Collection, National Park Service, Online Archive of California, San Francisco Public Library, San Francisco Public Works Department Archives, University of California at Los Angeles Charles E. Young Research Library, and University of California at Santa Cruz Library.
- Visited select archives and repositories in May 2014 that, based on the initial review of sources and discussions with the San Francisco Planning Department, were known to hold critical written and graphic materials relating to the history of Portsmouth Square, including the California Historical Society, San Francisco Planning Department Archives, University of California at Berkeley Bancroft Library, and University of California at Berkeley College of Environmental Design Archives.
- Reviewed information which provided context for the evaluation of significance and analysis of extant landscape characteristics and features.

SUMMARY OF FINDINGS

Portsmouth Square has held a significant place in the history of San Francisco and the Chinatown community; however as a site it does not retain integrity to any historic period. This Historic Resource Evaluation assessed Portsmouth Square for three potential historic periods; one associated with the early settlement of Yerba Buena and founding of San Francisco (1822-1906), one related to the draft National Register nomination for the Chinatown Historic District (c.1850-unclear end date) and one related to the mid-century modernist era, (1959-1963) for the areas of community planning and development, and social history, architecture and landscape architecture.

Therefore, it is the recommendation of this Historic Resource Evaluation that Portsmouth Square is not eligible for listing in the National Register, California Register or Local Register as a site due to its lack of integrity. Only a few features remain extant that date to the historic period, namely monuments and plaques including: the Robert Louis Stevenson Monument (1897), the Schoolhouse Monument (1957), the Daughters of the American Revolution Plaque (1924), and the Portsmouth Square Plaque (1950).

With that said the fact that it's been an open space and served the community as a gathering place since 1833 until the present should be recognized in terms of its relationship to the neighborhood's history. There are few open spaces that have such a long history and have borne witness as community spaces to such a wide array of significant events, for the United States, California and San Francisco.

Therefore, it is the recommendation of this Historic Resource Evaluation that Portsmouth Square be evaluated for its potential as a Traditional Cultural Property due to the cultural significance that was documented and observed through the development of this HRE. Portsmouth Square has served and continues to serve as an active community gathering place for the Chinese community since they began establishing a neighborhood in this area of San Francisco in the late 19th century.

SITE DESCRIPTION

Portsmouth Square is a park and open space located on the eastern edge of the Chinatown neighborhood in San Francisco, California. The park is bounded on the east by Kearny Street, the north by Washington Street, the west by Walter U. Lum Place and the south by Clay Street. The 57,516 square foot urban plaza has two levels and is built over an underground four level garage that contains 505 parking spaces. The Square serves as a living room for the Chinatown community and is located just one-half block east of Grant Avenue, which forms the symbolic spine of Chinatown.

Portsmouth Square is divided into an upper level and a lower level that are joined by a central staircase and sidewalks along Clay Street and Washington Street that border the park's north and south sides. A bank of elevators, located on the north side of the upper level, provide pedestrian access to the underground garage. Vehicles enter and exit the garage along Kearny Street. People mainly enter Portsmouth Square from one of its four corners located at the intersections of Kearny and Clay streets, Kearny and Washington streets, Washington Street and Walter U. Lum Place, and Walter U. Lum and Clay Street. They can also enter from a couple of mid-block entrances along Clay Street and Washington Street. There's also a bridge that connects the park to the Chinese Cultural Center that spans over Kearny Street. Portsmouth Square serves as the outdoor living room and gathering space for many residents of the Chinatown neighborhood. In addition to the elevators, the park contains a restroom, community building, and pergola structure. There are two playgrounds, both located in the southern end of the park, but one on each level. Several monuments and plaques are placed throughout the park that marks this place's significant history. A linear section of lawn and shade trees is located along the western edge of Portsmouth Square. The northern, southern and eastern edges of Portsmouth Square are primarily softened with planting beds of shade trees and shrubs.

More information about the existing conditions of Portsmouth Square and its environs is included in a companion report being completed by Gensler. Please see that document for more detailed information and analysis of the existing site conditions.

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION



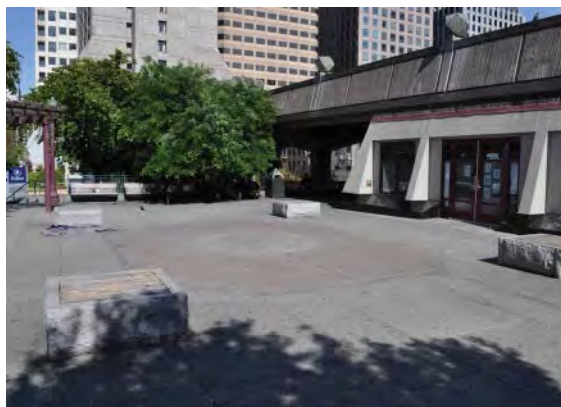
CIRCULATION (clockwise from left): Central stairs connecting upper and lower levels; Entrance to Portsmouth Square Garage; Sidewalk along Clay Street looking west; Corner entrance into Portsmouth Square from intersection of Walter U. Lum Place and Clay Street; Mid-block side entrance along Clay Street; Stairs leading to underground garage; Entrance to bridge leading to Chinese Cultural Center. All photos taken in May 2014.



SPATIAL ORGANIZATION (clockwise from left): Area under bridge to Chinese Cultural Center on lower level of Portsmouth Square, Upper level of Portsmouth Square; lower level of Portsmouth Square. All photos taken in May 2014.



BUILDINGS AND STRUCTURES (on this page, counter-clockwise from left): Restroom; Pergola on lower level; Community Center located under bridge to Chinese Cultural Center. (on next page, left to right) Bank of elevators to underground garage; Pergola on upper level. All photos taken in May 2014.



PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION



PLAYGROUNDS (left - top and bottom) Playground on upper level; playground on lower level. All photos taken in May 2014.



VEGETATION (bottom - left and right) Planting area with shrubs and shade trees including a magnolia that dates to c. 1960 plan; Planting area with lawn and shade trees including a magnolia that dates to c. 1960 plan. All photos taken in May 2014.





MONUMENTS AND PLAQUES (clockwise from upper left) School House monument; Goddess of Democracy statue; Daughters of the American Revolution plaque; Robert Louis Stevenson monument.



MONUMENTS AND PLAQUES (left to right) Portsmouth Plaza plaque; Barbary Coast Trail maker. All photos taken in May 2014.

HISTORICAL BACKGROUND AND DEVELOPMENT HISTORY

SPANISH ERA

1769 Spanish first viewed the area around the bay of San Francisco, which was then known as the Bay of St. Francis.¹

1775 The ship, San Carlos, came into St. Francis Bay under the command of Juan Manuel de Ayala, lieutenant of the royal navy of Spain, which marks the beginning of the Spanish era.²

MEXICAN ERA: YERBA BUENA SETTLEMENT

1822 The Mexican era begins when unrest in the southern part of New Spain, which includes present day California, switches from Spanish to Mexican rule. Now known as Yerba Buena, soldiers stationed at the nearby Presidio merely changed the flag and their allegiances.³

1833 Plaza, now known as Portsmouth Square, was first used as a public gathering space in settlement of Yerba Buena, now San Francisco.⁴

1833 William Heath Davis described the area, where Portsmouth Square is now, as a fieldcrop growing potatoes, planted by Candelario Miramontes, who lived at the Presido with his family.⁵

1834 Captain Don William Antonio Richardson, British whaler turned Mexican citizen, first laid out settlement around where Portsmouth Square is today.⁶

1835 Between 1835 and 1836 the first two homes were built near corner of Dupont (now Grant) and Clay streets for Captain Richardson and Jacob Leese, respectively. This corner is one-half block west of what is now known as Portsmouth Square.⁷

1835 Plaque at 823 Grant Ave. in 2013, proclaims it as site of shack built by William Richardson in 1835. First home built by European in San Francisco. Richardson, born in England, came to SF in 1822. Jumped from British ship Orion. Sold it with two other lots in 1841 for \$5000⁸

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- 1 Phillips, Catherine. Portsmouth Plaza
 - 2 Phillips, Catherine. Portsmouth Plaza
 - 3 <http://www.nps.gov/prsf/historyculture/mexican-period.htm>
 - 4 City of San Francisco, Portsmouth Square History Summary
 - 5 San Francisco: As It Was, As It Is, and How To See It
 - 6 A Proposal For: A Chinatown Historic District
 - 7 San Francisco: As It Was, As It Is, and How To See It; Chinatown Historic District Article 10 Draft
 - 8 Making Small Talk on Market Street

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1835 A Plaza, now known as Portsmouth Square, was first set aside as an official plaza within the Yerba Buena settlement.⁹

1836 Though still under Mexican rule, the first Independence Day celebration is held in the Leese family home, located one-half block from the Plaza at corner of Dupont (now Grant) and Clay streets.¹⁰

1839 Between 1839-1846, the residents of Yerba Buena were satisfied with "a few small houses on unnamed, straggling streets about a little unkempt Plaza."¹¹

1839 Francisco de Haro, first alcalde of Yerba Buena, engaged Swiss-born Captain Jean Jacques Vioget to make the first survey of the settlement. Vioget opted for the standard European model of a grid of streets and a central plaza that would overlook the cove located a block away. The surveyed town included the Plaza and was bounded by Pacific Street on the north, Sacramento Street on the south, Dupont (now Grant) Street on the west and Montgomery Street on the east.¹²

1840 While a mining camp and soon after the settlement was a Spanish colony, the Plaza "was the scene of many a hanging."¹³

1840 Rosalie Leese, first child of American parents born in San Francisco¹⁴

9 San Francisco: As It Was, As It Is, and How To See It

10 San Francisco: As It Was, As It Is, and How To See It

11 Phillips, Catherine. Portsmouth Plaza

12 Chinatown Historic District Article 10 Draft; City of San Francisco, Portsmouth Square History Summary; Chinatown Historic District Case Report

13 San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes

14 San Francisco: As It Was, As It Is, and How To See It



1840 - Illustration of Mexican Custom House in Plaza of Yerba Buena (Courtesy California Historical Society)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1844 The Mexican government authorizes the building of a custom house on the NW corner of the Plaza.* The 1 1/2 story building that included an attic was 56 1/2' long and 22' wide with a veranda across the front and both ends. Originally directed to cost \$800, it ended up costing \$2800. *Two of four sources cite the location of the custom house as being on the NW corner of the plaza. The other two have it on the NE corner and SW corner.¹⁵

1845 Around this year a post office exists on the corner of Pike Street (now Waverly Place) and Clay Street. The first store was located at the corner of Clay Street and Dupont Street (now Grant Street), both within a block of what is now known as Portsmouth Square.¹⁶

1845 The first bank is located opposite the Plaza on Kearny Street.¹⁷

U.S. MILITARY ERA - GOLD RUSH - SAN FRANCISCO ESTABLISHED

1846 Towards the beginning of the Mexican-American War, U.S. Captain John Berrien Montgomery of the USS Portsmouth landed with 17 men on July 9, marched up Clay St and hoisted a U.S. flag on a pole in front of the Custom House. This marked the end of the Mexican period in northern California and the beginning of the U.S. military period.¹⁸

15 Phillips, Catherine. Portsmouth Plaza; Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza; Historic Resources Inventory; Historical and Architectural Guide to San Francisco's Chinatown

16 San Francisco: As It Was, As It Is, and How To See It

17 San Francisco: As It Was, As It Is, and How To See It

18 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza; San Francisco: As It Was, As It Is, and How To See It; Chinatown Historic District Article 10 Draft



1846 - Illustration of the July 9 hoisting of the U.S. flag in the Plaza (Courtesy California Historical Society)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1846 The City Hotel, a long one-story adobe building with a verandah, was built on the SW corner of Clay and Kearny streets.¹⁹

1846 Portsmouth Plaza (now Portsmouth Square) was named in honor of the USS Portsmouth.²⁰

1847 Yerba Buena was renamed San Francisco in January 1847, even prior to the official end of the Mexican-American War which occurred in 1848.²¹

1847 The first public school in San Francisco was established at the SW corner of Portsmouth Plaza.²²

1847 Irish-born civil engineer Jasper O'Farrell surveyed land and named streets around what was once Yerba Buena, correcting irregularities in Vioget's survey.²³

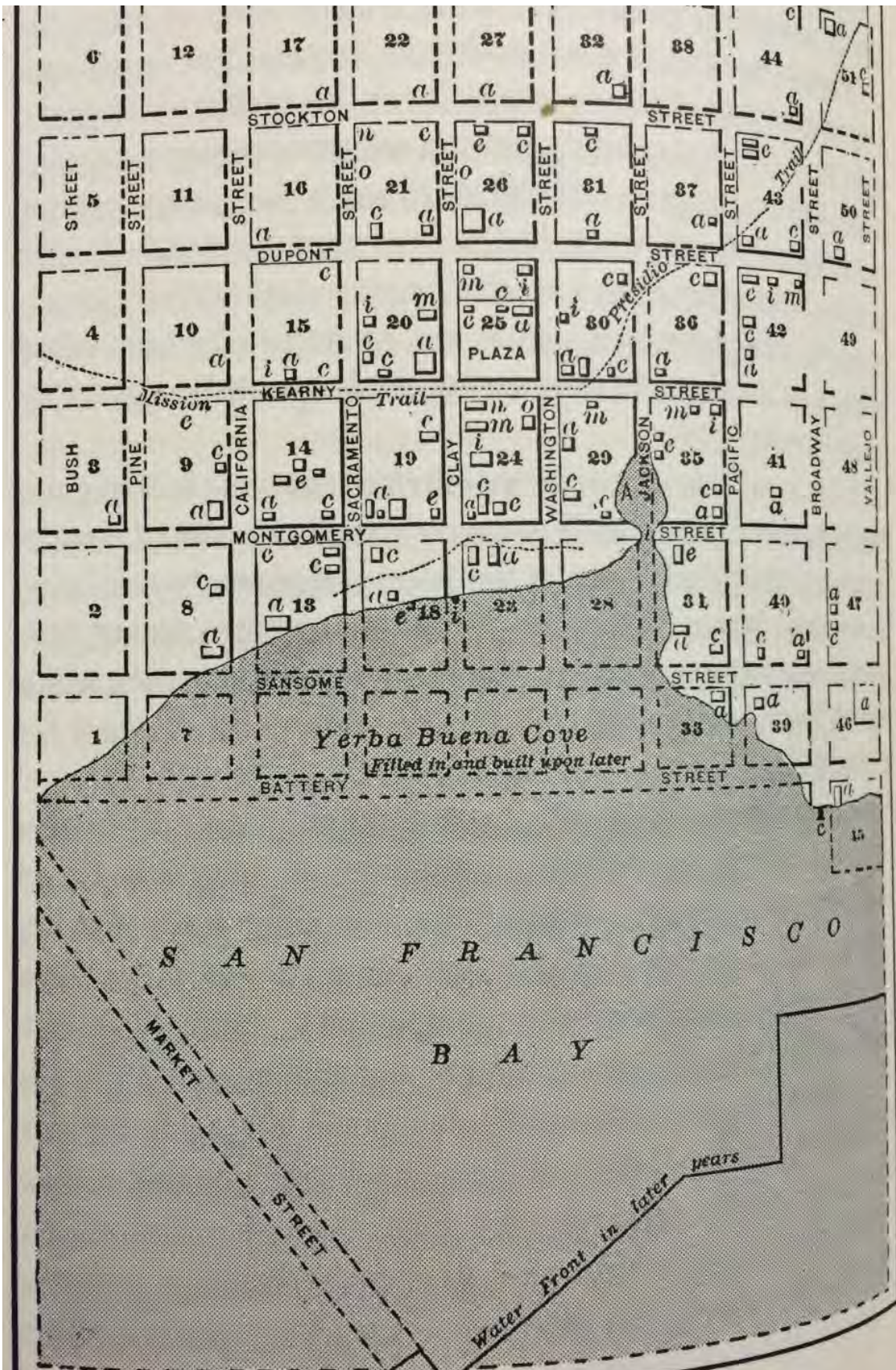
1848 12-May Samuel Brannan displayed gold dust in Portsmouth Plaza on May 12 that he'd mined from the American River, which signified the start of the Gold Rush era.²⁴

1849 On June 12, a meeting was held in Portsmouth Plaza for "citizens of San Francisco... to take into

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- 19 San Francisco: As It Was, As It Is, and How To See It
20 Chinatown Historic District National Register Inventory Form
21 Chinatown Historic District Article 10 Draft; City of San Francisco, Portsmouth Square History
22 City of San Francisco, Portsmouth Square History
23 Chinatown Historic District Article 10 Draft
24 Chinatown Historic District Article 10 Draft; City of San Francisco, Portsmouth Square History ; San Francisco Chinatown Historic Survey - work in progress



1849 - Early illustration of San Francisco. The U.S. flag notes the location of the Plaza in relationship to the early settlement. (Courtesy University of California Berkeley, Bancroft Library)



1848 - Partial illustration of block map of San Francisco (Courtesy California Historical Society)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

consideration the necessity of electing delegates to a convention (Monterey Constitutional Convention) to form a government for Upper California...²⁵

1849 An assembly was organized in Portsmouth Plaza to fight a lawless body known as "The Hounds" on July 16.

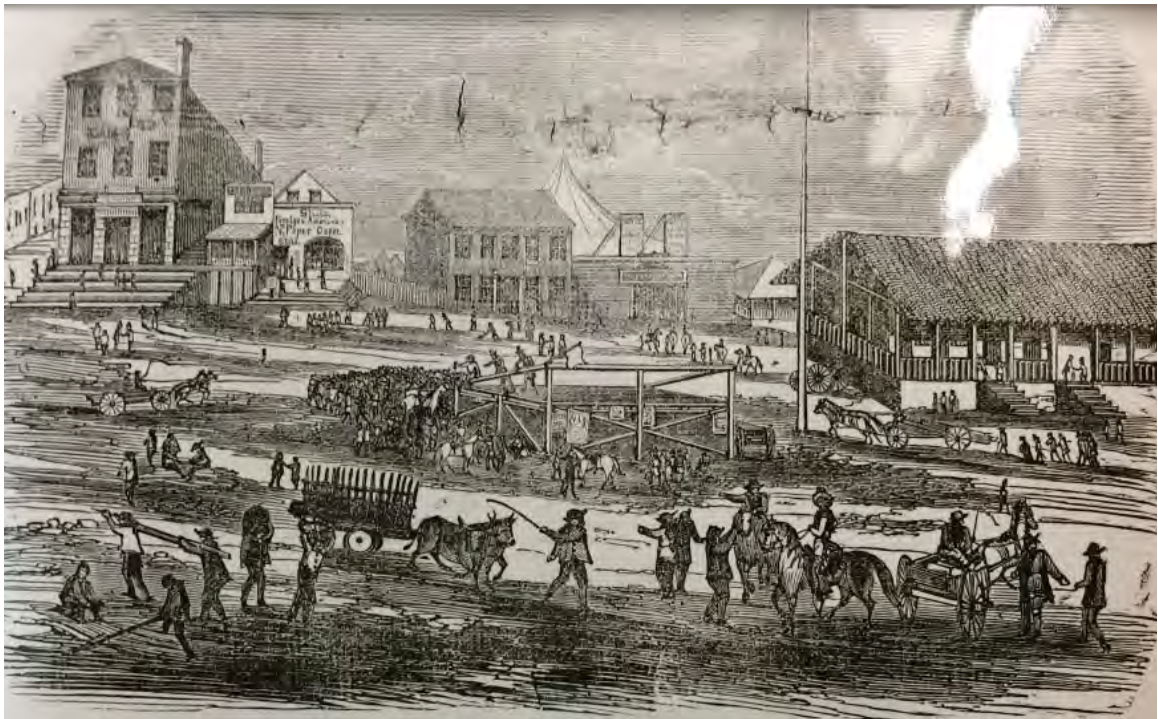
1849 On December 24, fire broke out in Dennison's Exchange on Kearny St near Clay (around Portsmouth Plaza) "Though without a fire department or an adequate water supply, the citizens by pulling down or blowing up buildings succeeded in confining the conflagration almost entirely to the block in which it started, but nearly fifty buildings were burnt and property worth over a million and a quarter was destroyed. Bayard Taylor was in the city soon afterwards and was much impressed by the energy with which the people went to work rebuilding. He wrote, "Three days only had elapsed since the fire, yet in that time all the rubbish had been cleared away, and the frames of several houses were half raised. * * * In three weeks from the date of the fire, it was calculated that all the buildings would be replaced by new ones, of better construction." In fact, within a month no trace of the fire remained.²⁶

1849 James Hodge Boyd found work in the fall "leveling off a pile of dirt near the Alcaldas office* at Portsmouth Square, for which I received twenty dollars for three hours work" Though referred to as the Alcadas office, due to the fact the Mexican government was no longer governing San Francisco, this could mean that the work was being completed near the Custom House.²⁷

25 Broadside PAM 342.794.Sa52, California Historical Society

26 Sunset Cinders: The Phoenix on the Seal, Sunset Magazine

27 Autobiography and Reminiscence of James Hodge Boyd



Circa 1850 - Early illustration of the the Plaza with the post office in the upper left, the Justice Court in the center, and the Custom House on the right and the horse market in the foreground (Courtesy California Historical Society)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1849 The public school house situated on the SW corner of the Plaza was used as a church, school and assembly area for public gatherings and town council meetings.²⁸

1849 By 1849, half of the periphery of Portsmouth Plaza is composed of gambling saloons.²⁹

1849 Description by Bayard Taylor: "We came at last to the Plaza, now dignified by the name of Portsmouth Square. From a high pole in front of a long one-story building, used as a Custom House, the American flag was flying."³⁰

1849 Between 1849-1851 six fires raged in and around Portsmouth Square.³¹

1849 By 1849, a surge in population due to the Gold Rush made people of different ethnicities a common sight in Portsmouth Square.³²

1850 On February 28, discussions arise regarding the removal of the Custom House from Portsmouth Square. Charles Gillespie writes to Archibald Gillespie that Larkin is certainly worth \$300,000. He is greatly puffed up but not half so much as his vulgar wife, etc.³³

- 28 San Francisco: As It Was, As It Is, and How To See It
- 29 San Francisco Chinatown Historic Survey - work in progress
- 30 San Francisco: As It Was, As It Is, and How To See It
- 31 San Francisco: As It Was, As It Is, and How To See It
- 32 Historical and Architectural Guide to San Francisco's Chinatown
- 33 Letter from Charles V. Gillespie to Archibald H. Gillespie



Circa 1850 - Early illustration of the "Grand Plaza" (Courtesy University of California Berkeley, Bancroft Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1850 Starting around 4 a.m. on May 4, 1850 a fire broke out in the area of Portsmouth Square that resulted in the loss of nearly 300 houses with a total damage of around \$4 million. It's believed to have started at the United States Exchange, a gambling establishment, and burned fiercely for seven hours. The two blocks immediately east and one block immediately north of Portsmouth Square (between Kearny and Montgomery and Clay and Jackson, and between Dupont (now Grant) and Kearny and Washington and Jackson) were entirely destroyed. The fire was contained by blowing up buildings on the east side of Dupont (now Grant) Street. "In ten days, more than half of the burned district was rebuilt."³⁴

1850 San Francisco Mayor John W. Geary holds public ceremony in Portsmouth Square on August 28 to welcome the Chinese to San Francisco by honoring Norman As-sing and A-he. Mayor Geary and Reverend Albert Williams presented the "China Boys" with religious tracts, papers and books. From that day forward the Chinese people participated in the celebration of American holidays and national events. As one person described, the "purpose was to bid them welcome to our shores - a sharp contrast to their later treatment."³⁵

34 Sunset Cinders: The Phoenix on the Seal, Sunset Magazine

35 Historical and Architectural Guide to San Francisco's Chinatown; Historic Resources Inventory; Architecture of San Francisco Chinatown; San Francisco: As It Was, As It Is, and How To See It



1850 - Illustration and plan view of a devastating fire that swept around Portsmouth Square on May 4. Though this illustration notes this as the "Great Fire" another one that followed in 1851 was also referred to as the Great Fire and covered a great deal more of San Francisco (Courtesy University of California Berkeley, Bancroft Library)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1850 29-Aug A memorial service is held in the Square on August 29 after death of U.S. President Zachary Taylor.³⁶

1850 News that California was admitted as a state to the Union reached San Francisco via the Oregon, a mail steamer, which entered harbor on October 18 with an "unusual display of bunting and... good tidings [that] flew from mouth to mouth." Parties and celebrations were held all over the city - day and night. "There was an oration in Portsmouth Square, singing by a large choir, salutes from great guns, and bonfires and fireworks in the evening, which terminated in a grand ball, at which five hundred gentlemen and three hundred ladies danced till daylight."³⁷

1850 The first Admission Day celebration for the State of California is held in Portsmouth Square on October 29.³⁸

1850 Around 1850, the Parker House Hotel was located on Parker Street, opposite Portsmouth Square (note: this information has not been able to be verified)³⁹

1850 In the 1850s, gambling houses surrounded Portsmouth Square.⁴⁰

36 San Francisco Chinatown Historic Survey - work in progress

37 San Francisco: As It Was, As It Is, and How To See It

38 City of San Francisco, Portsmouth Square History

39 San Francisco: As It Was, As It Is, and How To See It

40 Chinatown Historic District Article 10 Draft



1850 - Illustration of celebration and procession in Portsmouth Square when news of California entering the Union was received (Courtesy California Historical Society)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1850 In the 1850s Portsmouth Square "served as a resting place, market place, forum and pleasure ground. As might be expected, [it] was flanked by saloons, gilded palaces and sporting houses. The entire east side and a considerable portion of the south was devoted to taverns and gambling places 'easy come, easy go.'"⁴¹

1850 By the 1850s, most of San Francisco's Chinese population had established themselves around the square to cater to the mining industry. The park became the heart of an expanding Chinatown and remains the primary communal point for many local residents.⁴²

1850 In early 1850s, Portsmouth Square centered around maritime activities including handling imported goods and providing food, drink and entertainment to travelers.⁴³

1850 By the end of 1850, the Chinese population in San Francisco had risen to 4018 men and 7 women.⁴⁴

1851 Fire broke out in an upholstery shop on Clay Street near Kearny on May 3, and before noon on May 4 San Francisco was little more than a geographical expression. A few isolated houses among smoking ruins were all that remained of the city. Between 1500-2000 buildings were destroyed totalling a loss of \$12 million. "San Francisco had never before suffered so severe a blow, and doubts were

41 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza

42 City of San Francisco, Portsmouth Square History

43 Chinatown Plan

44 A Proposal For: A Chinatown Historic District



1850 - Illustrations of celebration and procession in Portsmouth Square when news of California entering the Union was received (Courtesy California Historical Society)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

entertained by the ignorant that she could possibly recover from its effects. Such doubts were vain. The bay was still there, and the people were also there... and its soil was as fertile and inviting as ever. The frightful calamity, no doubt, would retard the triumphant progress of the city--but only for a time." By May 15, 250 houses were rebuilt, "but none of a construction deemed unsafe was permitted in the heart of the business section."⁴⁵

1851 Another fire broke out several weeks later on June 22 around 11 a.m. in a frame house on the north side of Pacific street near Powell. A strong wind and a lack of water made it impossible for the firemen to check the flames, and they ate their way from Powell Street nearly to Sansome Street and from Clay to Broadway - an area which included Portsmouth Square. Ten entire blocks and parts of six others

45 Sunset Cinders: The Phoenix on the Seal, Sunset Magazine



Circa 1851 - Photograph of buildings on the north side of Portsmouth Square (Courtesy San Francisco Department of Planning)



Circa 1851 - Illustration of buildings on the east side of Portsmouth Square (Courtesy University of California Berkeley Bancroft Library)



1851 - Illustration of the June 22 fire from the bay with Portsmouth Square in the lower right (Courtesy University of California Berkeley Bancroft Library)



1851 - Illustration of the "Great Fire" of May 3 from the bay with Portsmouth Square in the distance (Courtesy California Historical Society)



1851 - Map showing the areas affected by the Great Fire (Courtesy California Historical Society)



1851 - Illustration of the Independence Day celebration in Portsmouth Square on July 4 (Courtesy of University of California Berkeley Bancroft Library)



1852 - Illustration of celebration of George Washington's birthday in Portsmouth Square on February 23 (Courtesy of University of California Berkeley Bancroft Library)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

were destroyed, the loss totalling \$3 million. Among the 450 buildings destroyed were the City Hall, the City Hospital, the Jenny Lind Theatre, and the office of the "Alta," the only newspaper office that had escaped the previous fire.⁴⁶

1851 On October 4th the Jenny Lind Theater, located across from Portsmouth Square, opens. This is the third building to house the theater on the same location, after the first two buildings burned in the early 1850s.⁴⁷

1851 Throughout the 1850s, Portsmouth Square was a center of vigilante activity.⁴⁸

1851 Portsmouth Square serves as the site of a hanging by the Vigilance Committee from beam projecting out from the Custom House.⁴⁹

1852 In 1852, the Jenny Lind Theater is purchased to serve as the new City Hall. The old City Hall, which

46 Sunset Cinders: The Phoenix on the Seal, Sunset Magazine

47 Sunset Cinders: The Phoenix on the Seal, Sunset Magazine; State Registered Landmark No. 192 Plaque

48 Chinatown Historic District Article 10 Draft; Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza

49 San Francisco: As It Was, As It Is, and How To See It



1853 - Illustration of the City Hall in the former Jenny Lind Theater. Note how the depiction of Portsmouth Square changes from this illustration to others completed around the same time (Courtesy of University of California Berkeley Bancroft Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

had been located a few blocks away from Portsmouth Square on the NE corner of Pacific and Columbus, burned down in 1851. Protests were held on June 1, 1852 over the purchase.⁵⁰

1852 The City Council adopts an official seal that includes the fabled Phoenix on November 4th.⁵¹

1853 In the summer, 200 people watched a Chinese puppet show on a small 3 foot stage that included a gong.⁵²

1854 Portsmouth Square was sold to the County of San Francisco by Charles V. Gillespie and Edmund Saffan in December.⁵³

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- 50 San Francisco Chinatown Historic Survey - work in progress
 - 51 Sunset Cinders: The Phoenix on the Seal, Sunset Magazine
 - 52 Historical and Architectural Guide to San Francisco's Chinatown
 - 53 Finding Aid for Gregory Yale Papers, 1828-1871



1853 - Illustration of the City Hall in the former Jenny Lind Theater. Note how the depiction of Portsmouth Square changes from this illustration to others completed around the same time. Based on the 1855 photograph it's assumed that this depiction of the character of the Square is more accurate (Courtesy of University of California Berkeley Bancroft Library)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1855 Around 1855, Peter Job's restaurant was located on Washington Street, opposite Portsmouth Square.⁵⁴

1859 Colonel E.D. Baker delivered a speech in Portsmouth Square on September 18th, after U.S. Senator David C. Broderick was killed in duel with California Chief Justice David S. Terry on the shores of Lake Merced.⁵⁵

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- 54 San Francisco: As It Was, As It Is, and How To See IT
55 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza



Though dated circa 1880, this illustration of Portsmouth Square provide a unique view of the square that may be less likely to represent a particular period of time than an idealized future for the plaza (Courtesy University of California Berkeley Bancroft Library)



May 1855 - Photograph of the City Hall (center of the image) along with other buildings on the east side of Portsmouth Square, part of which is visible in the foreground. This is one of the earliest photographs of the historic park design showing paths that cross the park diagonally along with the fence detail (Courtesy of University of California Berkeley Bancroft Library)



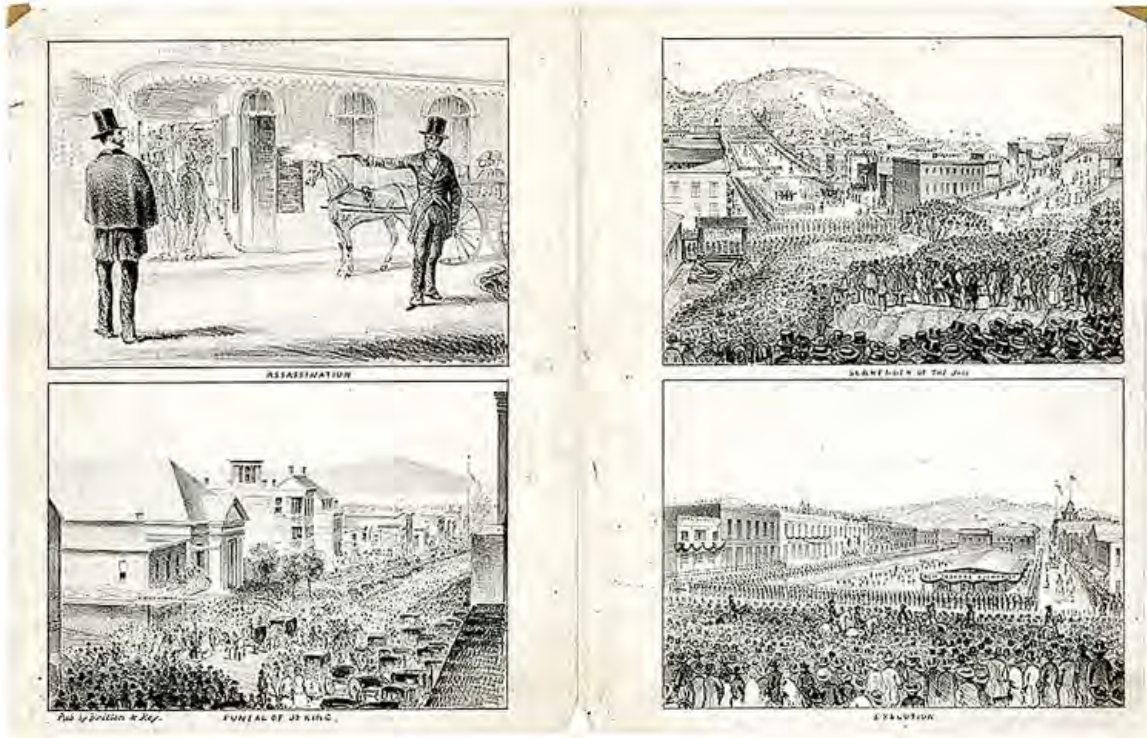
May 1855 - View of the north side of Portsmouth Square along with a portion of the park in the foreground (Courtesy of University of California Berkeley Bancroft Library)



1856 - View of the the north side of Portsmouth Square and the Engine House along Brenham Place (now Walter U. Lum Place) along with a portion of the park in the foreground (Courtesy California Historical Society)



1858 - Photographs of Portsmouth Square showing the north side of the park (above) and part of the north and east sides of the park (below) (Courtesy San Francisco Public Library)



1856 - Illustrations of events surrounding the assassination of Senator James King (above) and a hanging by the Vigilance Committee (Courtesy California Historical Society)



Over the next several pages a collection of photographs of Portsmouth Square dating from the 1860s provides many different views of the park and its environs. This circa 1865 photograph shows nearly all of the park from the corner of Kearny and Clay streets looking west (Courtesy San Francisco Public Library)



Circa 1865 photograph of Portsmouth Square from Kearny Street at Clay Street looking west (Courtesy San Francisco Public Library)



Circa 1865 photograph of Portsmouth Square and the buildings located along the west side of the park along Brenham Place (now Walter U. Lum Place) (Courtesy San Francisco Public Library)



Circa 1865 photograph looking northeast through Portsmouth Square and the buildings along the north and east side of the park, including the City Hall on the right (Courtesy San Francisco Public Library)



Circa 1865 photograph looking northwest at Portsmouth Square, Kearny Street and the buildings located along the north and west sides of the park (Courtesy San Francisco Public Library)



Circa 1863 photograph looking at the buildings along the north edge of Portsmouth Square along Washington Street (Courtesy San Francisco Public Library)



Circa 1863 photograph of City Hall, located along Kearny Street on the east side of Portsmouth Square, which is partially seen in the foreground (Courtesy San Francisco Public Library)



Circa 1865 photograph of City Hall, located along Kearny Street on the east side of Portsmouth Square, which is partially seen in the foreground (Courtesy San Francisco Public Library)

CHINATOWN: EARLY DEVELOPMENT

1870 Beginning in the 1870s, San Francisco expanded on land-fill east of Montgomery Street. The “old” part of town around Portsmouth Square became a low-rent district of subdivided buildings. As the white population moved out of the former core area of the city, the Chinese moved into the area around Portsmouth Square.⁵⁶

1871 Union Square was designed to be virtually identical to Portsmouth Square at the time, including placing a flagpole at the center of the Square.⁵⁷

1873 On August 1, the world’s first cable car, designed by Andrew Smith Hallidie, commenced operation. The eastern terminus of the cable car, located at the foot of Clay and Kearny streets, was also known as the Clay Street Hill Railroad Company. Hallidie was a pioneering manufacturer of wire cables, a regent at the University of California, and served on the Board of the San Francisco Public Library.⁵⁸

1879 During 1879-1880, Robert Louis Stevenson sat in Portsmouth Square and gathered material for his tales of foreigners who dwelt in the Latin quarter at the base of Telegraph Hill and of sailors attracted to the Barbary Coast and from Chinatown. He sat in the Square “watching that strange life ebb and flow about him, and in listening to sailor yarns, received the inspirations of some of his later tales.”⁵⁹

56 Chinatown Historic District Article 10 Draft

57 City of San Francisco, Portsmouth Square History

58 Architecture of San Francisco Chinatown City of San Francisco

59 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza; San Francisco: As It Was, As It Is. and How To See It



1876 photograph of Portsmouth Square from the corner of Kearny and Clay streets looking northwest. By this time the trees planted in the early to mid 1860s have matured (Courtesy San Francisco Public Library)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1880 Around 1880, Portsmouth Square becomes the heart of the Chinese community as the nucleus of Chinatown centered on Sacramento Street and Grant Avenue expands to include area around Portsmouth Square. The Chinese call the Square Fa Yuhn Gok, or the garden corner.⁶⁰

1891 Around 1891, Vera (Imbruglia) Votta was baptized in St. Peter and Paul's Church near the convent that was across the street from Portsmouth Square. The church burned down in 1906.⁶¹

1897 In October, a new monument to author Robert Louis Stevenson was erected in Portsmouth Square. The 13' granite monument was designed by Bruce Porter and Willis Polk. Sculptor George Piper made a bronze galleon that rests atop the Robert Louis Stevenson monument. The galleon is a model of the Hispaniola of Treasure Island.⁶²

1906 EARTHQUAKE AND FIRE

1905 Writer Will Irwin described scene of Portsmouth Square before the 1906 earthquake "...school was out by four o'clock. That was the brightest hour of all the day in those streets... chinese youths... frisked along Dupont Street (now Grant Street) or over into Portsmouth Square"... to play shuttlecock. Mothers took babies to the Square for picnics. Toddlers surrounded a balloon man or toy peddlers. Older

60 Historical and Architectural Guide to San Francisco's Chinatown; Historic Resources Inventory; Alleyways; Chinatown Historic District National Register Inventory Form

61 Oral History: Vera Votta

62 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza; Guide to the Britton and Rey, Lithographers. Artotypes: Artistic homes of California



1897 illustration of the dedication of the Robert Louis Stevenson Monument and a 1902 photograph of the monument in Portsmouth Square (Illustration courtesy California Historical Society, Photograph courtesy of University of California Berkeley Bancroft Library)



1905 photograph of Portsmouth Square looking southwest. By this time the trees seen in the earlier photographs have been cleared and the park is much more open. The Robert Louis Stevenson Monument is placed in the center of the park (Courtesy San Francisco Public Library)



1905 postcard of Portsmouth Square looking west. The Robert Louis Stevenson Monument is placed in the center of the park (Courtesy San Francisco Planning Department)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

children were entertained by Daaih Ngauh Chuhng (Big Pine), a medicine man who would give double sword Kung Fu demonstrations for a nickel.⁶³

1906 On April 18, 1906 a devastating earthquake struck San Francisco at 5:12 a.m. The earthquake caused a great deal of damage, but it was the fire that swept through the city in the hours and days afterwards that caused even more destruction.

1906 "I took a car on Clay Street about 5 o'clock on Wednesday morning, and when we were just opporite the old Plaza, now known as Portsmouth Square, we felt the first trembling of the earth."⁶⁴

1906 "On Portsmouth Square the panic was beyond description. This, the old Plaza about which the early city was built, is bordered now by Chinatown, by the Italian district, and by the "Barbary Coast," a lower tenderloin. A spur of the quake ran up the hill upon which Chinatown is situated and shook down part of the crazy little buildings on the southern edge. It tore down, too, some of the Italian tenements. The rush to Portsmouth Square went on almost unchecked by police, who had more business elsewhere."⁶⁵

63 Historical and Architectural Guide to San Francisco's Chinatown

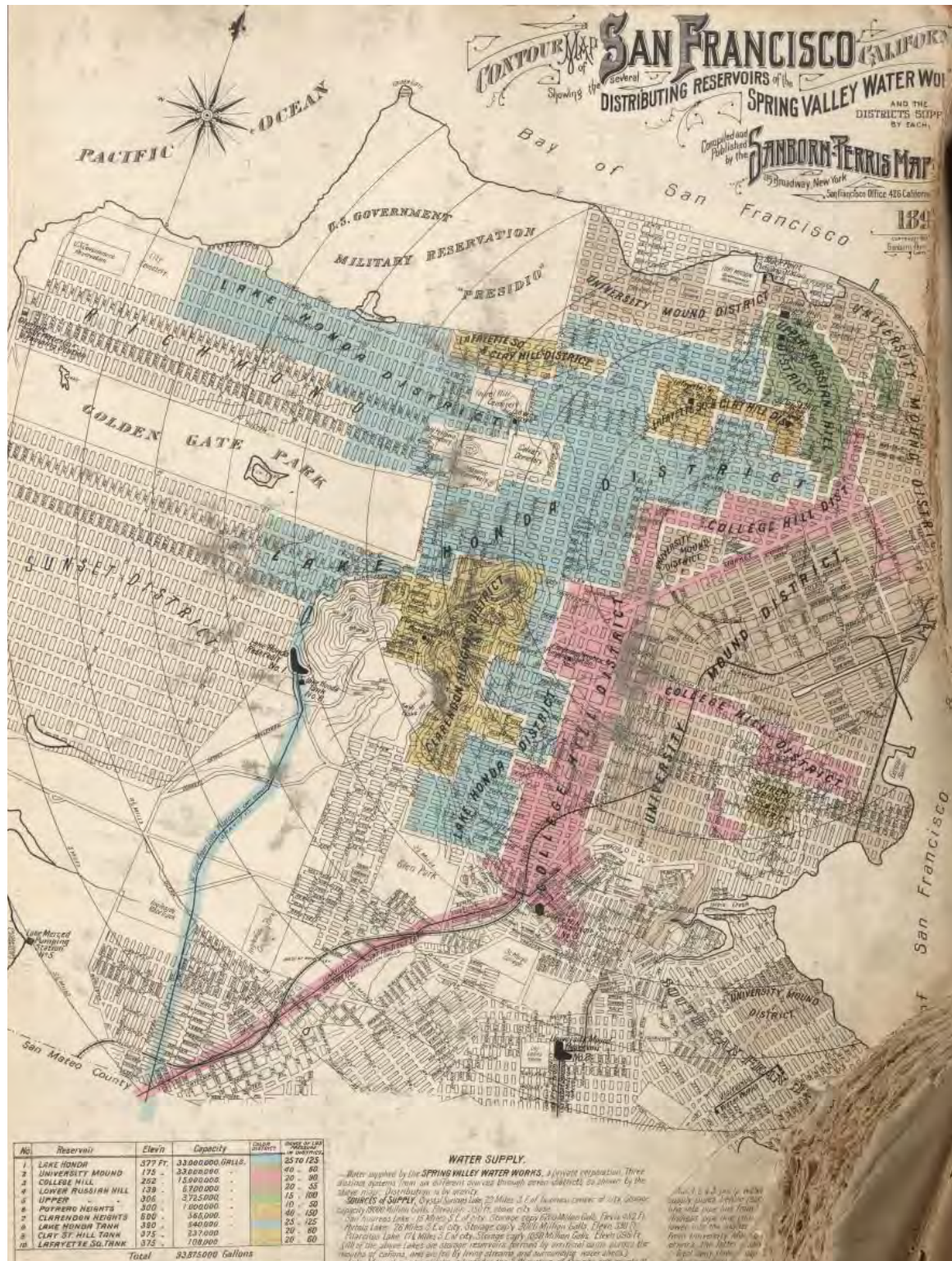
64 San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes

65 San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes



1905 photograph of Portsmouth Square looking northwest. The Robert Louis Stevenson Monument is visible at the end of the river stone lined pathway (Courtesy University of California Berkeley Bancroft Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION



1905 Sanborn Insurance map of San Francisco that provides record of the city prior to the 1906 Earthquake and Fire. According to this key map, Portsmouth Square is located in the northeast tip of the College Hill District, though according to accounts of the era Portsmouth Square was being further incorporated into Chinatown (Courtesy David Rumsey Collection)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1906 "Terror and the presence of troops kept most of these people penned up in the Portsmouth Square with the Chinese on the first day. Then a policeman shot one of them, and this had a good effect. But to-day they broke loose, and, joining with the rescuers, began to go through the buildings."⁶⁶

1906 Enrico Caruso, part of a traveling company of New York's Metropolitan Opera and considered a great tenor, sings arias from various operas in his repertoire to people in Portsmouth Square after the earthquake and fire. It should be noted that other sources quote him as leaving San Francisco for Oakland by nightfall and boarding a train east.⁶⁷

1906 "When it became evident that the city was threatened with destruction, a number of public-spirited citizens, moved as by a common impulse, sought out Mayor Schmitz to offer aid. As the Mayor's office in the City Hall was in ruins, they made their way, one by one, to the badly damaged Hall of Justice at the east [side] of Portsmouth Square, and here they commenced to plan for the relief of the stricken city. Suddenly some one called out: 'It's time to get out of here, gentlemen!' The air was growing oppressive and stifling. Buildings were being dynamited all about them, and the meeting adjourned to the historic

66 San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes
67 Sunset Cinders: Grand Opera in San Francisco. Enrico Caruso survives the San Francisco earthquake



Photograph taken just over a month before the 1906 Earthquake and fire on March 13 shows a portion of Portsmouth Square and the Hall of Justice in the background (Courtesy University of California Berkeley Bancroft Library)

[illegible]

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1905 Sanborn Insurance map of the blocks located north of Portsmouth Square along Washington Street
(Courtesy David Rumsey Collection)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

square opposite, where, beside the Robert Louis Stevenson drinking fountain they continued their deliberations. Presently Portsmouth Square became untenable and they moved again, this time going up through Chinatown to the Fairmount Hotel on the summit of Nob Hill.”⁶⁸

1906 “This morning, when the fire reached the Municipal Building on Portsmouth Square, the nurses, helped by soldiers, got out fifty bodies in the temporary morgue and a number of patients in the receiving hospital. Just after they reached the street a building was blown up, and the flying bricks and splinters hurt several of the soldiers.”⁶⁹

1906 “Portsmouth Square was surrounded by fire, buildings were consumed, its trees were scorched, their leaves shriveled - ruin was all around. The Fountain alone spoke of hope and peace; still offering its cup of cold water, still admonishing us ‘to be honest, to be kind.’ Soon under its shadow appeared a long row of temporary graves; a little later the square, hospitable alike to the living and the dead, was filled with the tents of refugees and of the solidier guard.”⁷⁰

1906 By the next day “there were twenty-seven corpses lying in Portsmouth Square gathered from

68 San Francisco Through Fire and Earthquake

69 San Francisco’s horror of earthquake and fire: terrible devastation and heart-rendering scenes

70 San Francisco: As It Was, As It Is, and How To See It



Crowd of people watching fire that followed the 1906 earthquake from Portsmouth Square (Courtesy California Historical Society)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

various sections" of the City and the square became a public morgue. When flames threatened the square the bodies were removed to Columbia Square where they were buried..⁷¹

1906 "Bodies were scattered all over the city. They were being buried by gangs of men impressed by the soldiers. In three days thirty-two Chinese and whites were buried in Portsmouth Square alone. Few of the bodies were identified, most of them being burned beyond recognition."⁷²

1906 By April 21, "the Hall of Justice stands in ruins, its tower toppled over, its brick walls fallen off, and part of its heavy steel cells crashed from the top floor into the basement. The Stevenson Monument remains unscathed, a long row of temporary graves hard by, and a camp of soldiers and refugees round about - a shelter for the living and the dead."⁷³

1906 "In Portsmouth Square an attendant in one of the Joss houses in a nearby street had erected a temporary altar to one of the many deities of the Chinese, and this was for the moment the Mecca for all the faithful."⁷⁴

1906 The U.S. Army stationed at Portsmouth Square were under the command of Col. Marion P. Maus

71 San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes

72 San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes

73 San Francisco Through Fire and Earthquake

74 San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes



Writer Henry Lafler types a story about the 1906 Earthquake and Fire in Portsmouth Square in the days following the event (Courtesy California Historical Society)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION



Map of San Francisco showing where the fire spread following the 1906 earthquake (Courtesy California Historical Society)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

who led the 20th infantry, which included six companies. Portsmouth Square served as the headquarters for the U.S. Army's 3rd District. The U.S. Army at Portsmouth fed 1,000 people in the first days after the earthquake.⁷⁵

1906 William H. Chapman is one of the U.S. Army soldiers stationed at Portsmouth Square. Based on Chapman's letters it appears the soldiers weren't particularly busy and finally got orders to leave on June 20.⁷⁶

1906 Within a week of the earthquake, on April 23, a committee appointed by the San Francisco Board of Supervisors recommended relocating Chinatown to Hunter's Point. Chinese merchants responded that any attempt to relocate their community would be bitterly opposed.⁷⁷

1906 On December 30, Camp No. 30 was opened at Portsmouth Square. By around this time (January 1, 1907) 14,245 people were living in camps established around the city, including Portsmouth Square. This was down from the 17,968 people living in camps on August 1, 1906. Camp No. 30 was overseen by E.W. Alexander, M.D.⁷⁸

75 Earthquake in California, Special Report of Major General Adolphus W. Greely, U.S.A., Commanding the Pacific Division

76 Letter from William H. Chapman to Margaret; Postcard from William H. Chapman to Mrs. Wm. S. McCaskey

77 Chinatown Historic District Case Report

78 San Francisco Relief and Red Cross Funds Department Reports; James D. Phelan Papers:



1906 aerial view of San Francisco from Nob Hill looking towards the Bay (Courtesy University of California Berkeley Bancroft Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1906 Portsmouth Square served as a sewing center and social camp. The residents of the camp formed an improvement club and were assisted in preparing a room for headquarters.⁷⁹

1907 By March 19, Camp No. 30 has 150 2-room cottages and a population of 378 people, and by May 17 it had a population of 384 people with no vacancies.⁸⁰

1907 By December, all 150 cottages were still occupied at Camp No. 30 in Portsmouth Square, though camps in other parks throughout the city were being removed.⁸¹

1908 On February 3, a disbursement of \$847 was made for gas installation at Portsmouth Square.⁸²

Department Reports as submitted to Board of Directors at Regular Monthly Meeting

79 Report of Industrial Bureau

80 James D. Phelan Papers: Department Reports as submitted to Board of Directors at Regular Monthly Meeting, March 19, 1907

81 San Francisco Relief & Red Cross Funds, Condensed Report of Receipts & Disbursements, April 23, 1906 to November 30, 1908; City of San Francisco Planning Department

82 San Francisco Relief and Red Cross Funds: Accounting Reports Figures Audits, Department E Report of Audit



U.S. Army tents set up in Portsmouth Square - aerial view looking west (Courtesy California Historical Society)



Sites of temporary graves in Portsmouth Square immediately following the earthquake and fire (Top Courtesy University of California Berkeley Bancroft Library, Bottom Courtesy California Historical Society)



Looking east at Portsmouth Square and the Hall of Justice from the corner of Washington Street and Brenham Place (Courtesy California Historical Society)



Looking northeast at Portsmouth Square and the Hall of Justice from the corner of Clay Street and Brenham Place (Courtesy University of California Berkeley Bancroft Library)



U.S. Army and refugee tents in Portsmouth Square including areas set up to be outdoor kitchens (Courtesy California Historical Society)



U.S. Army and refugee tents in Portsmouth Square and a collection of belongings stored in the open (Courtesy California Historical Society)



Looking east at U.S. Army tents in Portsmouth Square with the Hall of Justice in the background. This photograph was possibly taken in the months after the earthquake. The camp appears more orderly and less crowded (Courtesy University of California Berkeley Bancroft Library)



Looking west at U.S. Army tents in Portsmouth Square from Kearny Street. This photograph was possibly taken in the months after the earthquake. The camp appears more orderly and less crowded (Courtesy California State Library)



1907 photograph looking northeast at Camp No. 30 in Portsmouth Square from Clay Street (Courtesy California State Library)



1907 photograph looking northwest at Camp No. 30 in Portsmouth Square from Kearny Street (Courtesy California State Library)



Left to right. 1907 photograph of Robert Louis Stevenson Monument (Courtesy California State Library). Early 20th century view of people gathering in the park with the renovated Hall of Justice in the background (Courtesy San Francisco Public Library).

MEMORIALIZIZATION OF PORTSMOUTH SQUARE

1909 In the years following the earthquake and fire, many began reminiscing about San Francisco before that major turning point. "San Francisco was the back eddy of European civilization--one end of the world. The drifters came there and stopped, lingered a while to live by their wits in a country where living after a fashion has always been marvellously cheap. These people haunted the waterfront and the Barbary Coast by night, and lay by day on the grass in Portsmouth Square. The square, the old plaza about which the city was built, Spanish fashion, had seen many things. There in the first burst of the early days the vigilance committee used to hold its hangings. There, in the time of the sand lot troubles, Dennis Kearney, who nearly pulled the town down about his ears, used to make his orations which set the unruly to rioting. In later years Chinatown lay on one side of it and the Latin quarter and the "Barbary Coast" on the other. On this square the drifters lay all day long and told strange yarns. [Robert Louis] Stevenson lounged there with them in his time and learned the things which he wove into "The Wrecker" and his South Sea stories; and now in the centre of the square there stands the beautiful Stevenson monument. In later years the authorities put up a municipal building on one side of this square and prevented the loungers, for decency's sake, from lying on the grass. Since then some of the peculiar character of the old plaza has gone."⁸³

1912 The "most interesting of the small parks (in San Francisco) is Portsmouth Square, the oldest improved square in the city and the center of Yerba Buena, the little settlement on the cove of that name which was the forerunner of the city of San Francisco. The early history of this square is the early history

83 The City That Was: A Requiem of Old San Francisco



October 1915 photograph of police officers in Portsmouth Square with a river stone lined path in the foreground (Courtesy University of California Berkeley Bancroft Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

of the city, and it has not ceased to play its part in subsequent years. It lies between Kearny Street and Brenham Place (now Walter U. Lum Place), Washington and Clay streets, a small half-square, crowded with associations, historical and literary."⁸⁴

1912 Portsmouth Plaza is a tract of land bounded on the north by Washington Street, Clay on the south, Kearny on the east and Brenham Place (now Walter U. Lum Place) on the west. The streets are named for Charles J. Brenham, a pioneer steamboat captain and early day mayor. Kearny is named after General Stephen Watson Kearny who was a military and civil governor in 1847. Clay is named after Henry Clay, an American Statesman Orator, who lived in 1777 and died in 1852, and Washington Street is named after George Washington.⁸⁵

1912 By 1912, an iron post with inscription and supporting a bell stood in the SE corner of Portsmouth Square, at the intersection of Kearny and Market streets, and in front of Mission Church on Dolores Street, to mark important points on El Camino Real (old royal highway linking mission to mission).⁸⁶

1912 By 1912, the Custom House, School and Post Office were no longer present.⁸⁷

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- 84 San Francisco: As It Was, As It Is, and How To See It
85 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza
86 San Francisco: As It Was, As It Is, and How To See It
87 San Francisco: As It Was, As It Is, and How To See It



July 9, 1921 photograph of the Diamond Jubilee, one of many celebrations and community gatherings in Portsmouth Square (Courtesy University of California Berkeley Bancroft Library)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1926 Between 1926 and 1928, Portsmouth Square was renamed Portsmouth Plaza.⁸⁸

1937 Suffragist and Poet Sara Bard Field reminisced about her friendship with sculptor Beniamino Bufano who created a "great statue of Sun Yat-Sen which stood in (Portsmouth Plaza)... It was of huge dimensions, a dimension which kept increasing all the time as he continued his work." Sara and her husband C.E.S. Wood offered to provide Bufano studio space in their house on Russian Hill. "He always lived in poverty and what money he was ever paid for anything (except bare living expenses) would go into his materials" Note: the statue is now in St. Mary's Square.⁸⁹

1942 The first cable street car, which commenced in 1873 near Portsmouth Square, ceased operations on February 15.⁹⁰

1950 "I am Portsmouth Plaza - a small, public square hidden away in a somewhat neglected portion of a great, busy city.... Once, one hundred years ago, I was the center of life in this community - the heartbeat of a new-born city.... But now I am old and have only memories to live by - and, yet, what memories do the years bring back to me!⁹¹

1952 Around 1952, the California Centennial Celebration (which was celebrated on September 9, 1950)

88 Historic Resources Inventory; Historical and Architectural Guide to San Francisco's Chinatown

89 Oral History: Sara Bard Field

90 City of San Francisco, Portsmouth Square History

91 Portsmouth Plaza Speaks



March 1924 photograph of the Portsmouth Square looking northwest from the corner of Kearny and Clay streets (Courtesy San Francisco Public Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

exhibit building was removed. It's not clear what the building looked like or where it was located in the Plaza.⁹²

1953 A plaque honoring Andrew Smith Hallidie, the inventor of the cable car, was placed in Portsmouth Plaza by the California State Park Commission. The plaque, Registered State Landmark No. 500, was imbedded on a granite table. Money raised by the Friends of Andrew S. Hallidie funded the plaque, which states "Andrew Smith Hallidie/Site of Eastern Terminus First Street/Cars in World Propelled by Cable. Commenced operation August 1, 1873, Ceased February 15, 1942 invented and installed by Andrew S. Hallidie, Born London, England March 16, 1836. Died San Francisco April 24, 1900 Pioneer manufacturer of wire cables; Regent University of California; twice member Board of Freeholders for drafting proposed city charter; served on first Board of Trustees, 1878 of the San Francisco Public Library Tablet placed by California State Park Commission Base furnished by friends of Andrew S. Hallidie Registered State Landmark No. 500."⁹³

1957 A monument to the first school in San Francisco is dedicated in Portsmouth Square by the Grand Lodge of Free and Accepted Masons of the State of California. It is designated California Historical Landmark 587.⁹⁴

1957 "What Boston Common is to Boston, the Plaza is to San Francisco, the cradle of its local history."⁹⁵

92 City of San Francisco, Portsmouth Square History

93 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza

94 City of San Francisco, Portsmouth Square History

95 Robert Louis Stevenson, Andrew Smith Hallidie and Portsmouth Plaza



March 1924 photograph of the Portsmouth Square looking northwest from the corner of Kearny and Clay streets (Courtesy San Francisco Public Library)



1927 photograph of the Portsmouth Square looking east from Washington Street near the corner of Brenham Place (now Walter U. Lum Place) (Courtesy Chinese Historical Society)



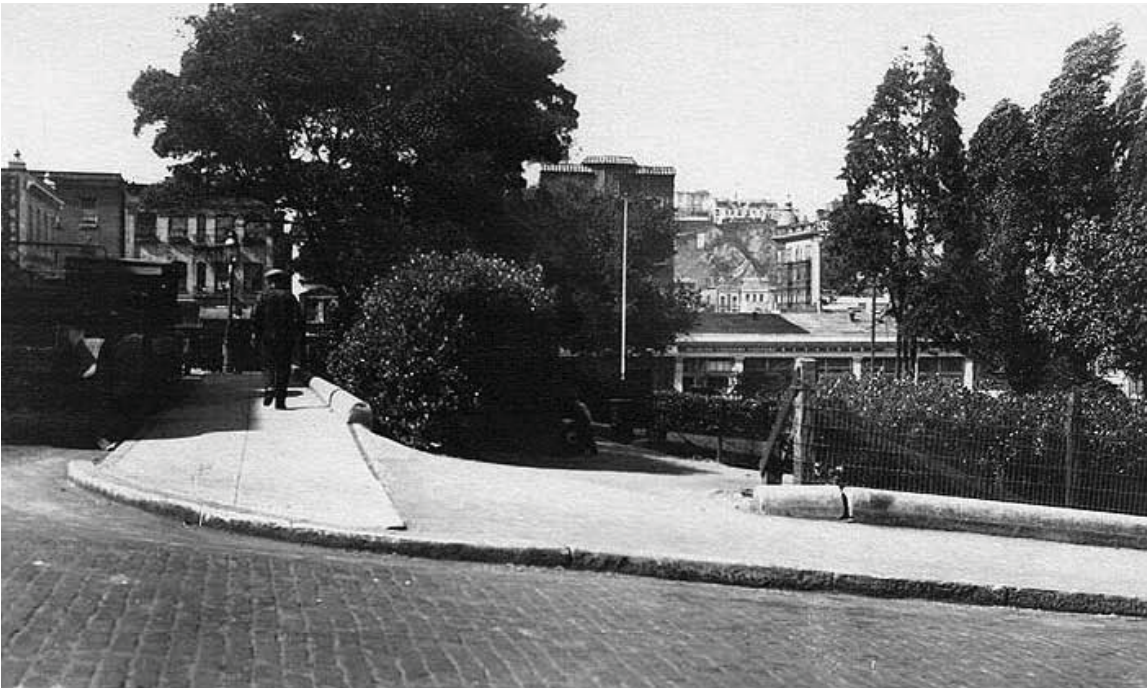
1945 photograph of a portion of Portsmouth Square looking southwest at Brenham Place (now Walter U. Lum Place) (Courtesy San Francisco Public Library)



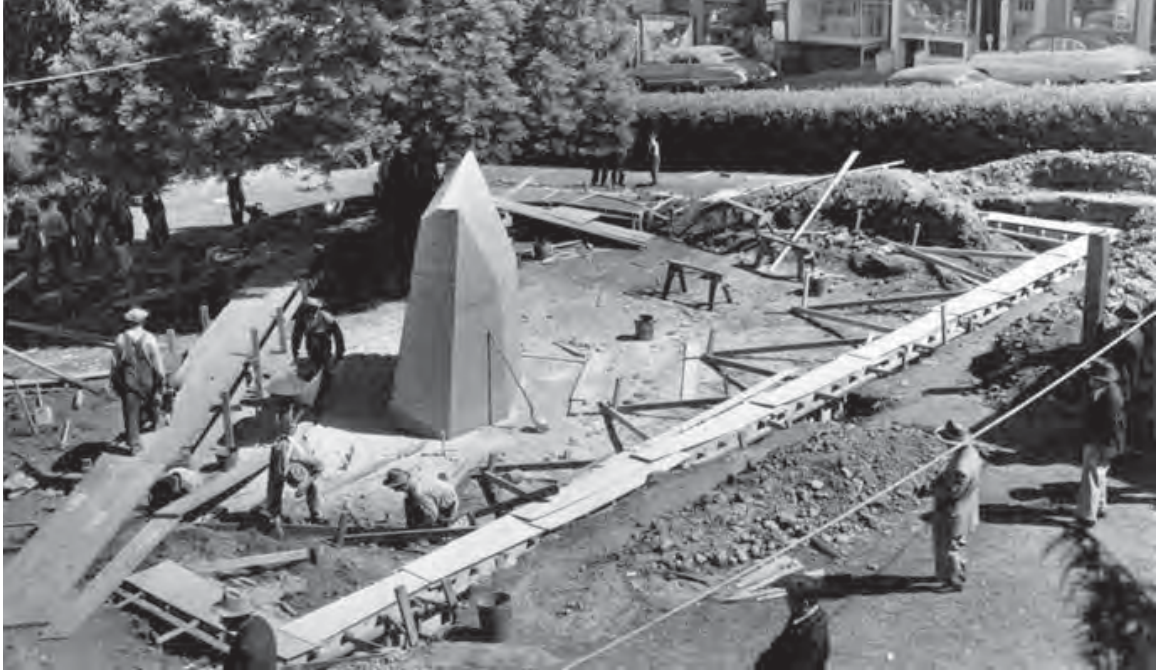
Portion of 1938 aerial photograph of Portsmouth Square (Courtesy David Rumsey Collection)



1948 photograph of Portsmouth Square from Kearny Street looking southwest towards Clay Street and Walter U. Lum Place) (Courtesy San Francisco Planning Department)



1950 photograph of Portsmouth Square from Clay Street looking north, Brenham Place (now Walter U. Lum Place) is on the left (Courtesy San Francisco Planning Department)



1950 photograph of monument base being constructed in the park. Though it's not clear this could be the stone beginnings of the carving dedicated to the first school on Portsmouth Square (Courtesy San Francisco Public Library)



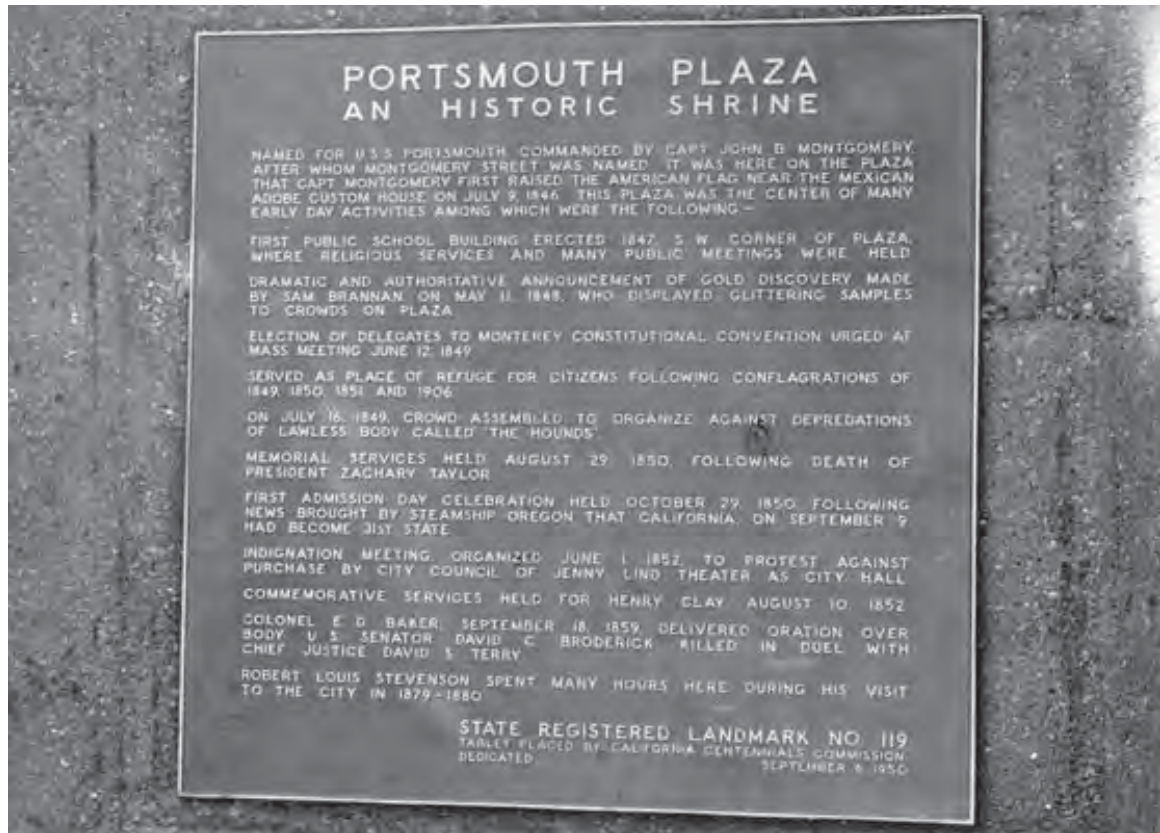
Undated photograph of completed monument located along the south side of Portsmouth Square (Courtesy San Francisco Public Library)



1952 photograph of children playing and people gathering in Portsmouth Square along the park's eastern side (Courtesy San Francisco Public Library)



1957 dedication of the plaque recognizing Portsmouth Square as the site of the first school house (Courtesy San Francisco Public Library).



Top and bottom. 1951 close-up photograph of plaque memorializing the many historic events that have taken place in Portsmouth Square (Courtesy San Francisco Public Library). Plaque recognizing the site of the first U.S. flag raised in San Francisco (Courtesy San Francisco Public Library).

PORTSMOUTH SQUARE GARAGE

1959 In early October, the Board of Supervisors approve the construction of the Portsmouth Square Garage. The media and the citizens of San Francisco are split in terms of their support of the project. An October 8 one editorial states, "The supervisors have approved, provided the square is restored to its present character as a park as much as possible. The Square is necessary and so is the garage. Fortunately, San Francisco can have both. In dealing with the Portsmouth Square situation, the supervisors should note a recent policy statement by the City Planning Dept. which says that in such cases the result must be a park with a garage under it (like Union Square), not a garage with a roof garden (like St. Mary's).... Do not destroy the park, we say; keep it - with a garage underneath. San Francisco is vibrant with growth and historic old Portsmouth Square, spruced up, should join the march of progress."⁹⁶

1959 Also on October 8 another editorial knocks the Board of Supervisors, "In their efforts to temper the unseemly haste in which the Portsmouth Square garage project is being tamped down the public throat, Supervisors Zirpoli, Ferdon and Blake may count on wide and strong support. The proposal, involving an 800-car underground garage surmounted by a redesigned, elevated 'modern' park, has mysteriously acquired momentum that abruptly put it far along the road toward an accomplished fact while protests and objections have been denied a hearing.... City officials must now be aware that the public is no longer in a mood to sacrifice all the city's community values - its landmarks and historic buildings and vistas and open spaces - to the accomodation of the insatiable automobile."⁹⁷

1959 The issue continues to be debated in the press on October 12. "Like most San Franciscans, we feel a pang when changing times bring their inevitable change to some familiar part of San Francisco's features. But we know we would feel a much greater pang if there were no changes - if, instead, the city slipped into decay and decline. So it is with the proposal to alter the surface features of Portsmouth Square by building a garage beneath it. Ours is the trouble that afflicted Professor Higgins: We've grown accustomed to that face. But not so accustomed we want to mummify it and hold it forever inviolate.... Space-hungry San Francisco must guard its taxable land jealously. The Portsmouth Square proposal of a garage below, a park above, is multiple use of land proved sound by experience."⁹⁸

1959 On October 15 the project is debated further with adamant opposition. "To further the desecration of our city, as was accomplished by the erection of the concrete EMBARCADERO MONSTER, the money hungry city officials working hand-in-pocket with greedy parking concessionists are now aiming their great shovels at the very heart of early San Francisco history. Their Plan. Famous Portsmouth Square, where the Stars and Stripes were first flown over San Francisco. The location of our first custom house... Portsmouth Square, the beautiful bud from which our city blossomed. Robert Louis Stevenson spent many hours in the square leisurely meditating and watching his fellow men." followed by call for letters of indignation to City Hall and plan to print handbills, car stickers and posters to rally for cause. "THERE IS A PLACE TO DRAW THE BATTLE LINE..."⁹⁹

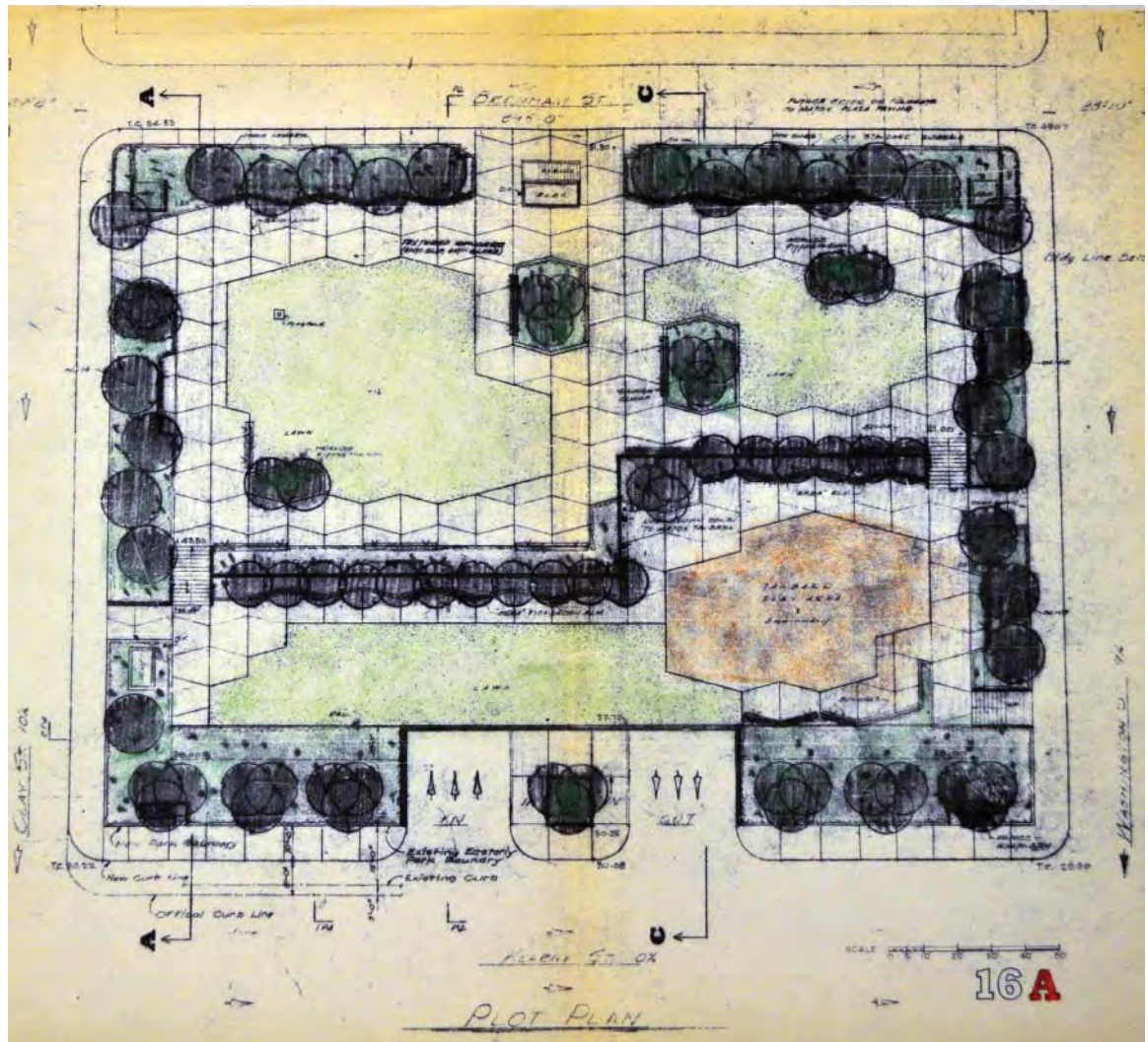
96 Portsmouth Square

97 Why Such Haste To Build Garage?

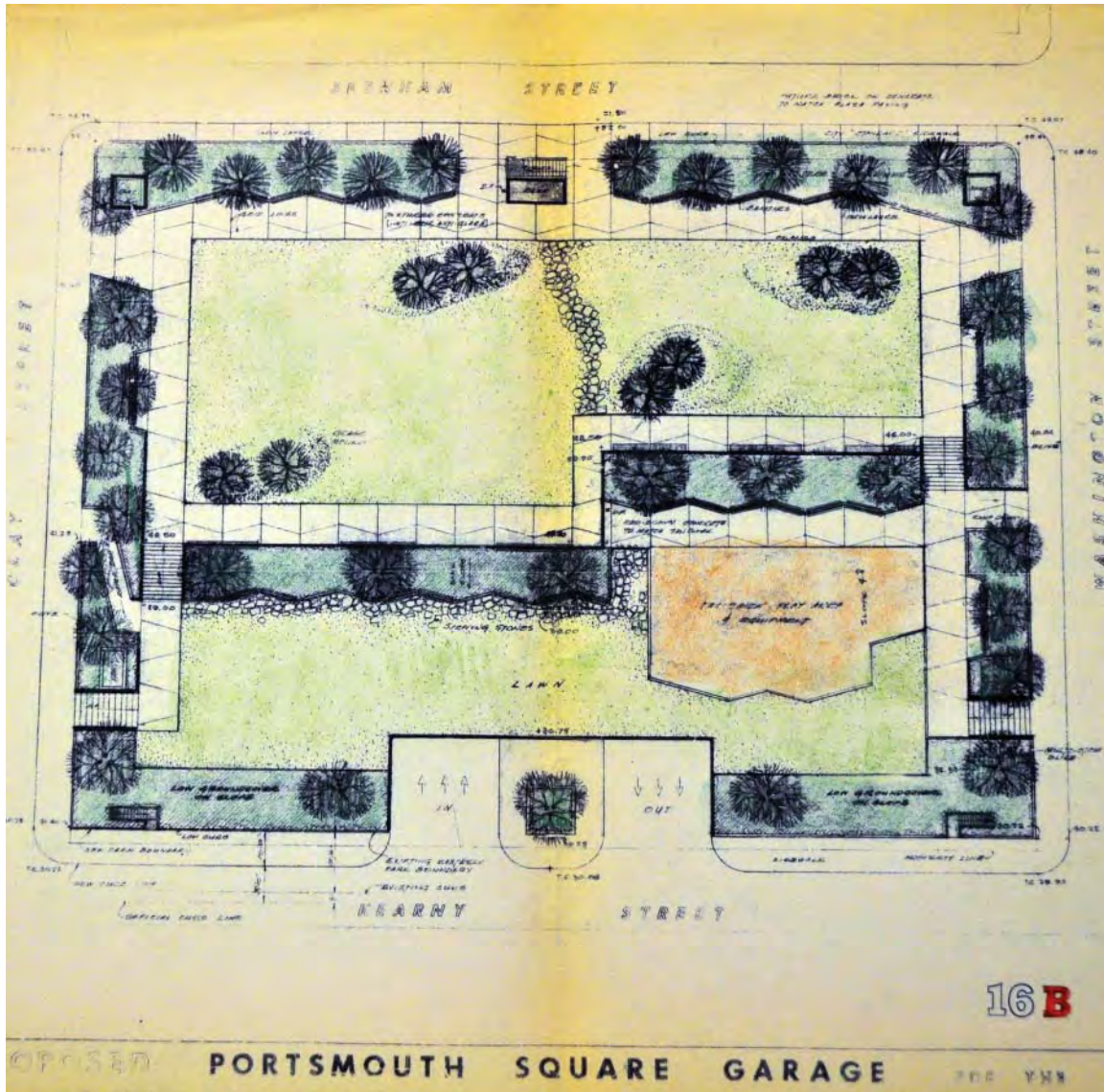
98 Park Garage Plan Is Good Land Use

99 Historic Square... Nearly Doomed

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION



Circa 1959 plan for Portsmouth Square designed by landscape architect Douglas Baylis, known as Plan 16A (Courtesy University of California Berkeley College of Environmental Design Archives)



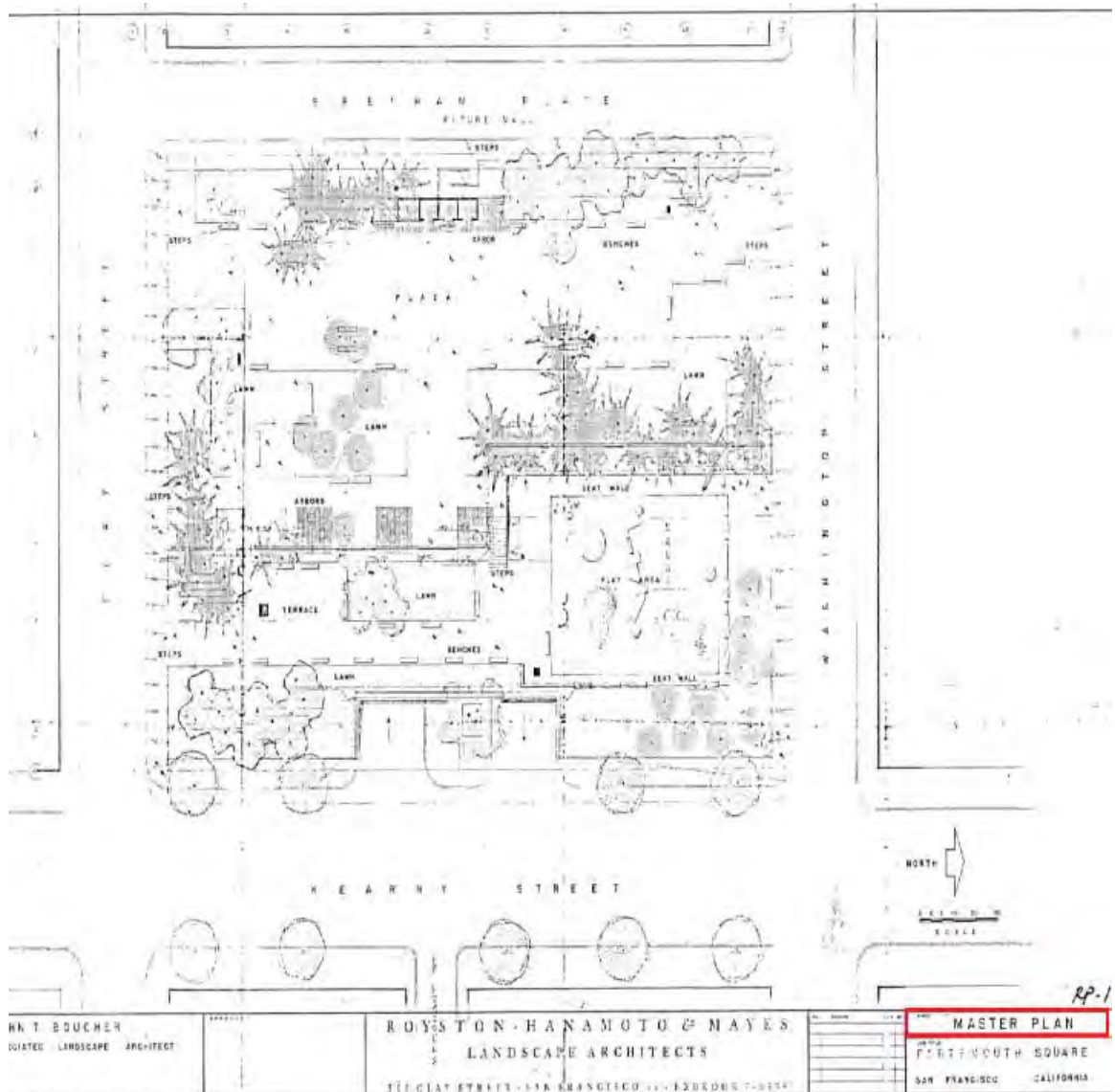
Circa 1959 plan for Portsmouth Square drafted but not designed by landscape architect Douglas Baylis following a request from his client, known as Plan 16B (Courtesy University of California Berkeley College of Environmental Design Archives)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1959 The controversy didn't end there. By the end of November, Landscape Architect Douglass Bayliss was dissatisfied with the work being requested of him in relation to the Portsmouth Square design. On November 24 he presented four conditions for his future involvement with Portsmouth Square project due to the fact that the work required had been more substantial than his current agreement stipulated and he didn't feel he was being adequately compensated for his work.¹⁰⁰

1959 On or around November 25, John Gould, a structural engineer from the firm Gould/Degenkolb and working for the Corporation leading the Portsmouth Square Parking Garage project, requested that landscape architect Douglas Bayliss make modifications to his landscape design for Portsmouth Square, which will be referred to as Design 16A. A marked up plan, known as Design 16B, is provided to Bayliss with the request to make the changes shown based on feedback John and his partners received from Parks and Recreation Commission members. In particular, more lawn area and less paved areas were to

100 Letter to Gentlemen



Circa 1960 plan of Portsmouth Square by landscape architect Robert Royston of Royston, Hanamoto and Hayes (Courtesy San Francisco Planning Department)

be included. Bayliss understood that the modified plan (known as Design 16B) would be presented at the Mayor's Conference along with the original design (16A) on November 30.¹⁰¹

1959 According to Douglas Bayliss, "the decision to submit a phony drawing... was made on Dec. 1, 1959 in the office of Haas & Haynie, the construction firm building the underground garage. The drawing, Baylis said, was falsified 'to make it appear there was more grass and the slope was gentler....' Baylis quit as Portsmouth Plaza landscape architect in protest against a plan he said was 'the world's worst.' He said the plan was not his. Baylis says Plan 16B was done by the Portsmouth Plaza Corporation and that "any landscape architect would laugh himself sick at it." This came about when City Supervisors wanted to have as much of the historic park restored after the garage was built. "I'm not going to kid anybody, Baylis said yesterday. That park could never be restored." Baylis said he counted on the Art Commission to reject disputed plan, but they approved it. In the end Plan 16B was approved by the Park and Recreation Commission, the Board of Supervisors and the Art Commission and written into the contract. Baylis designed and favored Plan 16A.¹⁰²

1959 In December Plans 16A and 16B were submitted to various boards and committees for comment and approval. The chain of events was somewhat disputed, but it was generally understood that the

101 Letter to Douglas Bayliss from John Gould

102 Fraud Charged in Plan for Plaza Landscaping



1962 aerial photograph of Portsmouth Plaza during the early stages of garage construction, looking north east towards Kearny Street (Courtesy San Francisco Public Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

Arts Commission initially approved of Design 16A and the Parking Authority and Parks and Recreation Commission approved of Design 16B.

1959 On December 14, the Art Commission reaffirmed their approval of Portsmouth Square Design 16A and did not consider the new layout, Design 16B.¹⁰³

1959 By December 16, the Finance Committee disapproved a plan for Portsmouth Square Garage. It's not clear which plan they rejected.¹⁰⁴

1959 By December 23, Design 16B was submitted to the Parking Authority and the Park and Recreation Commission, both of which approved it.¹⁰⁵

1959 By December 23, the Art Commission had somewhat reversed their stance and recommended changes including less lawn and more plaza surface in the area adjacent to Brenham Place (now Walter U. Lum Place) and a pierced wall be constructed from Washington to Clay streets through the center of the park in place of planted slopes.¹⁰⁶

1959 On December 28 at a meeting to discuss the Portsmouth Square Garage, Clarissa McMahon, a member of the Board of Supervisors, approved the need to increase parking in the area, but objected to the plan based on its cost which was estimated at \$6000 per square foot. McMahon also believes Portsmouth Square has historical significance and voices a concern over the desing from that perspective.¹⁰⁷

- 103 Letter to Editor: San Francisco Chronicle
- 104 Letter to Editor: San Francisco Chronicle
- 105 Letter to Board of Supervisors
- 106 Letter to Board of Supervisors
- 107 Portsmouth Square Garage Meeting Minutes



Left to right. 1961 photograph of Portsmouth Plaza during the early stages of garage construction, looking northwest towards Washington Street and Brenham Place (now Walter U. Lum Place) (Courtesy San Francisco Public Library) 1964 aerial photograph of Portsmouth Square from the corner of Kearny and Washington streets looking southwest (Courtesy San Francisco Public Library)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1959 On December 28 at a meeting to discuss the Portsmouth Square Garage, the American Institute of Architects objected to design since the park was broken into two levels, saying the size of Portsmouth Square has been greatly reduced, tall trees are lost, the structure will rise above street level, and there are four structures (elevators and ventilators) on top of the garage that impact park.¹⁰⁸

1959 On December 28 at a meeting to discuss the Portsmouth Square Garage, the Writer Harold Gilliam objected to Portsmouth Garage project since the historical significance of Portsmouth Square would disappear with the project; there would be impacts to traffic congestion due to the single entrance; and it would cost \$1 million more than the garage at 5th and Mission, but have less capacity.¹⁰⁹

1959 By the end of 1959, Board of Supervisor Ian Zirpoli refused to accept the Art Commission's endorsement for the modern park design (16A), stating he would meet with landscape architect Douglas Baylis, engineer John Gould and City Parking Authority officials to discuss options. Both Zipoli and Supervisor Ferdon felt that much of the present design of Portsmouth Square should remain in place.¹¹⁰

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- 108 Portsmouth Garage Meeting Minutes
 - 109 Portsmouth Garage Meeting Minutes
 - 110 New Plan for Garage Stirs Row



1964 photograph of Portsmouth Square looking northeast, with the former Hall of Justice in the background and the monument to the first school house on the left (Courtesy San Francisco Public Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1959 Bayliss's Plan 16A for Portsmouth Square was generally abandoned following the Mayor's Conference and concerns voiced by the Finance Committee. Critics of the modern design and changing Portsmouth Square from a grassy slope to an underground garage were placated when opponents were assured that preliminary plans would be modified as much as possible to retain the park's present appearance.¹¹¹

1959 According to Douglas Bayliss, lawyers bypassed the Art Commission and Portsmouth Plaza Design 16B was approved by the Board of Supervisors, though both plans were shown to them.¹¹²

1960 Nearly a year later, on December 6, 1960, landscape architect Douglas Bayliss resigned from the project when Engineers Gould and Degenkolb instructed him to proceed with working drawings of Design 16B, which his office had previously drafted, but not designed and without any opportunity to make changes according to his professional expertise. Bayliss wrote in a letter to John Gould, "You must understand... that it would have been unethical, improper and personally upsetting for me to proceed with any drawings or planting layouts for an anonymous plan which, in my judgement, is inept and inadequate for such an important project." In a letter to the Editor of the San Francisco Chronicle, Bayliss describes Plan 16B as a new plan developed out of "seeming necessity" by an unknown designer and handed to Bayliss to "draw up" as an alternate. The plan features a vast amount of lawn, planted slopes, stepping stones, and plant materials. In his view it's an amateur's attempt at park design for a suburban location, but completely unsuitable for this urban area. In a letter to the Finance Committee, Bayliss states that another concern is that consultation with the Art Commission was bypassed for expediency by the financiers of the project. Bayliss believed that Attorney Edward Keil was the "mastermind of the controversial garage" and accused Keil of forcing him to draw the 'world's worst plan.' Bayliss had almost quit year ago when Keil was trying to steer it through hostile Board of Supervisors. Keil said he was unaware of any issues or that Bayliss had resigned. Bayliss countered that he not only did he know of the resignation, but had hired successor. Bayliss was hoping the Art Commission would reject Plan 16B, but they didn't.¹¹³

1960 In a letter to the editor of the San Francisco Chronicle addressed to the new landscape architect for Portsmouth Square (who was not yet chosen by this date) landscape architect Douglas Bayliss points out numerous faults with Design 16B. The aesthetics of the hard and softscape elements need to work together, that there will likely be mechanical problems related to the grading and drainage, and problems will likely arise due to structural load and proper soil depths for trees to grow on top of the garage. Bayliss goes on to write, "The differences in plan are subtle and do not lend themselves to visual comparison.... Let me emphasize that I have no intent to be reinstated as the designer for the Plaza.... I like lawyers as fellow collaborators, but not as elements of force." Plan 16A was the product of ten months of studies and conferences and Commission approvals that reviewed upwards of 15 valid plans and multiple sketches. He reiterates that the Arts Commission initially approved this plan and feels its viable to move forward. However

111 Letter to Editor: San Francisco Chronicle; Tempest Over Garage Plan Blows Self Out

112 Letter to Editor: San Francisco Chronicle

113 Letter to John Gould; Letter to Editor: San Francisco Chronicle; Letter to Finance Committee; Portsmouth Landscaper Angry, Quits



1973 photographs of Portsmouth Square (Courtesy San Francisco Public Library)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

it was effectively abandoned on November 25, 1959 after the Mayor's Conference when the Finance Committee objected to various phases of the Plaza proposal.¹¹⁴

1960 Mayor asks City attorney to determine who has final say in design approval - parks and recreation or arts commission. Baylis has quit by this point.¹¹⁵

1960 On December 15th an editorial comments, "Historic Portsmouth Square, now under the bulldozer to permit construction of an underground garage, is to be 'restored' on plans that - in the verdict of the man who best knows them - are 'the world's worst' and 'absolutely unsuitable.' Thus baring some miracle of revision and repair, the garage will inflict upon this community precisely those injuries feared and warned against by this newspaper when the project was insinuating its way through some city agencies and around others.... We wish he could have spoken sooner, when a knowledge of their deficiencies would have enlarged the opposition and stayed the dogged determination of the City Hall to hurry up and start digging. But now the horse has been stolen, the courts indicate, and there is no way to unsteal it."¹¹⁶

1960 In late December, during Bayliss's testimony on fraud charges, he said that plans were changed without his consultation. That John Gould forbade Bayliss from showing his plans to the Board of Supervisors. The Parks and Recreation Manager said he was not aware of major changes to the design.¹¹⁷

1960 "I do not feel that the courage Mr. Baylis has exhibited in denouncing this common practice (alteration of landscape plans by promoters of underground garage project) is properly appreciated; Mr. Baylis (and almost all landscape architects and architects in our society) is an uneasy combination of business man and artist, constantly reminded by his clients and his trade journals that an architect must, in order to survive, be a combination of Leonardo da Vinci, Jay Gould, and investment counsel, with an eye perhaps turned to beauty, but both hands firmly engaged in enriching his clients."¹¹⁸

1961 On January 5, a joint meeting of the Parks and Recreation Commission and Art Commission was scheduled to review the Portsmouth Square design.¹¹⁹

1961 Structural Engineer John Brisbin Rutherford writes to Douglas Bayliss, "What you did takes a great deal of courage; win or lose you have my admiration for daring to blow the whistle on the ravisher of San Francisco"¹²⁰

1961 Douglas Bayliss' actions are further celebrated in a letter to the editor of the San Francisco Chronicle which stated that he "recently resigned his commission in protest against what he termed

114 Letter to Editor: San Francisco Chronicle

115 Mayor Steps into Portsmouth Row

116 Hurry Up and Get the Job Botched

117 Portsmouth Protest Killed

118 An Artist At War with Profit Motive

119 Letter to Finance Committee

120 letter to Douglas Baylis from structural engineer John Brisbin Rutherford

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

fraudulent alteration of landscaping plans by promoters of the underground parking garage project. As with many projects these days the promoters had apparently secured approval of their scheme by promising more than they were prepared to deliver, and thereupon ordered Mr. Bayliss to draw up an inferior set of plans and alter the perspective sketches to make them look good.”¹²¹

1961 John Gould died of a heart attack while on the way to his office on Bush Street.¹²²

1961 On June 27, Douglas Bayliss reaches an agreement with Gould and Degenkolb for the sum of \$800 to be paid to Douglas Bayliss for services rendered on the Portsmouth Square Garage project which released both parties from obligations previously entered.¹²³

1961 Beginning in 1961 the Portsmouth Square Garage project was under construction. The previous plaza was completely razed to accomodate a four level underground parking garage.¹²⁴

1963 The Portsmouth Square Parking Garage and split level park, whose design and construction was finalized by Royston, Hanamoto and Mayes, was finished in 1963.¹²⁵

1968 A protest was held at Portsmouth Square against the Chinatown establishment for promoting tourism instead of addressing social problems in the community.¹²⁶

PORTSMOUTH SQUARE PLAYGROUND

1968 On November 18, Charles Slutzkin of Justice Enterprises requests landscape architecture services from Robert Royston to determine what modifications should be made to Portsmouth Square as a result of the Chinese Cultural Center Bridge.¹²⁷

1970 About a year and a half later, on March 26, 1970, Robert Royston wrote Charles Slutzkin saying that he checked the proposed playground design and felt it was necessary to enlarge the present play space by 800 to 1000 feet. They will present two additional play spaces more or less as originally placed; one space will contain a split level climbing structure about 14' tall, and the other will include a geodesic dome.¹²⁸

1970 Charles Slutzkin authorized Royston to proceed with the Portsmouth Square playground design

121 Letter to Editor: San Francisco Chronicle

122 Engineer John J. Gould Dies at 62

123 Mutual Release

124 Property Listing for c. 751 Kearny Street (Portsmouth Square); Historic Resources Inventory

125 Historical and Architectural Guide to San Francisco's Chinatown

126 San Francisco's Chinatown

127 Justice Enterprises letter

128 letter from Robert Royston to Charles Slutzkin

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

on March 30, but asked him to keep costs to a minimum since the bridge had greatly exceeded cost projections. Slutzkin suggested he contact Degenkolb for information on the garage structure.¹²⁹

1970 Royston's office contacted the Recreation and Parks Department on April 14 regarding the possibility of widening the sidewalk along Kearny Street under the bridge, though it was noted that that work is not part of the playground design they were working on.¹³⁰

1970 Bridge Beardslee provided a preliminary scope of work for for the playground structure on May 18. The play structure was scoped to be 18' high, and primarily constructed of wood and metal. It would cost \$7,500.¹³¹

129 letter from Charles Slutzkin to Robert Royston

130 letter from Louis Alley to Charles Slutzkin

131 Bridge Beardslee letter



1987 photograph of the playground located on the east side of Portsmouth Square and the Kearny Street garage entrance (Courtesy San Francisco Planning Department)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1970 By July 30, the cost for the playground structure had risen to \$9,500. The scope of work now included shop drawings (which had been approved by Royston, Hanamoto, Beck and Abbey), fabrication, delivery and installation of a wood and metal play structure for Portsmouth Square. The approximately 18' sculpture would contain cast aluminum screens with Chinese motifs and provisions for lighting, resemble the approved model and be installed on base provided by the contractor in a new location in the center of the park.¹³²

1970 Justice Enterprises noted on December 21, that under the terms of their agreement with the Recreation and Park Department they must provide two pieces of play equipment on the grass area south of the playground prior to the time the existing play area is fenced off for construction. They needed a play geodesic dome and two swings or children's slide and signs in English and Chinese explaining project and reason for the inconvenience.¹³³

1970 The Chinese Cultural Center Bridge, a pedestrian walkway built over Kearny Street that connected the park to the Holiday Inn, was completed in 1970. The bridge was designed and built by Clement Chan and John Carl Warnecke and Associates. Some comment that the bridge "puts much of the park in shadow."¹³⁴

132 Bridge Beardslee letter

133 letter from Justice Enterprises to Robert Cahill

134 City of San Francisco, Portsmouth Square History; Historical and Architectural Guide to San Francisco's Chinatown



Undated (though likely in late 1980s/early 1990s) photograph of a portion of the playground located in the northeast corner of Portsmouth Square (Courtesy San Francisco Planning Department)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1971 Justice Enterprises contracting with Bridge Beardsley on behalf of Redevelopment Agency of San Francisco for play sculpture.¹³⁵

1971 Work on the play structure began in October. The proposed list of materials included Medium Density Overlay for siding and flooring, kiln-dried Douglas fir for structural members, and stainless steel for slide bottom, which was changed from galvanized steel.¹³⁶

1971 As of December 16, the playground structure was 60% complete. An article written about six months later describes the Portsmouth Square Children's Playground as a wooden climbing tower, built like a series of six tree houses, one on top of the other, off of which ran a slide. Designed by Royston, Hanamoto, Beck and Abey it had a geodesic dome, cement tunnels, bridges and hills, four swings and a merry-go-round.¹³⁷

CHINATOWN HISTORIC DISTRICT

1971 A scene from Dirty Harry was filmed in Portsmouth Square.¹³⁸

1978 Historic Resources Inventory completed for Portsmouth Square¹³⁹

1978 By the late 1970s, interest was growing to formally recognize the history of the area, namely Chinatown and Portsmouth Square. Over the years many monuments had been erected in the Square pointing to the site's history and significance. Documented at the end of 1978, four monuments and plaques existed in Portsmouth Square: the Robert Louis Stevenson Monument was in the NW corner; the First Public School Monument was in the SW corner, though the plaque was missing; plaque is missing; the Andrew Smith Hallidie Plaque was in the SE corner, and the Portsmouth Plaza plaque was located on the side of the stairs the connecting upper and lower levels of the plaza.¹⁴⁰

1979 According to studies completed as part of the Chinatown Plan, the blocks around Portsmouth Square were predominantly filled with "compatible" as opposed to "significant" buildings. The blocks surrounding Portsmouth Square were primarily zoned Visitor Retail (CVR) and Community Business (CCB).¹⁴¹

1979 The Chinatown Plan made many recommendations for the area including taking steps to protect residents' access to sunny and windfree environments, which was particularly appropriate for Portsmouth

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- 135 letter from Justice Enterprises to Bridge Beardsley
 - 136 letter from Bridge to Robert Royston; letter from Bridge to Robert Royston
 - 137 letter from Robert Royston to William Chandler; Greening the Playgrounds
 - 138 City of San Francisco, Portsmouth Square History
 - 139 Historic Resources Inventory
 - 140 Historic Resources Inventory
 - 141 Chinatown Plan

Square. They also made recommendations related to the area's need for parking and to reduce barriers for pedestrians.¹⁴²

1981 Following on the heels of the Chinatown Plan, a Public Improvements Plan was developed that included many recommendations for seizing opportunities and recognizing issues. The authors felt that Brenham Place would benefit from landscape treatments that would expand its open space quality without reducing its utility as a street.¹⁴³

1981 The Chinatown Public Improvements Plan noted that the pedestrian bridge linking Portsmouth Square to the Chinese Cultural Center was underutilized and could accommodate more facilities and activities. It's possible they envisioned something like Florence, Italy's Ponte Vecchio or Bath, England's Pulteney Bridge.¹⁴⁴

1981 The Chinatown Public Improvement Plan noted that Portsmouth Square had various renovation needs including furniture additions and replacements, irrigation and water system repairs, painting, tiling, waterproofing of the shelter, and concrete repairs.¹⁴⁵

1984 Proposition K passes, which provided sunlight protection for Parks and Recreation properties by preventing the creation of more shadow than now exists between one hour after sunrise and one hour before sunset all year round in city parks and public squares, such as Portsmouth Square.¹⁴⁶

1985 In 1985, efforts were underway to designate Chinatown as a historic district. Though controversy ensued and the district was never formally listed in the National Register of Historic Places, the area's history was well-documented through these efforts. The 1985 draft of the National Register nomination by the San Francisco Landmarks Preservation Advisory Board is the most up-to-date draft. A 1997 Section 106 consultation letter concurred with the findings of the 1985 draft nomination and effectively established the eligibility of the district. This Landmarks Preservation Advisory Board included Portsmouth Square in the proposed historic district.¹⁴⁷

1985 On October 16, the San Francisco Landmarks Preservation Advisory Board held a hearing to consider a proposal to designate an area of Chinatown as a historic district.¹⁴⁸

1985 On November 15, the Board of Supervisors adopted Resolution No. 979-85 initiating the designation of a historic district in Chinatown generally bounded on the west by Waverly, Ross, Spofford and Old Chinatown Lane; on the east by Quincy, Walter U. Lum Place (Brenham), Wentworth and Beckett;

142 Chinatown Plan

143 Chinatown Public Improvements Plan

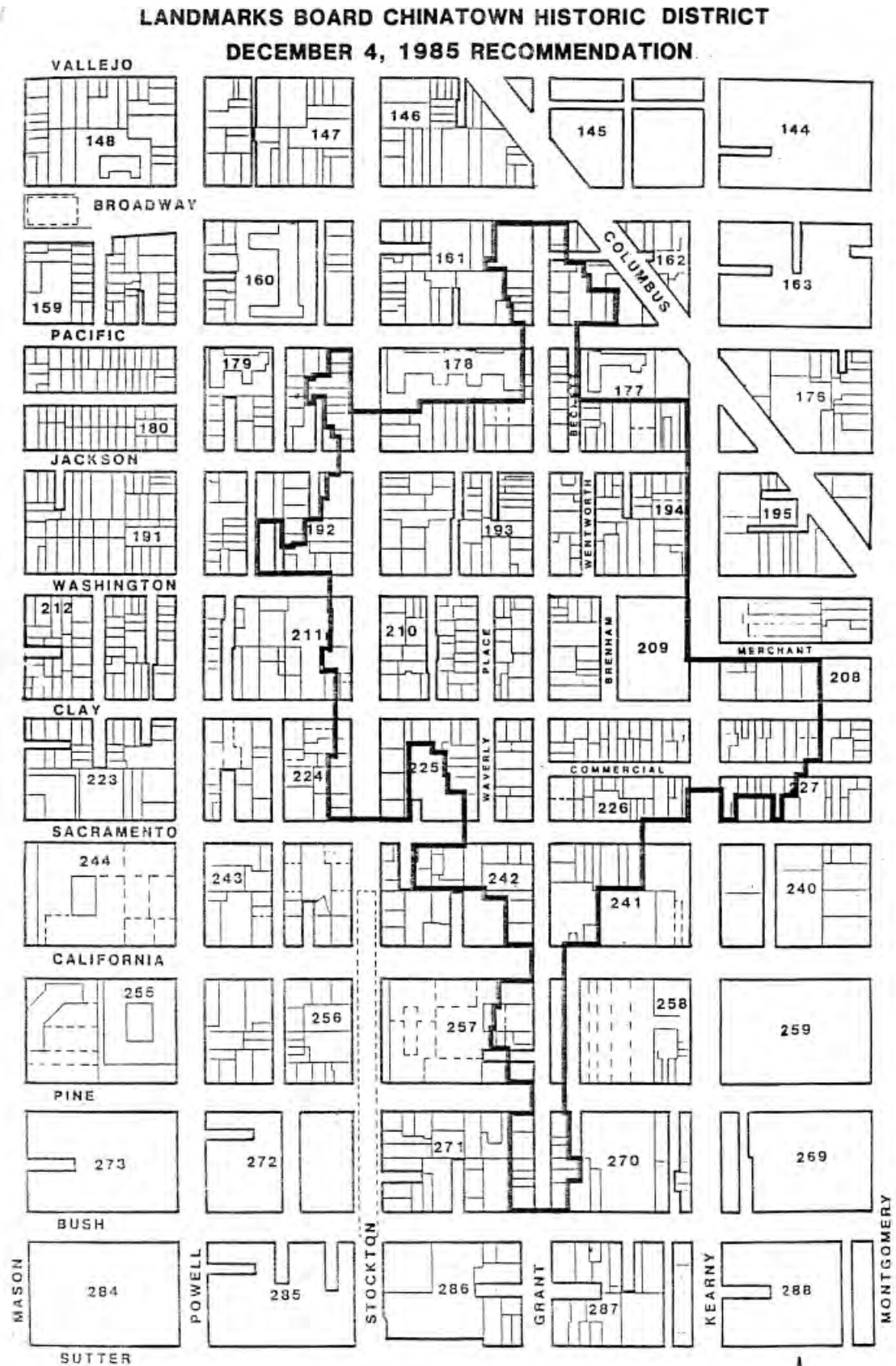
144 Chinatown Public Improvements Plan

145 Chinatown Public Improvements Plan

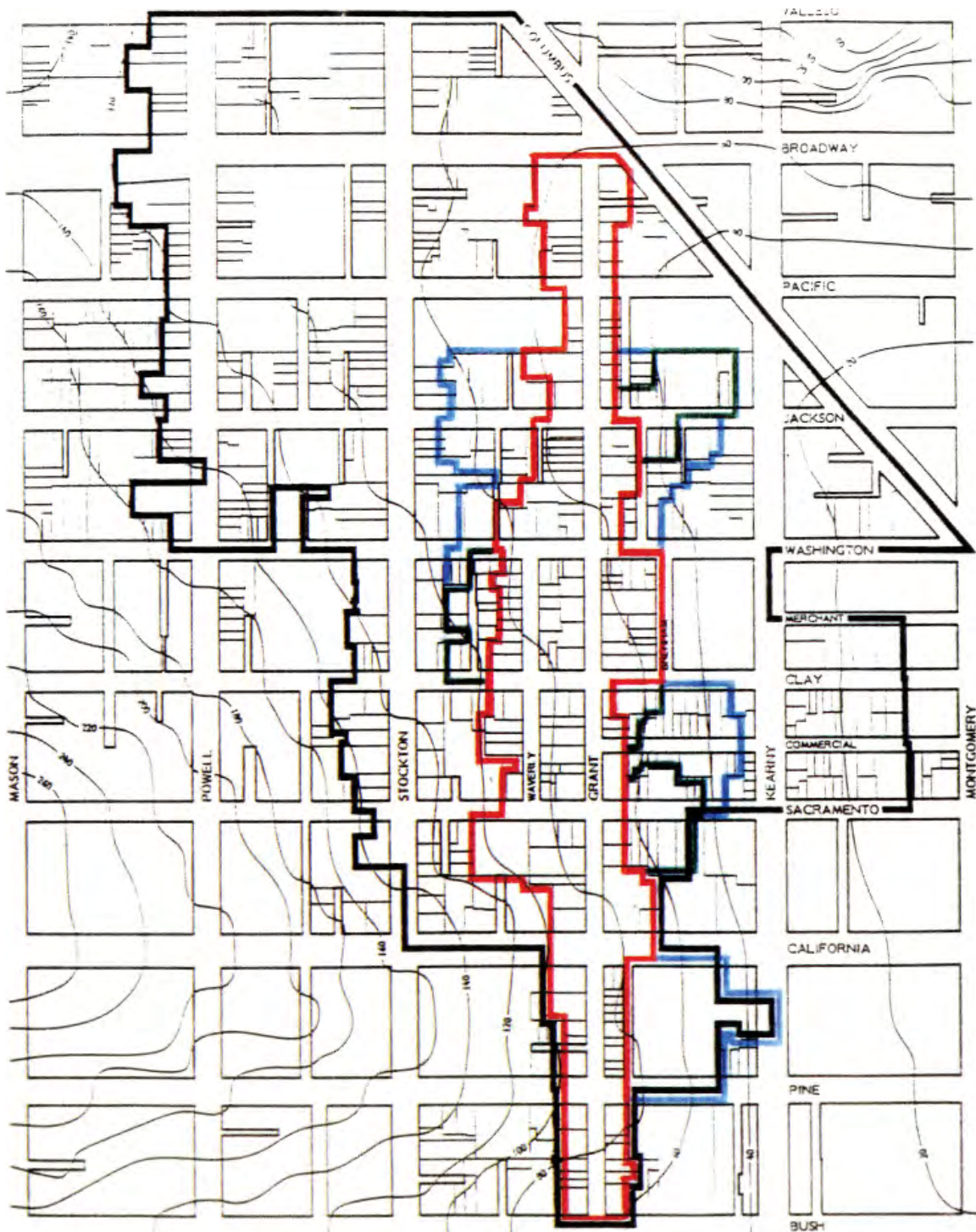
146 Urban Design, Preservation, Open Space, Social Services in Chinatown: Issue Paper #5

147 Letter to Property Owner; Memo to Elizabeth Skrondal

148 Letter to Property Owner



1985 San Francisco Landmarks Preservation Advisory Board Recommended Chinatown Historic District Boundary (Courtesy San Francisco Planning Department)



Original McGrew Proposal with Additions

KOTAS / PANTALEONI
ARCHITECTS

Undated comparison of several boundaries that were recommended for the Chinatown Historic District
(Courtesy San Francisco Planning Department)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

on the north by Broadway; and on the south by Bush, including portions of Jackson and Sacramento Streets. This boundary did not include Portsmouth Square.¹⁴⁹

1985 On November 25, the Chinese Historical Society of America voiced their support for a Chinatown Historic District that would encompass an area between Bush and Broadway streets and Kearny and Stockton streets, a roughly 12 block area that included Portsmouth Square. They recommended a period of significance that would extend to World War II.¹⁵⁰

1985 On December 9, the Parks and Recreation Department is studying possible changes to Portsmouth Square. Alternative schemes were reviewed by the CNIRC Land Use Committee.¹⁵¹

1985 On December 9, the San Francisco Landmarks Preservation Advisory Board voted to recommend historic district boundaries that generally conform to those proposed by the Resources Center, Asian Neighborhood Design, Chinese Chamber of Commerce, American Institute of Architects (San Francisco Chapter), Chinese Historic Society, and Foundation for San Francisco's Architectural Heritage. The San Francisco Department of Planning is unwilling to support these boundaries and a smaller district was currently in place.¹⁵²

1986 Though Proposition K passed in 1984 which protected access to sunlight, the AIA took action on January 28, 1986 to recommend that current open space in Chinatown (which includes Portsmouth Square) should have sunlight access.¹⁵³

1986 On February 28, the AIA voiced support for the San Francisco Landmarks Preservation Advisory Board action to expand the boundaries of the proposed Chinatown Historic District.¹⁵⁴

1986 On May 8, the California Heritage Council urged the Landmarks Preservation Advisory Board to include Portsmouth Square in the boundaries of the Chinatown Historic District saying "while we are aware that many significant historical events occurred in Portsmouth Square prior to the Square's absorption in Chinatown, there is no dispute that today the square is the center of Chinese activity and one of the few open spaces in Chinatown."¹⁵⁵

1986 On July 16 the "Proposal for a Chinatown Historic District" and "Individual Buildings Survey" were approved by the San Francisco Landmarks Preservation Advisory Board. However, the issue was far from settled and actions to establish the historic district were stalled through the rest of 1986 and 1987.¹⁵⁶

149 Resolution No. 979-85

150 Letter to Patrick McGrew from Chinese Historical Society of America

151 CNIRC Land Use Committee Meeting Minutes

152 CNIRC Land Use Committee Meeting Minutes

153 Letter to Dean Macris from AIA

154 Letter to Planning Commission

155 Letter to Patrick McGrew from California Heritage Council CCSF Dept of Planning

156 Chinatown Historic District Article 10 Draft

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY

1987 As the issue of establishing a historic district in Chinatown developed, it was stalled in some ways by sentiments felt by some in the Chinese community that the preservation of buildings was taking precedent over the preservation of lives at the City, especially in terms of needed seismic upgrades to buildings. It was that issue and the economic impact of a historic district designation that dominated the discussion of the issue throughout the late 1980s and early 1990s.¹⁵⁷

1988 On August 28 an editorial stated, "San Francisco's Chinatown must be preserved, but this does not mean a large majority of its 30,000 residents should continue to live in extraordinary unsanitary, overcrowded conditions."¹⁵⁸

1988 Architectural ratings of structures in San Francisco Master Plan: Chinatown Area Plan showed that there was only one significant building adjacent to Portsmouth Square along Brenham Place (now Walter U. Lum Place). Nearly all of the other buildings on adjacent blocks were considered compatible.¹⁵⁹

1988 On October 19, a Chinatown Historic District Economic Study by the City's Planning Department was presented to the Landmarks Preservation Advisory Board.¹⁶⁰

1988 On November 2, David Prowler, Planning Commissioner and Director of the Mayor's Office of Economic Development, gave a presentation to the Landmarks Preservation Advisory Board on unreinforced masonry buildings in San Francisco, in particular how to balance safety, history and housing.¹⁶¹

1988 On November 12, author and historian Philip Choy gave a slide show and walking tour of the proposed Chinatown Historic District.¹⁶²

1988 On December 14, an archaeological site was uncovered in Chinatown about two blocks south of Portsmouth Square at the corner of Kearny and Sacramento streets. The discovery was picked up by the national press.¹⁶³

1989 On January 4 a community meeting was held to discuss the Chinatown Historic District designation and the 1988 economic study. The designation drew fire from residents and business people who said they desperately needed renovations which they deemed more important than preserving old buildings.¹⁶⁴

157 Letter to Dean Macris

158 Chinatown In Crisis

159 Chinatown: An Area Plan of the Master Plan of the City and County of San Francisco

160 Notice of Meeting of Landmarks Preservation Advisory Board

161 Notice of Meeting of Landmarks Preservation Advisory Board

162 Notice of Meeting of Landmarks Preservation Advisory Board

163 Chinatown's Birthplace unearthed in S.F.

164 Press Release: Community Meeting on Chinatown Landmarks Designation; Chinatown Historic District Stirs Opposition

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

1989 Jean Kortum, a member of the Landmarks Preservation Advisory Board, expressed offense at Supervisor Tom Hsieh's remarks at the January 4 community meeting that boundaries of the Chinatown Historic District "represent a lot of arm twisting and politics" stating that no boundaries were ever determined through a political process but by nationally recognized and accepted guidelines used by similar landmarks boards throughout the United States. Kortum requested that he read the report knowing that he "will recognize the historical and architectural thought process that went into setting the boundaries."¹⁶⁵

1989 On January 28 issues in the debate over designating Chinatown a historic district were voiced by various city leaders. Supervisor Tom Hsieh felt that the designation would add another layer of bureaucracy. Historian Phil Choy, felt Chinatown should be protected. Both David Prowler, Planning Commissioner and Director of the Mayor's Office of Economic Development, and Deputy Planning Director George Williams said that nothing in the historic landmark provision that would prevent making seismic improvements to historic buildings.¹⁶⁶

1989 In May 1989, an economic impact report on the Chinatown Historic District found that the primary benefits of a historic designation would come from tax credits including a 20 percent tax credit for money spent on rehabilitation, plus a 30 percent state tax credit and an up to 90 percent tax credit if a building contains low-income housing. As economist Chester McGuire wrote, "in the best possible case you could get a 140 percent tax credit... or \$1.40 for every dollar you invest."¹⁶⁷

1989 A July draft of the Chinatown Historic District Article 10 report stated that "in no other ethnic community of the City can there be found such a concentration of landmarks where the continuity of its history dates back to the Gold Rush." The purpose of this ordinance was to recognize and encourage protection, enhancement and continued use of historic buildings in area, but not inhibit necessary repairs or reinforcement.¹⁶⁸

1990 A letter to the editor was published on August 29 which stated that Chinatown was in decline due to a decrease in authenticity and the "gradual destruction of Chinatown's unique architectural features."¹⁶⁹

1991 The debate over whether to designate Chinatown as a historic district continued in early 1991. Thomas Eng, a board member of the Chinese Six Companies stated, "If we're a historic district, nobody will do anything to improve their buildings, None of the buildings will look historic, they'll just look like slums." A supporter of the historic district countered with this statement, "The intention of the historic district is not to freeze a neighborhood in history - turning it into a museum like Williamsburg, Va. - but rather to assure that change will be orderly and compatible with the district's historic character." The point

165 Letter to Tom Hsieh

166 Chinatown: Safety vs. Preservation

167 Quake Fears at S.F. Chinatown

168 Chinatown Historic District Article 10 Draft

169 Mark Ryser Letter to Editor

was furthered by mentioning that tax credits come with historic designation.¹⁷⁰

1993 On March 10, 1993, the California State Historic Preservation Office (SHPO) writes that they can't comment on the precise boundary of the historic district, but feel it should be as large, if not larger, than the boundary proposed in Choy report.¹⁷¹

2009 In 2009 an observation was made about Portsmouth Square. "Visiting this two-tiered plaza today, framed on three sides by Chinatown and a fourth by office towers, it's hard to believe the space held San Francisco's original town square - a clearing that predates the Gold Rush and was a stone's throw from the bay. Now it's the hard deck of a parking garage and a gathering place for elderly Asians, as well as their grandchildren who run around with glee."¹⁷²

PORTSMOUTH SQUARE RENOVATIONS

1986 News that the Parks and Recreation Department was considering alterations to Portsmouth Square reached landscape architect Robert Royston who wrote on February 19, "If Portsmouth Square is to be redesigned, etc., we would like to be part of the effort. We designed the original." All drawings associated with the three phases of the project were completed by the City of San Francisco Department of Public Works. There is no mention of a consulting landscape architect in any documentation.¹⁷³

1987 A three-phase renovation project is started at Portsmouth Square, which is the "second major renovation in park's history." As part of the renovation, new elevators and bathrooms were part of the design for the top level of the Square.¹⁷⁴

1991 A schematic plan for Portsmouth Square Phase II improvements was approved on November 21. The plan included a complete redesign and reconstruction of the upper plaza area including: raised planting areas with benches around the perimeter, retention of as many existing trees as possible with the exception of poplar trees that have shallow roots which were posing a safety risk.

1994 The second phase of the Portsmouth Square project was initiated which included the installation of a children's play structure, chess tables, benches and landscaping.¹⁷⁵

2001 The third phase of the Portsmouth Square project was completed, which included construction of a new community room and two new play areas.¹⁷⁶

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- 170 Chinese Spit on Historic District
 - 171 Letter to Vincent Marsh
 - 172 Portsmouth Square, Kearny and Clay streets
 - 173 letter from Robert Royston to Mary E. Burns
 - 174 City of San Francisco, Portsmouth Square History
 - 175 City of San Francisco, Portsmouth Square History
 - 176 City of San Francisco, Portsmouth Square History

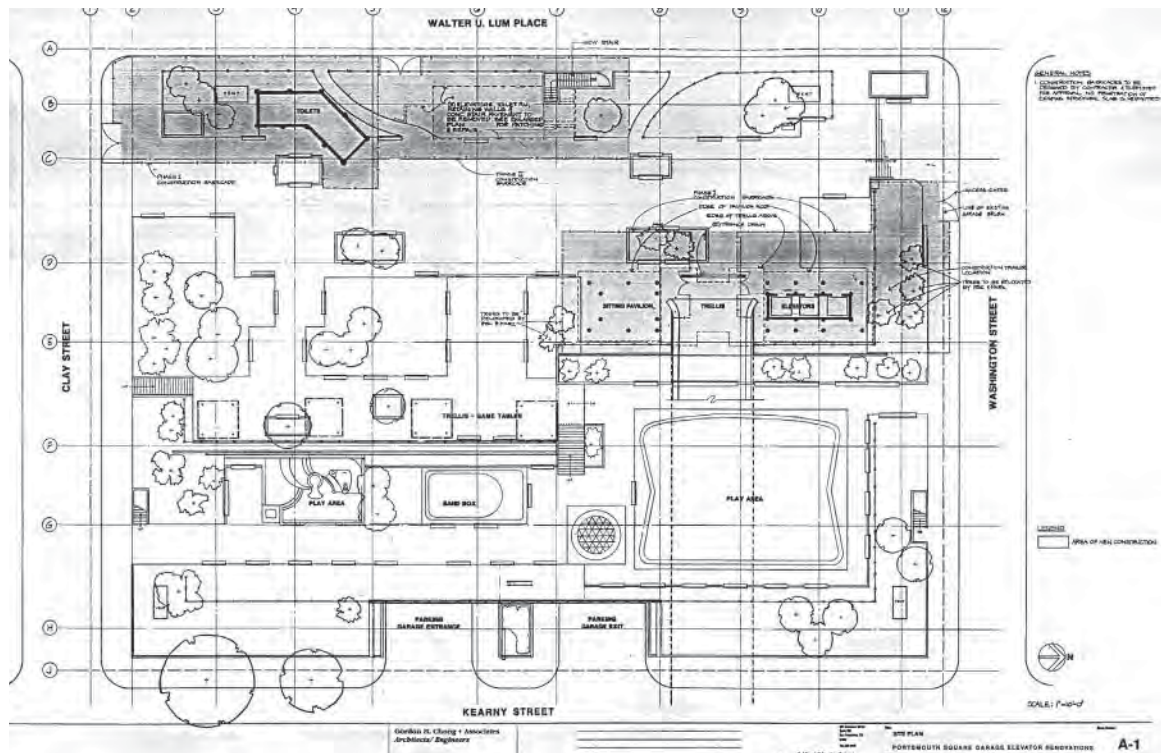


Circa 1982 Aerial of Portsmouth Square (bottom center of image) before the three phase renovation occurs
(Courtesy San Francisco Planning Department)

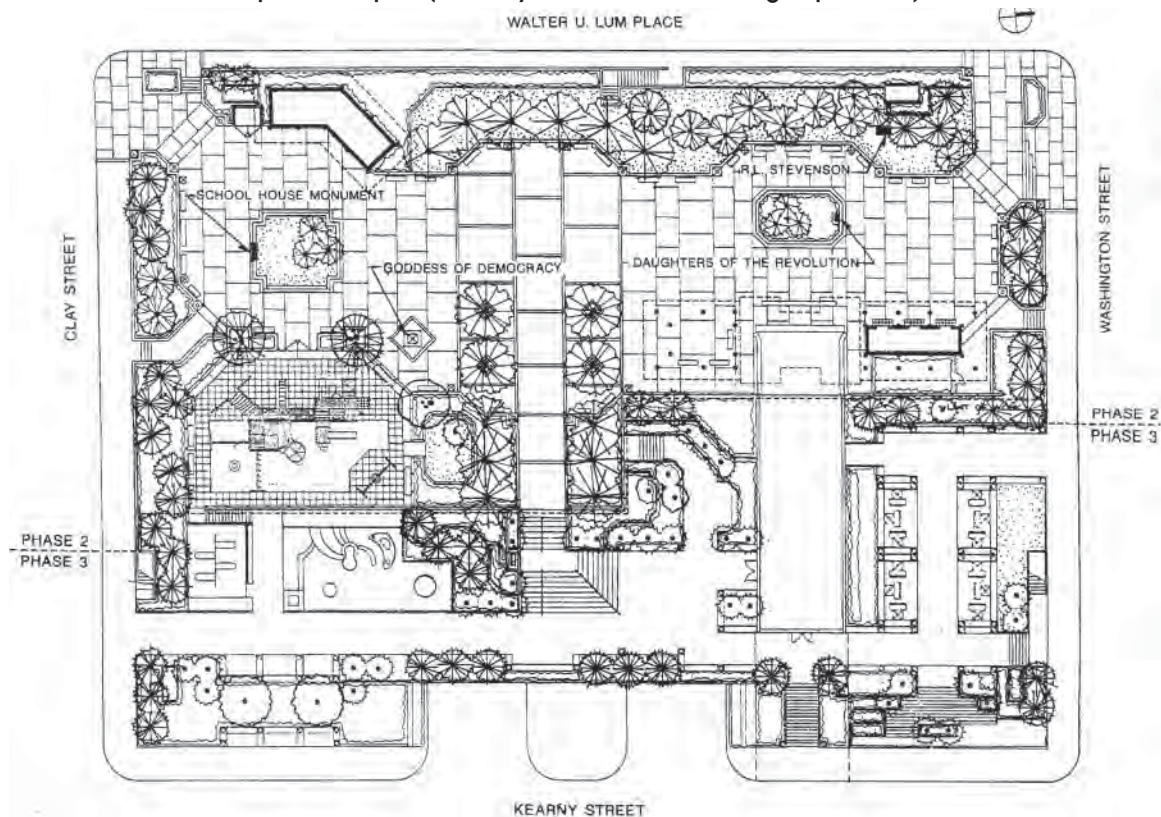


Circa 1986 Aerial of Portsmouth Square (center of image) before the three phase renovation occurs (Courtesy San Francisco Planning Department)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

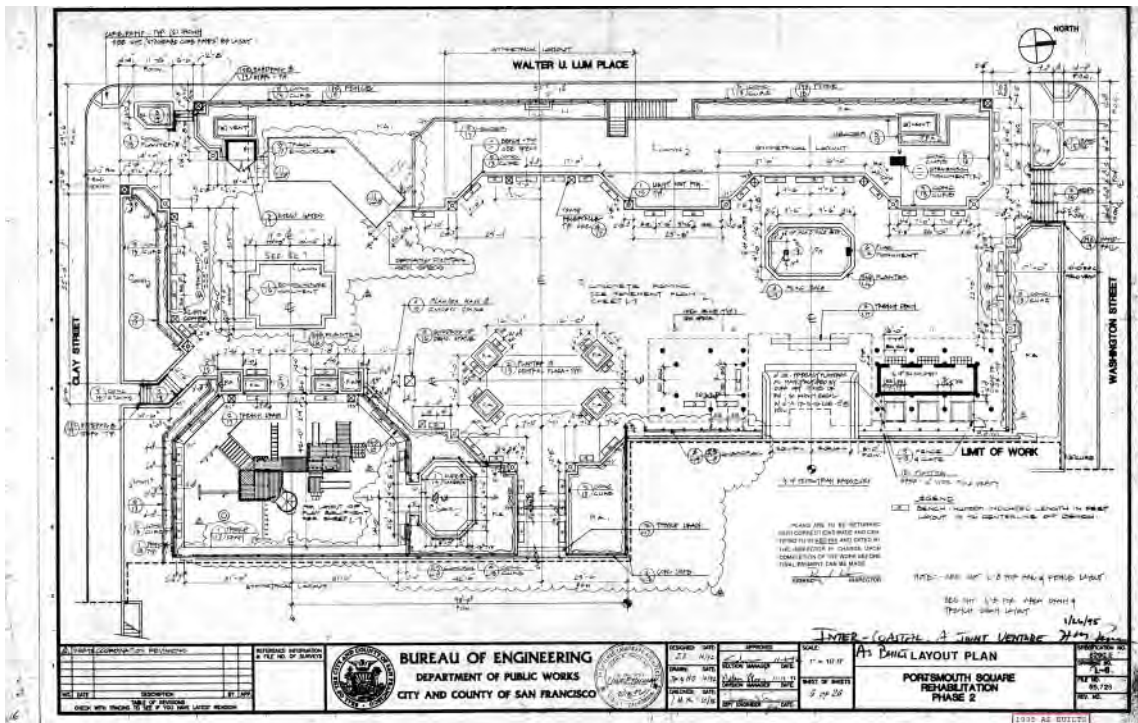


Circa 1992 plans of Phase I renovations to Portsmouth Square which focused on changes to two areas in the park that are highlighted on this plan; the new restroom in the SW corner of the park and the garage elevators in the north central part of the park (Courtesy San Francisco Planning Department)

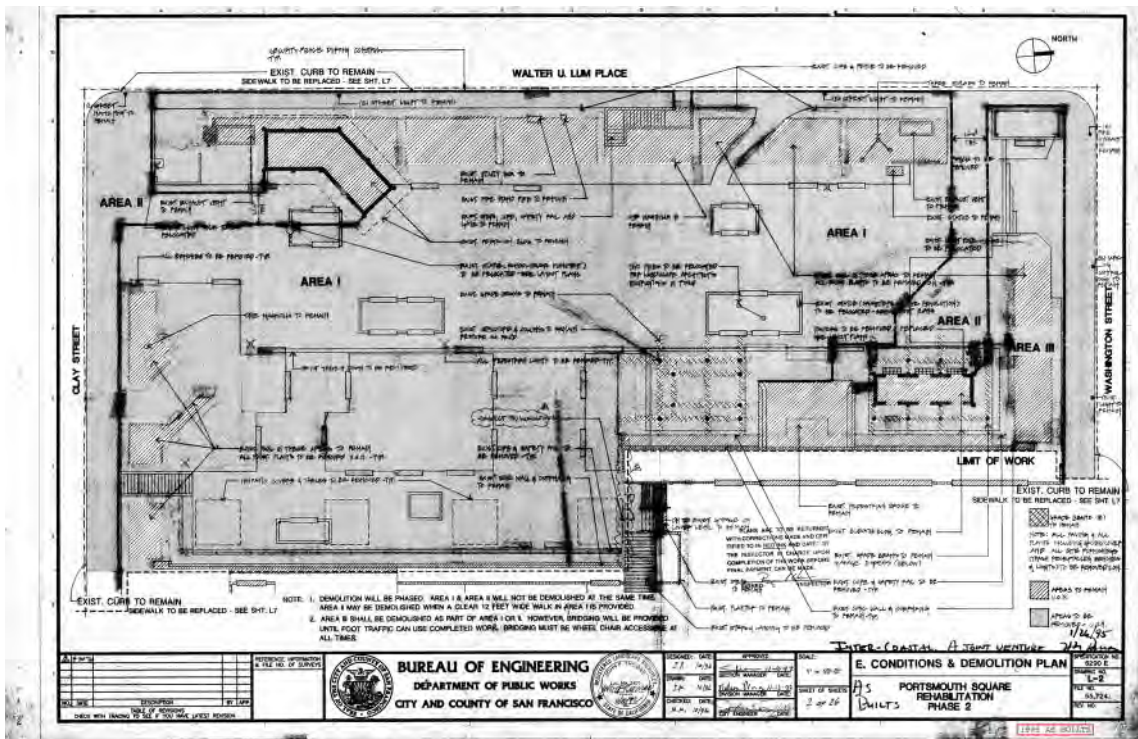


Circa 1991 plan of Portsmouth Square noting the location of monuments in relationship to the new design that will be implemented in two phases. Neither the Andrew Smith Hallidie or Portsmouth Plaza plaques are noted, but the Portsmouth Plaza one remains extant today on a wall near the central staircase. (Courtesy San Francisco Public Works Department)

HISTORICAL BACKGROUND & DEVELOPMENT HISTORY



1995 as-built plan of the upper level of the park for Phase 2 renovations of Portsmouth Square (Courtesy San Francisco Public Works Department)



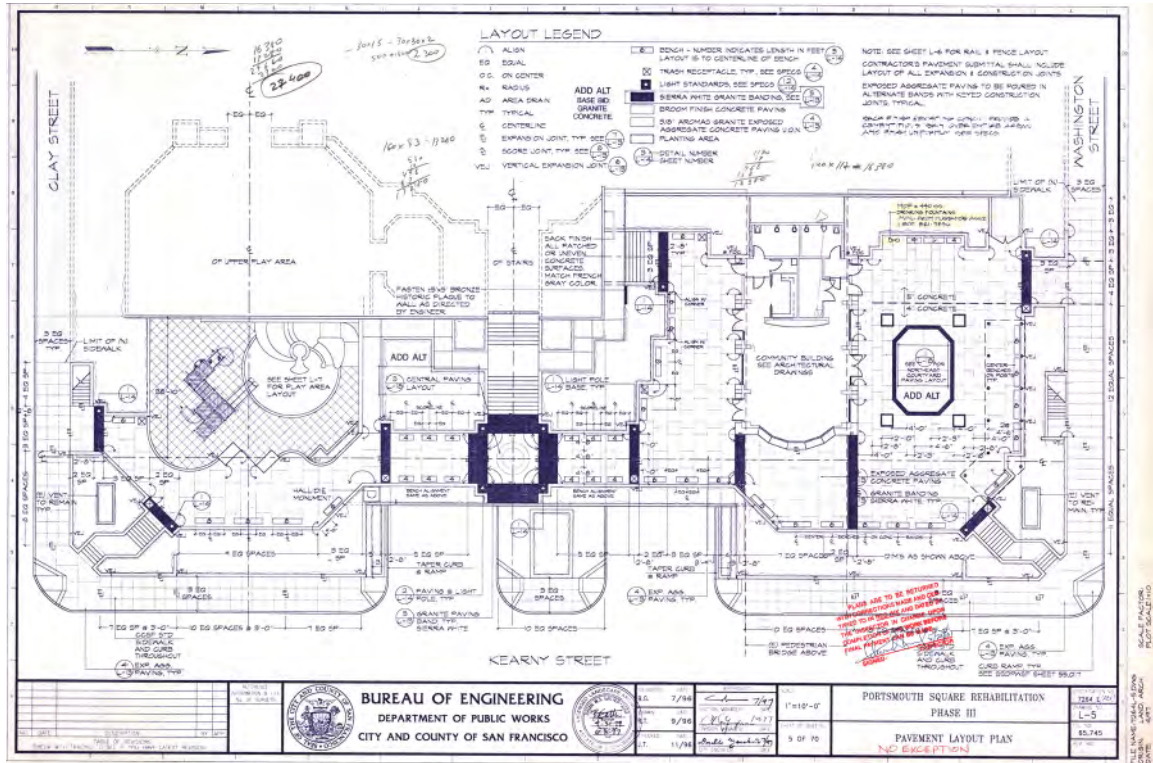
1995 as-built demolition plan of the upper level of the park for Phase 2 renovations of Portsmouth Square. The first phase involved building the new restroom and elevators. (Courtesy San Francisco Public Works Department)

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

2013 Planning for new restroom in Portsmouth Square was initiated.¹⁷⁷

2014 On February 11, a Historic Resource Evaluation was completed for the restroom (convenience station) in Portsmouth Square which found that the replacement bathroom would not affect a historic resource.¹⁷⁸

- 177 City of San Francisco, Portsmouth Square History
178 HRE for Portsmouth Square Convenience Station



1996 plan of the lower level of the park for Phase 3 renovations of Portsmouth Square (Courtesy San Francisco Public Works Department)

FEDERAL, STATE AND LOCAL SIGNIFICANCE CRITERIA

This section provides an overview of the federal, state and local regulations associated with historic properties. Following this, an evaluation of the historical significance of Portsmouth Square according to the National Register Criteria for the Evaluation of Historic Properties will be completed. That will include a review of any existing documentation completed for the National Register of Historic Places and National Historic Landmarks programs, and the City of San Francisco Planning Code, Article 10.

FEDERAL CRITERIA

The National Register of Historic Places is the nation's inventory of historic properties of five types: buildings, structures, sites, objects and districts. In order to be listed, a property must possess historic, architectural, engineering, archaeological, or cultural significance at the national, state or local level. In addition, the property must also possess integrity to the period of time associated with its significance. This process is outlined in more detail in National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation.

For a property to be considered significant it must be "associated with an important historic context."¹⁷⁹ The National Register of Historic Places has four criteria for to determine if a property is significant.

- Criteria A: Property is associated with events that have made a significant contribution to the broad patterns of our history
- Criteria B: Property is associated with the lives of persons significant in our past
- Criteria C: Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- Criteria D: Property has yielded, or is likely to yield, information important to prehistory or history¹⁸⁰

For a property to possess integrity, it must retain a majority of "features necessary to convey its significance."¹⁸¹ While a property's significance relates to its role within a specific historic period or context, its integrity refers to the extant physical features of a property and how well they represent the historic character of that period. To determine if a property retains integrity, the National Register has seven aspects to consider.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure and style of a property.

179 National Park Service, National Register Bulletin 15
 180 National Park Service, National Register Bulletin 15
 181 National Park Service, National Register Bulletin 15

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since integrity is based on a property's significance, an evaluation of a property's integrity can only occur after historic significance has been established.¹⁸²

STATE CRITERIA

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All properties listed in or formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria which were outlined in the previous section. An historical resource must be significant at the local, state or national level under one or more of the following criteria.

- Criteria 1: It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States
- Criteria 2: It is associated with the lives of persons important to local, California or national history
- Criteria 3: It embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values
- Criteria 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or nation¹⁸³

Like the National Register, evaluation for eligibility in the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal threshold. As a result, some resources that are historically significant, but do not meet the National Register integrity standards may be eligible for listing in the California Register.

182 National Park Service, National Register Bulletin 15

183 California Office of Historic Preservation, Technical Assistance Series 6

FEDERAL, STATE AND LOCAL SIGNIFICANCE CRITERIA & CURRENT HISTORIC STATUS

California's list of special considerations is shorter and more flexible than the National Register. It includes some allowances for moved buildings, structures or objects, and has lower requirements for proving the significance of resources that are less than 50 years old. The California Register also provides a more elaborate discussion of eligibility of reconstructed buildings.

The California Register has a series of ratings or codes that facilitate the quick and easy identification of a resource's historic status. There are seven major codes.

- Properties listed in the National Register or California Register
- Properties determined eligible for listing in the National Register or California Register
- Appears eligible for listing in the National Register or California Register through Survey Evaluation
- Appears eligible for listing in the National Register or California Register through other evaluation
- Properties recognized as historically significant by a local government
- Not eligible for listing or designation
- Not evaluated for listing in the National Register or California Register or needs reevaluation

LOCAL CRITERIA

Article 10 of San Francisco's Planning Code discusses the Preservation of Historical Architectural and Aesthetic Landmarks. The ordinance contains goals and policies that address the identification and preservation of historic structures and sites. Section 1001 outlines the purpose of the ordinance:

"It is hereby found that structures, sites and areas of special character or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the prevention of such needless destruction and impairment is essential to the health, safety and general welfare of the public. The purpose of this legislation is to promote the health, safety and general welfare of the public through:

- The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, State or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the City and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;
- The development and maintenance of appropriate settings and environment for such structures, and in such sites and areas;
- The enhancement of property values, the stabilization of neighborhoods and areas of the City, the increase of economic and financial benefits to the City and its inhabitants, and the promotion of tourist trade and interest;

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

- The preservation and encouragement of a City of varied architectural styles, reflecting the distinct phases of its history: cultural, social, economic, political and architectural and
- The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs, by fostering knowledge of the living heritage of the past.”¹⁸⁴

CURRENT HISTORIC STATUS

Portsmouth Square is not currently listed as a site or as part of a district in any local, state or national registers of historic places. As part of Chinatown, the site has been studied peripherally through evaluations of the Chinatown Historic District dating back to the 1970s. On December 4, 1985, the San Francisco Landmarks Board recommended a boundary for the district which included Portsmouth Square, though other studies of the historic district from that time did not include it. As part of that effort a nomination was prepared, but was never formally submitted. In 1997, the Chinatown Historic District was determined eligible for listing in the National Register of Historic Places through a Determination of Eligibility issued by the federal department of Housing and Urban Development (HUD) when they completed a study for a project located at 848-868 Kearny Street. That study found Portsmouth Square to be a non-contributing site within the eligible historic district based on a lack of historic integrity.

In the early to mid-1990s a three-phase renovation project occurred in Portsmouth Square that changed nearly all of the physical fabric that was associated with the 1960 design attributed to master landscape architect Robert Royston of Royston, Hanamoto and Mayes.

184 San Francisco Municipal Code, Article 10, Section 1001

EVALUATION OF SIGNIFICANCE & INTEGRITY

HISTORICAL SIGNIFICANCE

Though a great deal of research, analysis and evaluations have been completed for the Chinatown Historic District, there have been no prior surveys or historic evaluations of Portsmouth Square itself. The prior efforts associated with the Chinatown Historic District, completed primarily in the late 1970s through mid 1980s focused on buildings in the historic district. Portsmouth Square is referenced in terms of its place in the district, but the focus was not placed on it or any other open spaces or landscape resources.

As the site history attests, Portsmouth Square has been the location of numerous significant historic events, especially during the 19th and early 20th centuries. That is indisputable.¹⁸⁵ However, the Portsmouth Square that existed during that period ceased to exist when the open space was redesigned in the early 1960s by the landscape architecture firm of Royston, Hanamoto and Mayes in association with the construction of a four level underground parking garage. Works of that era, namely those attributed to the mid-century modern design aesthetic, are just recently being evaluated for their significance. Though the contextual research into that area of significance is sparse, in many cases there is enough information to make a determination regarding a property dating to that era. In particular, for properties such as Portsmouth Square, the focus would rest on if the design was completed by a master architect/landscape architect and if the design was a significant expression of his or her canon of work. However, the Portsmouth Square design that has been attributed to master landscape architect Robert Royston of Royston, Hanamoto and Mayes ceased to exist when the park was redesigned in the early to mid 1990s in three phases.

Even if the circa 1960 design remained, it would likely not be considered an excellent example of Royston's work since his office picked up the design after landscape architect Douglas Baylis resigned the commission in protest. The controversy surrounding the design process appears to have compromised the design itself. Due to that it would not accurately reflect Royston's work or his design principles. By comparison, Royston's design for nearby St. Mary's Park, a similar urban park over a built structure more accurately reflects his design acumen and the modernist style of design he was known for.

Though it is the recommendation of this Historic Resource Evaluation that Portsmouth Square is not eligible for listing in the National Register, State Register or Local Register, it is important to summarize the criteria and their relationship to Portsmouth Square.

NATIONAL REGISTER CRITERIA A/CALIFORNIA REGISTER CRITERION 1

Portsmouth Square was associated with many events important to the founding of the Yerba Buena settlement and the founding and development of the City of San Francisco. Many of those events are memorialized in the park through monuments that are extant including the Robert Louis Stevenson Monument, the Schoolhouse Monument, the Daughters of the American Revolution plaque marking the first raising of the U.S. flag, and the Portsmouth Square plaque. Another event that was memorialized, but the memorial has since been removed, is the area's association with the city's first cable car. Other notable events that occurred in Portsmouth Square include: the announcement of the discovery of gold signifying the start of the Gold Rush; the announcement of California entering the Union; providing refuge for numerous fires that swept the area in the mid 19th century; providing services and refuge for survivors

¹⁸⁵ Please refer to Cultural Significance discussion at the end of this section.

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

and victims of the 1906 Earthquake and Fire; and the site of many community gatherings for residents of Chinatown. No extant fabric remains from this historic period.

NATIONAL REGISTER CRITERIA B/CALIFORNIA REGISTER CRITERION 2

Portsmouth Square was associated with many people important to the founding of the Yerba Buena settlement, including Captain Don William Antonio Richardson, who laid out the first settlement; the first Alcade of Yerba Buena, Francisco de Haro; and surveyor Captain Jean Jacques Vioget. It is associated with people important to the founding and early development of San Francisco including Captain John Berrien Montgomery, of the USS Portsmouth who hoisted the first U.S. flag in the Square; surveyor Jasper O'Farrell; Samuel Brannan, whose announcement in Portsmouth Square of his gold discovery is credited with starting the Gold Rush; Mayor John W. Geary; distinguished Chinese citizens Norman As-sing and A-he; and cable car inventor Andrew S. Hallidie. It is also associated with noted author, Robert Louis Stevenson, who spent time in Portsmouth Square and used his observations in his novels and short stories.

The circa 1960 Portsmouth Square design was associated with Robert Royston (1918-2-008), who is considered one of California's most notable modernist landscape architects, and helped define California modernism. He worked for master landscape architect Thomas Dolliver Church while getting his degree in landscape architecture from the University of California at Berkeley and then worked full time for Church before entering military service during World War II. While with Church's office, Royston worked on such noteworthy projects as Parkmerced and Vallengia Gardens, both in San Francisco. Following the war, Royston joined with another master landscape architect Garrett Eckbo to found his first design firm – Eckbo, Royston and Williams. In 1958, he left the firm he founded with Eckbo and Edward Williams to form a firm with Asa Hanamoto, which still exists today as Royston, Hanamoto, Alley and Abbey. Royston's design work was influenced by the principles of modernism, but also his talent as an artist and painter. His work is typified by the use of stripped down elements; wood and concrete materials; texture and patterns that are layered into the design often in the form of fences, pergolas and walls; and simple, but bold geomorphic forms that work to create spaces that are both public in scope and intimate in expression. He was designated a Fellow of the American Society of Landscape Architects in 1975, the American Institute of Architects Medal in 1978 and the American Society of Landscape Architects Medal in 1989 – all of which are the highest honors of those professional organizations. No extant fabric remains from this historic association. No extant fabric remains from this historic period.

NATIONAL REGISTER CRITERIA C/CALIFORNIA REGISTER CRITERIA 3

Portsmouth Square is not associated with any master works of architecture or landscape architecture.

NATIONAL REGISTER CRITERIA D/CALIFORNIA REGISTER CRITERIA 4

Given the numerous landscape developments since the founding of Portsmouth Square as an open space in 1833, especially the excavation associated with the construction of the extant four level parking garage, it is highly unlikely that any resources exist that have potential to yield information important to the prehistory or history of our nation, state, or city.

INTEGRITY

Integrity is the ability of a property to convey its significance through the extant characteristics and features that date from the historic period, which in this case extends from the late 18th century to the mid-20th century. The National Register recognizes seven aspects or qualities that, in various combinations, define integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historical integrity, a property will always possess several, and usually most, of the aspects of integrity. As stated above, Portsmouth Square does not retain integrity to the historic period due to the numerous changes that have occurred during the historic period.

Location

Location is the place where the historic property was constructed or where the historic event occurred. Portsmouth Square retains its historic location and the full extent of its historic acreage as a public open space.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Nothing pertaining to the form, plan, space or style of any evolutions of Portsmouth Square during the historic period remains. Therefore, Portsmouth Square does not retain integrity of design.

Setting

Setting is the physical environment of a historic property that contributes to the character of the place. Though the setting from the late 18th century through the late 19th century was lost as a result of the 1906 Earthquake and Fire, the setting of Portsmouth Square from the early to mid-20th century remains generally intact. Therefore, Portsmouth Square retains integrity of its historic setting from the 20th century.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Only a miniscule percentage of materials from Portsmouth's historic period remain. These include memorials and monuments to Robert Louis Stevenson, the first school in San Francisco, the first American flag that was raised, and other historic events that occurred in and around the square. Therefore, Portsmouth Square does not retain integrity of materials.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Nothing pertaining to the workmanship of Portsmouth Square during the historic period remains. Therefore, Portsmouth Square does not retain integrity of workmanship.

Feeling

Feeling is a property's expression of the overall aesthetic or historic sense of a particular period. Portsmouth Square does not express the aesthetic of the open space from any historic period in its history.

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

spanning from the late 18th century early settlement era through the mid-20th century modern period. Therefore, Portsmouth Square does not retain integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property. Portsmouth Square does possess a strong association with multiple periods of its history, including the early settlement, the 1906 earthquake and fire. It's strongest association is with the district and community of Chinatown and its residents who continue to actively use the park and open space as they have done for decades. Portsmouth Square retains its integrity of association.

Integrity of the Property as a Whole

The overall historical integrity of Portsmouth Square is not intact as only three of seven aspects of integrity are present. Therefore, Portsmouth Square does not retain integrity to the historic period.

CONCLUSION

Therefore, it is the recommendation of this Historic Resource Evaluation that Portsmouth Square is not eligible for listing in the National Register, California Register or Local Register as a site due to its lack of integrity. Only a few monuments remain extant that date to the historic period: the Robert Louis Stevenson Monument (1897), the Schoolhouse Monument (1957), the Daughters of the American Revolution Plaque (unknown date), and the Portsmouth Square Plaque (circa 1960). With that said the fact that it's been an open space and served the community as a gathering place since 1833 until the present should be recognized in terms of its relationship to the neighborhood's history. There are few open spaces that have such a long history and have borne witness as community spaces to such a wide array of significant events, for the United States, California and San Francisco.

CULTURAL SIGNIFICANCE

Through the course of completing the Historic Resource Evaluation for Portsmouth Square it became evident that the plaza may be eligible for inclusion in the National Register as a Traditional Cultural Property (TCP) for its long intricate association with the San Francisco Chinese community even though it is not eligible for inclusion in the National Register as a site (see conclusion of historic significance evaluation above). Completing a full evaluation of this property and its eligibility is beyond the scope of this project, but it's important to note that cultural significance was observed and should be studied in more depth. Though much is known and has been documented in this HRE about the history and significance of Portsmouth Square, determining whether a property is eligible for listing as a TCP requires consultation with members of the cultural group that ascribes meaning to and uses the subject property. In addition, there may be other places within Chinatown that should be evaluated for their inclusion in a TCP that focuses on the Chinese community in San Francisco.

A Traditional Cultural Property, as defined by National Register of Historic Places Bulletin 38, is a property "that is eligible for inclusion in the National Register because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community."¹⁸⁶ Establishing a TCP provides recognition for established "elements of a culture that are still practiced and valued in the present day and that

maintain the vitality of a cultural community.”¹⁸⁷ This recognition can help a community protect resources valuable to their history and current use. “Establishing that a property is eligible means that it must be considered in planning Federal, federally assisted, and federally licensed undertakings, but it does not mean that such an undertaking cannot be allowed to damage or destroy it.”¹⁸⁸ In addition to recognition at the federal level, any TCP listed in the National Register of Historic Places is afforded the same status at the state level according to the California Register of Historical Resources and the local level according to Article 10 of the San Francisco Planning Code. A TCP does more than just identify a property with value to a cultural group and afford some level of protection. It can provide access to resources such as grants and tax credits that are solely designated for historic properties, which can be used for the preservation, rehabilitation, maintenance and interpretation of the TCP.

Traditional Cultural Properties must be rooted in a physical place and the connection between a cultural group and the property be established in terms of its relationship to the group’s cultural heritage, uses, customs, and beliefs. This is why consultation with the ethnic group is so important. In some cases a TCP is unrecognizable to those outside the cultural group. For example, though the relationship between San Francisco’s Chinese community and Portsmouth Square was noted through the development of this HRE, a comprehensive understanding of the community’s relationship to the property can not be discerned without consultation with members of the community. In addition, there may be other properties in Chinatown that possess a similar connection and use to the San Francisco Chinese community that was not studied through this HRE.

Though tangible physical elements must be part of a TCP, it’s critical to recognize that intangible aspects also give a property significance, such as their association with historical events. “Such attributes cannot be ignored in evaluating and managing historic properties; properties and their intangible attributes of significance must be considered together.” The key here in terms of Portsmouth Square, which has been the scene of many historic events, is that the intangible aspects must be associated with the cultural group that actively uses the property. Therefore, only intangible aspects related to the Chinese community’s historic association and use of Portsmouth Square would be evaluated as part of the TCP Bulletin 38 “is meant to encourage its users to address the intangible cultural values that may make a property historic, and to do so in an evenhanded way that reflects solid research and not ethnocentric bias.”

“Though TCPs can be studied, understood and documented by individuals outside of the subject cultural group, they are defined and validated by the cultural group that interacts with the property in a traditional manner and ascribes cultural value to it. A trained historian, ethnographer, anthropologist or other professional applies a filter to the community input to verify that a property possesses community-wide significance; however, the elements of a TCP do not need to have significance outside of the cultural group in order to be eligible for designation.... The evaluation of a property to determine if a TCP is present can be undertaken without input from the cultural community, but cannot be validated without the community’s verification that the property is indeed important to their traditional cultural [practices].”¹⁸⁹ This is the main reason that it’s not possible to evaluate Portsmouth Square as a TCP through this HRE since it was outside the scope to engage San Francisco’s Chinese community at the level necessary.

Four steps for determining the eligibility of a TCP are included in Bulletin 38, which should be consulted for more detail about the process and its requirements. A summary of how the steps may apply to Portsmouth

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Square is below.

1. Ensure that the entity under consideration is a property
2. Consider the property's integrity
3. Evaluate the property with reference to the National Register Criteria
4. Determine whether any of the National Register Criteria Considerations make the property ineligible.

Is Portsmouth Square a property?

"The entity evaluated must be a tangible property—that is, a district, site, building, structure, or object. The relationship between the property and the beliefs or practices associated with it should be carefully considered, however, since it is the beliefs and practices that may give the property its significance and make it eligible for inclusion in the National Register.... The National Register defines a "site" as "the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. Thus a property may be defined as a "site" as long as it was the location of a significant event or activity, regardless of whether the event or activity left any evidence of its occurrence."¹⁹⁰ Based on this definition Portsmouth Square could be considered a TCP

Does Portsmouth Square possess integrity?

"In order to be eligible for inclusion in the Register, a property must have 'integrity of location, design, setting, materials, workmanship, feeling, and association' (36 CFR Part 60). In the case of a traditional cultural property, there are two fundamental questions to ask about integrity. First, does the property have an integral relationship to traditional cultural practices or beliefs; and second, is the condition of the property such that the relevant relationships survive? Like any other kind of historic property, a property that once had traditional cultural significance can lose such significance through physical alteration of its location, setting, design, or materials. For example, an urban neighborhood whose structures, objects, and spaces reflect the historically rooted values of a traditional social group may lose its significance if these aspects of the neighborhood are substantially altered."¹⁹¹ There is more latitude with TCPs than with other types of properties listed in the National Register and the evaluation process must take this into account. Bulletin 38 discusses the nuances associated with the evaluation of integrity in terms of TCPs. "In some cases a traditional cultural property can also lose its significance through alteration of its setting or environment. For example, a location used by an American Indian group for traditional spirit questing is unlikely to retain its significance for this purpose if it has come to be surrounded by housing tracts or shopping malls. A property may retain its traditional cultural significance even though it has been substantially modified, however. Cultural values are dynamic, and can sometimes accommodate a good deal of change."¹⁹² Though consultation with the Chinese community is necessary to definitively answer this question, based on the information gathered and observations made through the development of this HRE Portsmouth Square likely retains integrity due to the retention of the site's location, setting and association (see the evaluation of integrity above for more details).

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How does Portsmouth Square relate to National Register Criteria?

"Assuming the entity to be evaluated is a property, and that it retains integrity, it is next necessary to evaluate it against the four basic National Register Criteria set forth in the National Register regulations (36 CFR Part 60). If the property meets one or more of the criteria, it may be eligible; if it does not, it is not eligible."¹⁹³ Through this HRE, Portsmouth Square was evaluated in relationship to National Register Criterion A, B, C and D in terms of its listing as a site (see appendix A), but that evaluation must be adapted to evaluate this property's significance as it relates to a cultural group, which was outside the scope of this effort. An evaluation of Portsmouth Square as a TCP must be completed in consultation with the San Francisco Chinese community. Criterion A (association with events that have made a significant contribution) and Criterion B (association with the lives of significant persons) are most likely to be applicable in the evaluation of Portsmouth Square as a TCP. Criterion C (embodiment of distinctive characteristics of type, period or method of construction) and D (likely to yield information important to prehistory or history) are less likely to be applicable due to the many changes over time that have affected the physical fabric and design of Portsmouth Square.

Do any of the National Register Criteria Considerations make Portsmouth Square ineligible as a TCP?

"Generally speaking, a property is not eligible for inclusion in the Register if it represents a class of properties to which one or more of the six "criteria considerations" listed in 36 CFR 60.4 applies, and is not part of a district that is eligible. In applying the criteria considerations, it is important to be sensitive to the cultural values involved, and to avoid ethnocentric bias."¹⁹⁴ The six criteria considerations evaluate if a property is a religious property, moved property, birthplace or grave, cemetery, reconstructed property, commemorative property, or property that has achieved significance within the last 50 years. Like the evaluation of Portsmouth Square as a TCP in relationship to National Register Criterion A, B, C and D, this task was outside the scope of this effort due in large part to the fact that it must be done in consultation with the San Francisco Chinese community. However, based on the information gathered and observations noted as part of this HRE, criteria considerations F (commemorative property) and G (property that has achieved significance within the last 50 years), should be evaluated in relationship to Portsmouth Square. Criteria consideration A (religious properties) does not likely apply since Portsmouth Square is not a church or temple. Criteria consideration B (moved property) does not likely apply since Portsmouth Square has not been moved and retains its integrity of location. Criteria consideration C (birthplace or grave) and Criteria consideration D do not apply since no births or permanent burials have been documented as taking place in Portsmouth Square, and it is not a cemetery. Criteria consideration D (reconstructed property) does not likely apply since there is no evidence of elements dating from a previous point in history being reconstructed.

CONCLUSION

Therefore, it is the recommendation of this Historic Resource Evaluation that Portsmouth Square be evaluated for its potential as a Traditional Cultural Property due to the cultural significance that was documented and observed through the development of this HRE. Portsmouth Square has served and continues to serve as an active community gathering place for the Chinese community since they began establishing a neighborhood in this area of San Francisco in the late 19th century.

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unknown	Finding Aid for Gregory Yale Papers, 1828-1871		
unknown	Fraud Charged in Plan for Plaza Landscaping	San Francisco Examiner	1960 (circa)
unknown	Greening the Playgrounds	unknown	4/23/1972
unknown	Historic Square... Nearly Doomed	San Francisco Territorial News	10/15/1959
unknown	Hurry Up and Get the Job Botched	San Francisco Chronicle	12/15/1960
unknown	Letter to Board of Supervisors	n/a	12/23/1959
unknown	Mayor Steps into Portsmouth Row	San Francisco News Cal Bulletin	12/14/1960
unknown	Park Garage Plan Is Good Land Use	San Francisco Examiner	10/12/1959
unknown	Portsmouth Plaza	unknown	undated
unknown	Portsmouth Square	unknown	10/8/1959
unknown	Portsmouth Square Garage Meeting Notes	n/a	12/28/1959
unknown	Portsmouth Square, Kearny and Clay streets	San Francisco Chronicle	3/3/2007
unknown	Property Listing for c. 751 Kearny Street (Portsmouth Square)	unknown	undated
unknown	Set of Repeat Photographs	n/a	2012 (circa)
unknown	Sunset Cinders: Grand Opera in San Francisco	Sunset Magazine	1906
unknown	Sunset Cinders: The Phoenix on the Seal	Sunset Magazine	1906
unknown	Tempest in Portsmouth Teapot Dies	unknown	1961 (circa)
unknown	Tempest Over Garage Plan Blows Self Out	unknown	1959 (circa)
unknown	Why Such Haste To Build Garage?	unknown	10/8/1959
Votta, Vera	Oral History Transcript of Tape-Recorded Interview: Vera Votta	Bancroft Library	6/27/1977

PORTSMOUTH SQUARE HISTORIC RESOURCE EVALUATION

Waugh, Dexter	Chinatown: Safety vs. Preservation	San Francisco Examiner	1/28/1989
Waugh, Dexter	Chinatown's Birthplace Unearthed in S.F.	San Francisco Examiner	12/14/1988
Wax, Mel	Letter to Douglas Baylis		12/22/1960
Wax, Mel	Portsmouth Landscaper Angry, Quits	unknown	1960 (circa)
Widell, Cheryl, SHPO	Letter to Tom Azumbrado, U.S. Department of Housing and Urban Development re: development of International Hotel Senior Housing, San Francisco	SHPO	9/15/1997
Wilson, James Russel	San Francisco's horror of earthquake and fire: terrible devastation and heart-rendering scenes	Memorial Pub. Co.	1906 (circa)
Wilson, James Russel	San Francisco's Horror of Earthquake and Fire: Terrible Devastation and Heart-rending Scenes	Memorial Pub. Co.	3/20/1905
Winegarner, Beth	Campus Plans Arise Amid Lawsuit Talks	San Francisco Examiner	4/1/2008
Yung, Judy and the Chinese Historical Society of America	San Francisco's Chinatown	Images of America	