# Appendix I HRE (Part I and II) and HRER

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# POTRERO POWER STATION HISTORIC RESOURCE EVALUATION- PART I

SAN FRANCISCO, CALIFORNIA [17125]

PREPRARED FOR: ASSOCIATE CAPITAL

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# I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Associate Capital for the Potrero Power Station.<sup>1</sup> The irregularly shaped industrial site is bordered by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west; the semi-circular terminus of 23<sup>rd</sup> Street is also included in the subject site. The subject site sits within San Francisco's Central Waterfront neighborhood, south of the Pier 70 mixed-use project (**Figure 1-Figure 2**). The subject site is addressed as 1201 Illinois Street and encompasses the following Assessor Parcel Numbers: 4232/006; 4232/001; 4175/002, 4175/017 and 4175/018. Historically, the site was utilized for gunpowder production and then as part of California Barrel Company operations. It functioned as a sugar refinery from 1881 to 1951 and as a power plant from 1902 to 2011.<sup>2</sup> The site sits within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and a 40-X Height and Bulk District.<sup>3</sup>

The first part of this report outlines a general site history, provides a reconnaissance survey, and evaluates extant buildings, structures, and features for eligibility to the California Register as individual resources and/or contributors to a cultural landscape or historic district. Four extant buildings on the subject property have already been determined to be contributors to the Third Street Industrial District, which was identified in the Central Waterfront Cultural Resources Survey (2008) and is a recognized historic resource in San Francisco for the California Environmental Quality Act (CEQA). Additionally, the Meter House (ca.1902), Compressor House (ca.1924), and Station A (1901-02; 1930-31) were found individually eligible for listing in the California Register. The Gate House (ca.1914) and the Pump House (1930) were determined not to be individually eligible based on lack of integrity.

This report includes an analysis of additional buildings, structures and other features within the subject areas that have not previously been documented or evaluated for listing in the California Register.

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<sup>&</sup>lt;sup>1</sup> The subject site has also been referenced in prior documentation as the "Potrero Power Plant."

<sup>&</sup>lt;sup>2</sup> Power plant operations on the site were first conducted by Claus Spreckels' Independent Gas & Power Company beginning in 1901-02, followed by the San Francisco Gas & Electric Company in 1903, followed by the Pacific Gas & Electric Company (PG & E) in 1905. PG & E operated on the site until 1999 when was purchased by The Southern Company. The power station ceased operations in 2011 under the ownership of NRG.

<sup>&</sup>lt;sup>3</sup> Per the San Francisco Property Information Map, all subject parcels sit within a 40-X Height and Bulk District except for the northwest parcel (APN 4175/018) which is both 40-X and 65-X.



Figure 1: Approximate subject site (outlined in red).<sup>4</sup> Source: Google Maps, 2017.

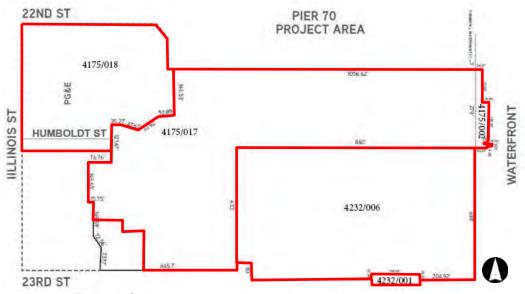


Figure 2. Subject parcels (outlined in red) with block and lot labels. Source: Associate Capital. Edited by Page & Turnbull.

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 $<sup>^4</sup>$  As of July 2017, the three large fuel storage tanks located between  $22^{\rm nd}$  and Humboldt streets were demolished.

A proposed project seeks to create a new San Francisco neighborhood at the subject site, involving the construction of multiple new buildings, transportation and circulation improvements, new and upgraded utilities and infrastructure, and new public open space. New multi-modal streets would be constructed and off-street parking facilities would be provided. Pedestrian pathways would be constructed throughout the project site as well as transit facilities including one or more bus stops. The proposed project would create new bicycle pathways and facilities and bicycle parking.

# **METHODOLOGY**

This report follows the outline provided by the San Francisco Planning Department (Planning Department) for Historic Resource Evaluation reports, in combination with guidelines for cultural landscape evaluation derived from A Guide to Cultural Landscape Reports: Contents, Process, and Techniques and National Register Bulletin No. 18: How to Evaluate and Nominate Designed Historic Landscapes and guidelines for district analysis derived from the National Register Bulletin: How to Apply the National Register Criteria for Evaluation.

Page & Turnbull prepared this report using research collected at various local repositories, including the San Francisco Planning Department (Address File Records), San Francisco Public Library, San Francisco Office of the Assessor-Recorder, Port of San Francisco, and the San Francisco Department of Building Inspection, along with various other online sources. Additional sources informed this report, including but not limited to: "Historical Assessment of Fuel Storage Tanks 3, 4 and 5" authored by Jonathan Lammers in 2016; "Historical Assessment of Western Sugar Refinery Warehouses" authored by Jonathan Lammers in 2017; "Phase 1 Environmental Assessment: Former Potrero Power Plant" authored by Geosyntec Consultants in 2016; "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Regarding Cultural Resources," by Christopher VerPlanck, Charles Chase, and Paul Groth in 2002; "Historic Architecture Report, Station A, Potrero Power Plant" authored by Dames & Moore in 1999; the "Central Waterfront Survey and Summary Report Draft Context Statement" authored by The San Francisco Planning Department in 2001; "Historic Architecture Report for 435 23rd Street City and County of San Francisco," including a DPR 523B form for the Western Sugar Refinery Warehouses by Michael Corbett in 2001; and the "State of California Department of Parks and Recreation District Record: Potrero Point Historic District" authored by Kelley & VerPlanck and Page & Turnbull in 2008. Page & Turnbull conducted a site visit in June 2017 to review the existing conditions of the property and formulate the descriptions and assessments included in this report. Page & Turnbull attended a second site visit in July 2017 with members of the San Francisco Planning Department and ESA, the project's environmental consultant. All photographs were taken by Page & Turnbull in June-July 2017 and all maps are oriented north unless otherwise noted.

# **SUMMARY OF FINDINGS**

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House (ca.1902), the Compressor House (ca.1924), and Station A (1901-02; 1930-31). Page & Turnbull believes the construction date of the Meter House to be ca.1902, rather than the 1914 date recorded on the DPR 523 form, due to the fact that the building is depicted on the 1905 Sanborn Fire Insurance Map. Ward Hill of Dames & Moore determined the period of significance for both the Meter House and Compressor House to span from their dates of construction to 1930, at which point the supply of cleaner and less expensive natural gas increased and reliance on manufactured gas diminished. These buildings were determined individually eligible based on their association with the Pacific Gas & Electric's (PG&E) gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. Dames & Moore found Station A (1901-02, 1930-31) to be significant but not an individual resource due impacted integrity. The 1999 Dames & Moore findings were included in the 2001 Central Waterfront Survey.

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Though Station A (1901-02; 1930-31) was evaluated and found not to be an individual resource due to impacted integrity in the Dames & Moore report, it was subsequently identified as individually significant and eligible for listing in the California Register under Criteria 1 and 3 as part of expert testimony in 2002 in a case regarding the Potrero Power Plant Unit 7 Application for Certification.<sup>7 8</sup> The expert testimony was on behalf of the City and County of San Francisco. While there has been disagreement regarding the integrity of Station A among professional architectural historians, for the purposes of CEQA review, this report takes the position that Station A is an individual historic resource based on the 2002 testimony.

The Gate House (ca.1914) was previously evaluated and found not to be individual resources due to impacted integrity.

In addition, the Meter House, Compressor House, Station A, and the Gate House were all previously determined as contributors to the Third Street Industrial District. Page & Turnbull believes the construction date of the Gate House to be ca.1914, rather than the 1901 date recorded on the Third Street Industrial District documentation, due to the fact that the building is not depicted on the 1905 Sanborn Fire Insurance Map but is depicted on the 1914 Sanborn Fire Insurance Map. The Pump House (1930) was also determined to be a contributor but was demolished in 2010 due to the Transbay Cable Installation.

Page & Turnbull evaluated buildings, structures and landscape features that had not previously been individually evaluated for the California Register. Page & Turnbull found remaining buildings, structures and landscape features not eligible for the California Register individually or as part of a historic district or cultural landscape in association with either Spreckels' sugar refineries or the Pacific Gas & Electric power station. Additionally, Page & Turnbull evaluated a possible expansion of the Third Street Industrial District period of significance (1872 to 1958) and found potential to expand to 1965 and include Unit 3 (and the boiler stack) as a contributor to that historic district.

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<sup>&</sup>lt;sup>7</sup> Station A includes: the Boiler Hall (1901-02; demolished in 1983); the Turbine Hall (1901-02); the Switching Center (1930-31); the Machine Shop Office (ca.1911); and the Machine Shop (ca.1915).

<sup>&</sup>lt;sup>8</sup> Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

# **II. CURRENT HISTORIC STATUS**

The following section examines the national, state, and local historical ratings currently assigned to buildings or structures within the subject property areas.

# NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

None of the buildings on the subject sites have been formally listed in the National Register.9

# CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

#### Individual Evaluations

Evaluated by historian Ward Hill for Dames & Moore in 1999, the Meter House (ca.1902) and the Compressor House (ca.1924) were both found eligible for listing in the California Register under Criterion 1 (Events) based on their association with PG&E's gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. The Gate House (ca.1914), Station A (1901-02; 1930-31), and the Pump House (1930), were recorded by Mr. Hill on California Department of Parks and Recreation (DPR) 523A forms and determined to be ineligible based on lack of integrity due to the demolition of a large portion of Station A in 1983. The 1999 Dames & Moore findings were included in the 2001 Central Waterfront Survey.

Dames & Moore's findings were contested in subsequent testimony in 2002 to the California Energy Resources Conservation and Development Commission regarding the Potrero Power Plant Unit 7 Application for Certification (the Unit 7 project ultimately did not move forward). Christopher VerPlanck, Charles Chase, and Paul Groth testified on behalf of the City and County of San Francisco on the historical significance of Station A and the associated Potrero Power Plant buildings. Christopher VerPlanck stated, "It is my opinion that the Compressor House, Meter House, Machine Shop and Station A are each individually eligible for listing under California Register Criteria 1 and 3. I also disagree with URS/Dames & Moore's finding that much of Station A does not retain historic integrity. As Dr. Groth noted in his testimony, Station A, which predates the 1906

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<sup>&</sup>lt;sup>9</sup> The warehouses directly south of the project site have also not been formally listed in the National Register. These former Western Sugar Refinery warehouses were found eligible for listing in the National Register and are considered historic resources by the San Francisco Planning Department. Their historic status is based on a 2001 survey completed by architectural historian Michael Corbett, who found them eligible for the National Register of Historic Places under Criterion A and California Register of Historical Resources Criterion 1 (Events) for their significant association with the growth of the sugar industry in San Francisco.

San Francisco earthquake and was originally built by Claus Spreckels, is nationally significant because it has survived."<sup>10</sup>

# Central Waterfront: Third Street Industrial District

A Central Waterfront Historic District was first identified in the Central Waterfront Historic Resources Survey Summary Report and Context Statement by the San Francisco Planning Department in 2001. It was renamed the Potrero Point Historic District and fully documented in 2008, comprising three sub-districts: the Dogpatch Historic District; Pier 70; and the Third Street Industrial District. The district appears significant under Criterion 1 (Events) for association with the industrial development of the City of San Francisco from 1872 to 1958. The year 1872 signifies the construction of the earliest known building in the area (the Thompson House at 718 Twenty-Second Street) and 1958 marked 50 years before 2008, the year in which the updated context and district record was authored. The district also appears significant under Criterion 3 (Architecture) based on its collection of late-nineteenth and early twentieth-century American industrial buildings and structures that remain substantially intact.

The Third Street Industrial District is a primarily narrow, linear district bounded by 18th Street to the north, Illinois Street to the east, 24th Street to the south, Third Street to the west, and the parcels that once constituted PG&E's Potrero Power Station and the remnants of the Western Sugar Refinery (Figure 3).<sup>11</sup> The district also includes several properties on the west side of Third Street between 20th and 22nd Street and the contiguous block bound by 19th, 20th, and Tennessee streets. The following description is excerpted from the State of California Department of Parks and Recreation District Record for the Potrero Point Historic District, which was authored prior to adoption by the Board of Supervisors. <sup>12</sup>

The boundaries of the proposed Third Street Industrial District encompass the highest concentration of significant light industrial and processing properties remaining in the Central Waterfront district. The linear character of the district boundaries is dictated by the separation of heavy maritime industrial uses along the waterfront from the residential enclave of Dogpatch. The intermediate zone between the two areas gradually developed with light industrial, repair, warehousing and food processing businesses, as well as some wholesale businesses, such as oil distribution companies, that needed to have proximity to rail lines along Third Street as well as a local labor force of blue collar workers. Historically, the blocks between Third and Illinois have been occupied by manufacturing operations and warehouses, most notable of which is the vast American Can Company plant. The proposed Third Street Industrial Historic District links Pier 70 and Dogpatch and provides a sense of historical and geographical continuity between the two areas. Potentially, these three districts could be conceived as a single entity, San Francisco's only historic district that recognizes the remaining infrastructure of a mixed-use industrial and residential community, once the most important industrial zone on the West Coast. Many are good examples of late-19th and early 20th-century American industrial design, justifying the district's eligibility for listing in the California Register under Criterion 3 (Design/Construction).

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<sup>&</sup>lt;sup>10</sup> Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

<sup>&</sup>lt;sup>11</sup> Former Western Sugar Refinery warehouses located south of the subject site were determined eligible for listing in the National Register.

<sup>&</sup>lt;sup>12</sup> Kelley & VerPlanck and Page & Turnbull, "State of California Department of Parks and Recreation District Record: Potrero Point Historic District," March 20, 2008. p.11.

The subject property includes four extant previously determined contributors to the Third Street Industrial District: Station A (1901-02; 1930-31), the Meter House (ca.1902), the Gate House (ca.1914) and the Compressor House (ca.1924). These buildings are primarily constructed of unreinforced brick in the Classical style and have a similar history and significance as the other properties found within the Third Street Industrial District. A fifth previously determined contributor, the Pump House, was demolished in 2010. **Table 1** that follows is derived from the Third Street Industrial District contributors table that was included in the 2008 DPR 523D form. Page & Turnbull reviewed all contributors in order to identify demolitions and major alterations since the district was adopted and has provide additional comments on their current status in the "Remain Contributor" column below.

Table 1. Updated Third Street Industrial District Contributors

APN	Address	Year Built	Resource Name	Notes	Remain Contributor?
	20 <sup>th</sup> Street	N/A	20 <sup>th</sup> and Illinois streets paving		Yes
3994 002	2085 3rd Street	1933	Gilmore Oil Co. Office Bldg		Yes
4045 002	2121 3rd Street	N/A	Seaside Oil Co. Plant	Demolished	No
4058 005	2289-2295 3rd Street	Pre-1900			Yes
4058 009	2201-2203 3rd Street	1919	Alberta Candy Company		Yes
4058 010	2225 3rd Street	1920s	M. Levin and Sons Warehouse		Yes
4058 010	2255 3rd Street	1920s	Jos. Levin and Sons Warehouse	Demolished except for part of facade	No
4059 001A- 001B	815-825 Tennessee Street	1926	Bowie Switch Co.	Demolished except for facade	No
4059 008	2250 3rd Street	Post-1950			Yes
4059 009	2290-2298 3rd Street	1917; 1940	Anglo California Trust Co.		Yes
4059 011	724-728 20th Street	1948	Dr. Frank M. Close Medical Clinic		Yes
4108 003	2350 3rd Street	1927			Yes
4108 003J	2440 3rd Street	1937	Bertsch Machine Works		Yes
4108 003R	2360-2364 3rd Street	1939	Pellegrini Bros. Winery		Yes
4108 030	2400 3rd Street	1937	Goodyear Rubber Co.		Yes
4109 001	2301 3rd Street	1924	American Can Co. Building		Yes
4172 005	2530 3rd Street	1924	(1516-1510 Kentucky Street)		Yes
4172 007	2542-2544 3rd Street	1911	(1522 Kentucky Street)		Yes
4173 001	2501 3rd Street	1955	American Can Co. Southern Ext.		Yes
4175 006	1201 Illinois Street	1901-02; 1930-3	1PG&E, Station A Power Plant		Yes
4175 006	1201 Illinois Street	N/A	PG&E, Pump House, Station A	Demolished	No
4175 006	1201 Illinois Street	Ca. 1902	PG&E, Meter House, Station A		Yes

<sup>13 &</sup>quot;Kelley & VerPlanck and Page & Turnbull." p.4.

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4175 006	1201 Illinois Street	Ca. 1924	PG&E, Compressor House, Station A	Yes
4175 006	1201 Illinois Street	Ca. 1914	PG&E, Gate House, Station A	Yes
4232 010	435 23rd Street	1923	Western Sugary Refinery Warehouses	Yes
4232 010	435 23rd Street	1929	Western Sugary Refinery Warehouses	Yes
4231 002	1300 Illinois Street	1957		Yes

Thus, of 27 contributors that were documented in 2008, 23 remain contributors. Based upon the map in the DPR 523D form (Figure 3), there were 24 non-contributors in 2008; now there are 28 (Figures 4-6).

The Third Street Industrial District does not encompass the full subject site. The northwest portion of the subject site (between 22<sup>nd</sup> and Humboldt streets) is excluded from the district.

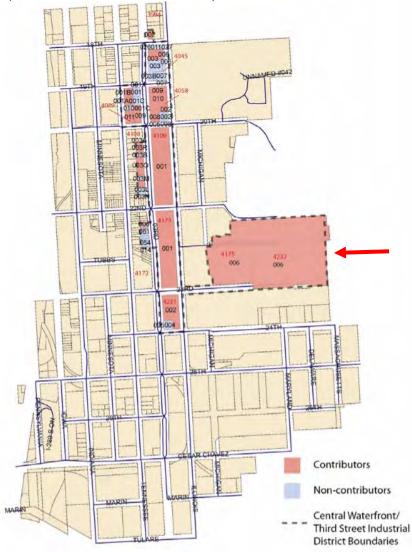


Figure 3: Third Street Industrial District, as documented in the DPR 523D form. Red arrow pointing to subject site. This map is incorrect because it does not include the Western Sugar Refinery Warehouses at 435 23<sup>rd</sup> Street as within the district boundary and contributing. Source: Kelley &

# VerPlanck and Page & Turnbull, "State of California Department of Parks and Recreation District Record: Potrero Point Historic District," (March 2008), p.8.



Figure 4: Map of Third Street Industrial District boundaries, showing correct boundary that includes the Western Sugar Refinery Warehouses at 435 23rd Street. Detailed maps follow in Figures 5 and 6. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

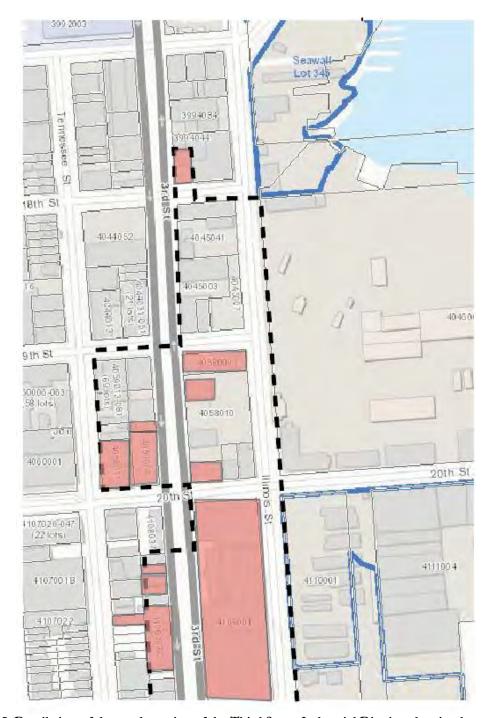


Figure 5: Detail view of the north portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map; edited by Page & Turnbull, January 2018.

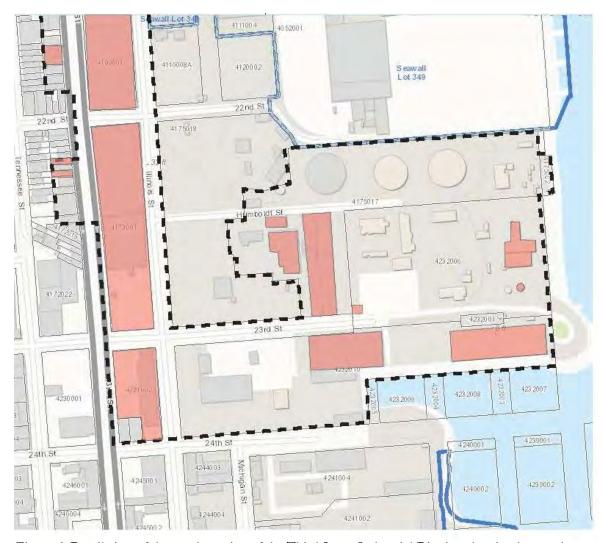


Figure 6: Detail view of the south portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

# CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed by, or under review by, the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) between "1" and "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource either has not been evaluated for the National Register or the California Register, or needs reevaluation.

The following buildings are listed with an NRS code of "7R," assigned May 6, 2002, in the California Historical Resource Information System (CHRIS) directory: Station A, Station A Buildings, Gate House, Meter House, and Compressor House. "7R" means the buildings were "identified in a reconnaissance level survey but were not evaluated." All buildings on the detached subject parcels were assigned an NRS code of "5N," meaning they "are not eligible for anything but need special consideration for other reasons." The Central Waterfront Survey results were not delivered to the Office of Historic Preservation, and therefore the updated status codes are not included in the CHRIS directory.

# 1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a "reconnaissance" or "windshield" survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "-2" (detrimental) to "+5" (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated "3" or higher in the survey represent approximately the top two percent of San Francisco's building stock in terms of architectural significance. However, it should be noted that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over 25 years. As a result, the 1976 DCP Survey has not been officially recognized by the Planning Department as a valid local register of historic resources for the purposes of CEQA.

No buildings within the subject areas are listed in the 1976 DCP Survey.

# SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage." Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission.

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<sup>&</sup>lt;sup>14</sup> National Register of Historic Places Codes were converted to California Historical Resource Status Codes in 2003. "5N" was converted to "6L" with the same definition; "7R" remained "7R."

<sup>&</sup>lt;sup>15</sup> San Francisco Planning Department, Preservation Bulletin No. 9 – Landmarks, San Francisco, January 2003.

No buildings within the project areas have been evaluated for their eligibility as San Francisco Landmarks under Article 10.

# III. SITE DESCRIPTION

The subject site sits within San Francisco's Central Waterfront neighborhood and is bordered by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south and Illinois Street to the west; the semi-circular terminus of 23<sup>rd</sup> Street is also included. In order to capture the site's features and spatial relationships, the following descriptions employ categories outlined in the National Park Service publication: A Guide to Cultural Landscape Reports: Contents, Process, and Techniques.

Extant buildings, structures and features are labeled on the site map on the following page (Figure 5). The site map is color-coded to show which buildings, structures and features have already been determined as contributors (or non-contributors) to the Third Street Industrial District, and which have been previously determined as individual historic resources. The numerical identifiers of the site map correspond to the accompanying **Tables 2 - 4**, which outline buildings, structures, and features located throughout the subject site. Each table is ordered chronologically based on date of construction.

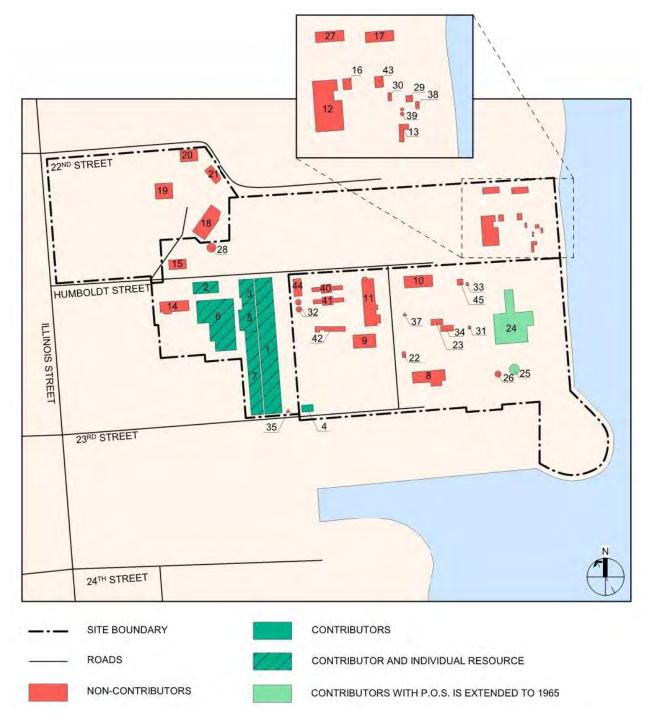


Figure 5: Site map with buildings, structures and features at Potrero Power Station showing Third Street Industrial District contributors and non-contributors. Map is not drawn to scale. Source: San Francisco Property Information Map, edited by Page & Turnbull.

# **TABLE 2: BUILDINGS**

East façade of Turbine Hall



South façade of Turbine Hall. The two left (west) bays constitute the adjacent Station A Switching Center, built in 1930-31.

Name: Station A Turbine Hall

Engineer: A.M. Hunt

**Builder:** Reid Brothers

Date of Construction: 1901-02

**APN:** 4175/017

Brief Description: Rectangular-plan, fourstory unreinforced masonry building; one story of the north façade is below grade. Classical decorative brick quoin patterning. The north facade features arched boarded windows, and the south façade features multilite steel-sash windows, some of which are boarded. The east façade (formerly adjacent to the demolished Station A Boiler Hall) features irregular openings. The west façade contains no visible openings and is only partially visible due to the adjacent Switching Center Building, Machine Shop, and Machine Shop Office. A slightly-pitched gable roof covers the northern portion of the building; due to asbestos concerns, the southern portion of the roof was removed with only the steel trussing remaining. The building spans the width of the block (433 feet) between 23rd and Humboldt streets.

The building interior contains scrap pipe, valves, connections, switch box housings, crane works, and an inoperable cable-elevated elevator. Tanks, turbine machinery and miscellaneous industrial parts are also present.

The building historically housed electric generating turbines associated with Power Generating Units 1 and 2. It was expanded south in 1903 to span the full length between Humboldt and 23<sup>rd</sup> Streets.



North façade of Turbine Hall



Partial west façade of Turbine Hall, with the pedimented Machine Shop Office and Machine Shop in the foreground and the Switching Center at the far right

2



West façade of Meter House

Name: Meter House; Gas Meter Shop

Date of Construction: ca.1902

**APN:** 4175/017

Brief Description: Rectangular-plan, single-story unreinforced masonry building, designed in the Classical style, and featuring arched multi-lite wood-sash windows, brick quoin patterning, dentil cornice, and a steel truss gable roof with a raised central monitor. The west and east facades feature lunette windows beneath the gable peaks. The west facade features a roll-up metal loading door. The south façade features two partially-glazed metal pedestrian doors. The north façade is partially below grade and features no fenestration.

The building historically housed natural gas/manufactured gas metering equipment and measured the quantity of gas being



South façade of Meter House

pumped to the Power Generating Units 1 and 2. The Meter House was part of the complex that manufactured gas just north of Station A that was demolished in the 1960s.



East (left) and north (center) façades of Meter House

Name: Station A Machine Shop Office

Date of Construction: ca.1911

**APN:** 4175/017



North façade of Machine Shop Office with addition to the right (west)

Brief Description: Rectangular-plan, multilevel reinforced concrete building with a flat roof. The pedimented portion of the building's north façade is designed in a Greek Revival style. It features a central entrance flanked by two boarded windows, each with a pedimented hood and separated by pilasters. The entrance is accessed via a concrete stair.

The building historically functioned as the Machine Shop Office. The south façade of the Machine Shop Office is adjacent to the Machine Shop. The east façade is adjacent to the Turbine Hall.

A one-story concrete addition is located to the west.

Name: Gate House

Date of Construction: ca.1914

**APN:** 4175/017

4

3



East façade of Gate House



North façade of Gate House



South façade of Gate House

5

Brief Description: Rectangular-plan, singlestory unreinforced masonry building with a flat roof, decorative brick cornice, and rectangular wood-sash windows. East façade features a door with glazed transom. South façade features a boarded door opening.

The building was historically used as a gate house and later housed telecommunications equipment. Originally adjacent to the southeast portion of the Boiler Hall, which was demolished in 1983.

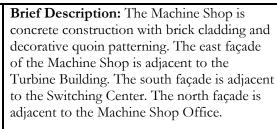
Name: Station A Machine Shop

Date of Construction: ca.1915

**APN:** 4175/017



Machine Shop shown left and center, with the north façade of the Switching Center in the background and the east façade of Compressor House at right





West façade of Machine Shop, center. North façade of the Compressor House at right and west façade of Turbine Hall in background

Name: Compressor House

Date of Construction: ca.1924

**APN:** 4175/017



West façade of Compressor House

Brief Description: L-plan, single-story unreinforced masonry building, designed in the Classical style, and featuring multi-lite steel-sash windows, decorative brick quoin patterning, and a low-pitched gable roof of thick concrete. All facades feature metal rollup loading doors. There are two raised monitor roof skylights and a thick concrete roof.



North façade of Compressor House

The building historically contained compressors that maintained pressure in the gas lines, as well as electrical switching and distribution equipment. It was not associated with Station A. The Compressor House was part of the complex that manufactured gas just north of Station A that was demolished in the 1960s.



East façade of Compressor House (at image right).

Machine Shop at image left.

Name: Station A Switching Center

Date of Construction: 1930-31

**APN:** 4175/017

West façade of Switching Center (south façade pictured above with the Turbine Hall)

Brief Description: Rectangular-plan, four-story concrete building with a flat roof. Brick cladding with decorative quoin patterning in the Classical style. Adjacent to the south portion of the west façade of the Turbine Building. Entrance located at the south end of the building's west facade, with door signage reading "Station A" and two multi-lite steel-sash windows above. 16 Signage is also located near the roofline of the west facade, reading "Pacific Gas and Electric Company." The south façade features multi-lite steel-sash windows.

The building historically housed electric switching and electric distribution equipment.

East (left) and north (right) façades of Abrasive Blast Building

Name: Abrasive Blast Building

**Date of Construction:** Between 1982 and 1993.

**APN:** 4232/006

**Brief Description:** Irregularly-shaped, single-story with a taller portion on the north side and a shorter portion to the south. The building has a flat roof, aluminum siding, metal roll-up doors, small horizontally oriented clerestory window openings, and

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<sup>&</sup>lt;sup>16</sup> Entrance area not accessible during site visit.



West (left) and south (right) facades of Abrasive Blast Building

metal pedestrian doors sheltered by metal awnings.

The building originally housed the abrasive blasting booth used to remove scale, rust and other surface impurities from piping, valves, and other metal parts used in the plant. The building now houses solar panels.

9



East (left) and north (right) facades of Electric Shop



West façade of Electric Shop

Name: Electric Shop

**Date of Construction:** Between 1946 and 1956.

**APN:** 4232/006

**Brief Description:** Rectangular-plan, single-story, concrete block construction, flat roof and multi-lite steel-sash windows. Two west-facing metal roll-up doors, three east-facing wood-paneled roll-up doors. Partially glazed pedestrian doors.

The building originally housed electrician's offices and shop space. Contains locker and shower rooms, and telecommunications equipment.

10



South (left) and east (right) façades of Station A Group Office/Warehouse

Name: Station A Group Office/Warehouse

**Date of Construction:** Between 1956 and 1958.

**APN:** 4232/006

Brief Description: Rectangular-plan, singlestory, gable-roof building with aluminum siding. The east façade features a multi-lite steel-sash full-height window. The south façade features glazed paired entry doors. The west façade features a single glazed pedestrian door, a small window opening and signage reading "Station A."



East (left) and north (right) façades of Station A Group Office/Warehouse

The building was historically used as a storage warehouse for electrical equipment and as a welding school. Currently used as office space.



Name: Maintenance/Machine Shop<sup>17</sup>

Date of Construction: Between 1958 and 1968.

**APN:** 4232/006

Brief Description: Rectangular-plan, gableroof, single-story building. Central high bay with a flat roof, metal roll-up doors and clerestory windows. The flanking gable roof wings feature minimal openings.

The building was remodeled in the late 1980s.

Name: Boat House Butler Storage Building

Date of Construction: Between 1958 and 1968.

**APN:** 4232/006

11

12



South (left) and east (right) facades of Maintenance/Machine Shop

<sup>17</sup> Please note that this photograph depicts a different (newer) Machine Shop than the Station A Machine Shop.

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West façade of Station A Group Office/Warehouse



South (left) and east (right) facades of Boat House Butler Building

**Brief Description:** Rectangular-plan, singlestory, aluminum siding, gable roof. Metal roll-up garage doors, partially glazed metal pedestrian doors, steel-sash multi-lite windows and vented gable-peak openings.

Building formerly used as a boathouse containing three boats. Also formerly used as storage for electrical supplies.



West (left) and south (right) façades of Boat House Butler Building

13



West (left) and south (right) facades

Name: Electrical Load Center

**Date of Construction:** Between 1968 and 1974.

**APN:** 4175/017

**Brief Description:** L-plan, single-story, concrete block construction, flat roof, four metal pedestrian doors and no windows.

Distributed 480 volt power to loads in Unit 3 intake structure area.

14



North (left) and west (right) façades of Steam Heat Shop Building

Name: Steam Heat Shop Building; Old Shop

**Date of Construction:** Between 1968 and 1974.

**APN:** 4175/017

**Brief Description:** Rectangular-plan singlestory building with standing seam metal siding and an open-sided shed-roof projection at the southwest corner. The building features a standing seam metal gable roof, small window openings, metal roll-up garage doors and metal pedestrian doors.

The building was originally used for carpentry and mechanics.



South façade of Steam Heat Shop Building



Detail of pedestrian door and signage

15



South façade of Fire Pump House (with gate shack in foreground)



West (left) and south (right) facades of Fire Pump House

Name: Fire Pump House

**Date of Construction**: Between 1974 and 1982.

**APN:** 4175/017

**Brief Description:** Single-story building with aluminum siding and a very slightly gabled roof. The south, east and west facades contain no windows. The west façade features one door. The north façade was not accessible. A gate shack is located at the south façade.

The building historically contained diesel driven fire water pumps.

16

Name: Lube Oil Room/Storage Building (clean new drum storage)

**Date of Construction**: Between 1975 and 1982.

**APN:** 4232/006



South façade of Oil Room

**Brief Description:** Rectangular-plan, singlestory building with aluminum siding, paired flush metal doors and a flat roof. Two vented openings are located on the north façade.

Building formerly used to store lube oil drums.

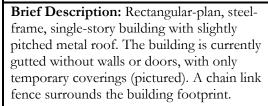


East (left) and north (center) façades of Oil Room

Name: Hazardous Waste Storage Building

**Date of Construction:** Between 1982 and 1993.

**APN:** 4175/017



Building used to store hazardous waste prior to offsite disposal. Formerly called Building H.

17



South (right) and west (left) facades of Hazardous Waste Storage Building

18



Name: PG&E Switchyard Warehouse

Date of Construction: Between 1982- 1993

**APN:** 4175/018

**Brief Description:** Butler warehouse with aluminum siding, a slightly pitched metal gable roof and two metal roll-up doors at the southwest facade.

	77 1 1	T	
	View looking northeast		
19		Name: PG&E Switchyard Building 1	
		<b>Date of Construction:</b> Between 1982- 1993	
		<b>APN:</b> 4175/018	
View looking southwest		Brief Description: Square-plan, aluminum- clad building with a flat metal roof, three pedestrian doors, a metal roll-up door, and six vinyl-sash windows.	
20		Name: PG&E Switchyard Building 2	
		<b>Date of Construction:</b> Between 1998- 2005	
		<b>APN:</b> 4175/018	
View looking northeast	Brief Description: Rectangular-plan, aluminum-clad building with a slightly pitched metal gable roof, two pedestrian doors at the south façade, and multiple window openings. The south façade features a porch protected by a metal overhang.		
21	View looking northeast	Name: PG&E Switchyard Building 3	
		<b>Date of Construction:</b> Between 1998- 2005	
		<b>APN:</b> 4175/018	
		Brief Description: Rectangular-plan, aluminum-clad building with a slightly pitched metal gable roof, two pedestrian doors at the south façade, and multiple window openings. The southwest façade features a porch protected by a metal overhang.	
22		Name: Sugar House Sewer Lift Station	
		Date of Construction: Between 1998- 2005	
1			

**APN:** 4232/006



East (left) and north (right) facades of Sugar House Sewer Lift Station

**Brief Description:** Industrial prefabricated shed with aluminum siding a flat roof.

Shed encloses an onsite pump station that conveys black and gray sewage water from the subject site to the City's combined sewer system connection at 23<sup>rd</sup> Street.

23



North (left) and west (right) facades of Little House Demonstration Building



West (left) and south (center) façade of Little House Demonstration Building

Name: Little House Demonstration Building; Small Office

Date of Construction: 2013

**APN:** 4232/006

**Brief Description:** Modular, rectangular-plan, single-story building with full-height glazing and horizontal wood cladding. Building contains office space, shower and restroom facilities. The building is surrounded on the north and east sides by the gray water treatment demonstration project.

**TABLE 3: STRUCTURES** 

Name: Unit 3 Power Block: Generator,
Turbine, Boiler, and Unit 3 Office

Date of Construction: 1965

APN: 4232/006



West façade of Unit 3



North façade of Unit 3



South façade of Unit 3

Brief Description: Eight-story steel frame structure with a concrete bay. Consists of a control room, offices, Lube oil system, fuel-oil fired boiler, fuel booster pumps, steam compressor, turbine generator, supporting piping valves, and appurtenances. The generator, designed to run on either natural gas or fuel oil, has been decommissioned and idle since 2011.

An office, three stories tall with a penthouse, is located at the east facade. It features concrete construction, glazed south- and north-facing entrances, green metal panel cladding and large aluminum-frame full-height windows.



South (left) and east (right) façade of Unit 3 Office

25



Boiler Stack, view looking southeast

Name: Boiler Stack

**Date of Construction**: 1965

**APN:** 4232/006

Brief Description: Tapered reinforced concrete boiler exhaust stack. Stack is hollow with a flue, is 300 feet high. Crow's nest walkway located at the top of the boiler stack. Exterior metal ladder at the west side ascends the full height of the boiler stack.

26



View looking southeast

Name: Water Tank

**Date of Construction:** 1965

**APN:** 4232/006

Brief Description: Cylindrical metal water tank located near the boiler stack and Unit 3. 27



View looking north

Name: Oil Tank

Date of Construction: ca.1965

**APN:** 4175/017

**Brief Description:** Steel horizontal cylindrical tank that is part of an oily water separator

system.

28



View looking north

Name: Water Tank west of former Fuel Storage Tank 4 and south of PG&E Switchyard Warehouse

Date of Construction: Between 1968 and

1974

**APN:** 4175/017

**Brief Description:** Cylindrical metal water tank located west of Fuel Storage Tank 4.

29



View looking south

Name: Electrical Panel Closet

Date of Construction: Between 1968 and

1974

**APN:** 4175/017

**Brief Description:** Small metal electrical panel closet with flat roof and paired doors.

30



View looking west

Name: Spill Response Equipment Shed

**Date of Construction:** Between 1982-93

**APN:** 4175/017

**Brief Description:** Small shed with aluminum siding, east-facing flush metal door and flat standing seam metal roof. Shed contains spill response equipment inside.

31



View looking southwest

Name: Utility Shelter

**Date of Construction:** Between 1982-93

**APN:** 4232/006

**Brief Description:** Open-sided utility shelter with steel support poles and a gabled metal

roof.

32



View looking northwest

Name: Tanks

Date of Construction: ca. 1993.

**APN:** 4175/017

**Brief Description:** Pair of large steel cylindrical holding tanks. Metal ladder and safety chute located at the west side.

33

**Name:** Electrical and controls panel for ammonia storage tank system for Unit 3

Date of Construction: ca. 2005

**APN:** 4232/006



**Brief Description:** Open-sided equipment shelter with a concrete pad foundation, steel structure, and flat corrugated metal roof.

View looking northwest

34



View looking southwest

Name: Structure with Photovoltaic Panels

Date of Construction: ca.2013

**APN:** 4232/006

**Brief Description:** Open-sided structure with steel support poles and a flat metal roof covered with PV panels.

## **TABLE 4: FEATURES**

35



South partial façade and gate of former Boiler Building. South façade of Gate House at right



Name: Former Station A Boiler Building: gate, partial facades and foundation area

Date of Construction: 1902

**APN:** 4175/017

**Brief Description:** Unreinforced brick masonry partial south and north façades (single-story). The south façade features a two-door metal gate. The former foundation area (now paved) is located directly east of the Station A Turbine Building.

The Boiler Building was demolished in 1983.

South partial façade and gate of former Boiler Building. View looking south



Foundation area of former Boiler Building. Partial north façade in the background, in front of the fuel storage tank. View looking north



North partial façade. View looking north

36



View looking south

Name: Fuel Oil Pipeline

**Date of Construction:** 1965

**Brief Description:** Fuel oil pipeline that formerly conveyed oil from the fuel storage tanks to Unit 3. Multiple metal pipes run north-south through the site. Metal stairs bridge the pipeline at two locations.

37

Name: Paved Surface/Parking Lots

Date of Construction: Incremental; site

largely paved by 1965



View looking southeast

**Brief Description:** Asphalt paving/parking lots between buildings and structures.

38



View looking southeast

Name: Salt Water Cooling System

**Date of Construction:** Between 1968 and

**APN:** 4175/017

**Brief Description:** Metal structure with three tanks located near water's edge.

A once-through salt water cooling system with water screens that filter out seaweed, etc.

39



View looking west

Name: Salt-water Circulating Pumps

**Date of Construction:** Between 1968 and 1974

**APN:** 4175/017

**Brief Description:** Two cylindrical pumps and motors that brought salt water to the Unit 3 condenser for condensing turbine exhaust steam.

40



View looking east

Name: Peaker Plant Unit 4 Foundation

Date of Construction: 1976

**APN:** 4232/006

**Brief Description:** Raised concrete pad foundation; site of former combustion turbine generator Unit 4.

41

View looking northwest

Name: Peaker Plant Unit 5 Foundation

**Date of Construction:** 1976

**APN:** 4232/006

**Brief Description:** Raised concrete pad foundation; site of former combustion turbine generator Unit 5.

42



View looking east

Name: Peaker Plant Unit 6 Foundation

**Date of Construction:** 1976

**APN:** 4232/006

**Brief Description:** Raised concrete pad foundation; site of former combustion turbine generator Unit 6.

43



View looking northeast

Name: Hazardous Waste Storage Pad

Date of Construction: Between 1982-93

**APN:** 4175/017

**Brief Description:** Rectangular-shaped concrete foundation pad bound by chain-link fence.

44



View looking southwest

Name: Foundation

Date of Construction: ca. 1993.

**APN:** 4232/006

**Brief Description:** Concrete pad foundation with raised rectilinear blocks. Located west of Unit 4. Original use unknown.

45

Aerial view looking northwest

Name: Ammonia Tank Pad

Date of Construction: Between 1998 and

2005.

**APN:** 4232/006

**Brief Description:** Concrete pad and foundation located east of Station A Office

Building.

Site of the former J Building. The Ammonia tank pad contains a sump that collected oily water drippings from beneath the ammonia tank; the oily water was routed to the oily water treatment system. The sump now collects rainwater routed to the oily water system.

# SPATIAL ORGANIZATION, CIRCULATION, TOPOGRAPHY, VEGETATION, VIEWS, VISTAS

Buildings, structures and features are distributed throughout the primary subject site, amongst large expanses of asphalt paving/parking. There is a distinguishable cluster arrangement of unreinforced brick masonry buildings at the west portion of APN 4175/017. These visually cohesive buildings include: Station A, the Gate House, the Meter House, and the Compressor House. Remaining utilitarian buildings and structures are generally dispersed. Humboldt Street (located east of Illinois Street, between 22nd Street and 23nd Street) is the only through-road at the primary subject site and runs west-east. Humboldt Street is substantially graded at the west portion of the primary site; the paved road peaks at the Meter House and Station A before descending towards the San Francisco Bay (Figure 6). Due to Humboldt Street's degree of gradation, most of the north façade of the Meter House sits below grade. Apart from Humboldt Street, site topography is mostly flat. The site does not contain any remnants of former cable tramways or electric car systems used for carrying freight. The site contains very little in the way of vegetation; that which grows on the site consists of volunteer weeds. These weeds are generally found near the San Francisco Bay, which forms the east boundary of the primary subject site (Figure 7). Two former Spreckels sugar refinery warehouses are located directly south of the primary subject site (across 23rd Street); the operational PG&E substation is located to the south and west; and Pier 70 is located to the north (Figure 8- Figure 11).

The detached parcels to the south of the primary subject site are flat with no vegetation. APN 4244/003 is more densely developed than APN 4244/004. A PG&E facility is located north of the detached parcels, one and two-story utilitarian buildings sit to the west and east, and a Muni service station is located to the south (Figure 12- Figure 13).



Figure 6: Graded Humboldt Street. View looking east.



Figure 7: San Francisco Bay directly east of subject site. View looking northeast.



Figure 8: Former Spreckels sugar refinery (addressed 435 23<sup>rd</sup> Street, constructed 1929).

View looking southwest.



Figure 9: Former Spreckels sugar refinery (addressed 401 23<sup>rd</sup> Street, constructed in 1923). View looking south.



Figure 10: Humboldt Street and operational PG&E power station. View looking west.



Figure 11: Foundation of fuel storage tank in foreground; Pier 70 in background. View looking north.



Figure 12: East block face of Illinois, directly west of detached subject parcels. View looking northwest. Source: Google Maps, 2017.



Figure 13: Muni Metro East station (not public), directly south of detached subject parcels. View looking southeast. Source: Google Maps, 2017.

# **PERMIT HISTORY**

The following **Table 5** provides a timeline of permitted construction activities at the subject site based on building permit applications on file with the San Francisco Department of Building Inspection. Permits are attached to this report as an appendix.

Table 5: Permit History of Subject Site (APNs 4232/006; 4232/001; 4175/002, 4175/017 and 4175/018)				
Date Filed (or approved, if "Filed" date is illegible)	Permit #	Description of Work	Building (if known)	Architect/ Builder
02/27/1946	80997	Rearrangement of ventilating system in locker room of station "A" and all incidental work connected therewith. Total Cost \$2500.	Station A Turbine Building or Switching Center	N/A
08/29/1946	85015	Application for building permit, frame building. Total Cost \$6,000.	Unknown	N/A
05/5/1961 (approved)	223141	Constructing a new door opening and subsequently furnishing and installing an overhead aluminum sectional door thereafter. Total Cost \$2,000.	Unknown	N/A
07/6/1961 (approved)	225338	Application details illegible. Total Cost \$79,000.	Station A Switching Center Building	N/A
05/26/1967	307337	Remodel existing metering building/welding shop. Total Cost \$30,000.	Meter House	N/A
12/1/1968 (approved)	327400	Permit to build a temporary guard shack. Est. Total Cost \$1,400.	Unknown	N/A
12/28/1971	9102	No description of work. Application for demolition.	Unknown	N/A
04/3/1973	375682	Add housing and shelter for turbine generators —not for human occupancy (except occasional maintenance). Secure permit from S.F.F.D. for fuel oil storage. Total Cost \$608,000.	Unknown	R.V. Bettinger
05/31/1973	377590	Secure permit from S.F.F.D. for flammable liquid fuel oil storage facilities. S.S. For: 1. Tensioning & Spacing of prestressing steel, 2. Cylinder tests - 3000 psi conc.,	Unknown	F.F. Mautz

		3. Mill tests prestressing steel.		
07/12/1973	379063	Total Cost \$1.00	Unknown	N/A
(approved)	379003	Grading evacuation and tank [word illegible] and wall	Ulikilowii	IN/A
(approved)		footing construction. Total		
		Costs \$60,000.		
07/19/1973	380252	To erect a 250,000 BBL fuel	PG&E fuel storage	LH Harrison
		oil storage tank and	tank 4	
		containment wall. Est. Total		
		Cost \$600,000.		
09/14/1973	381412	Existing building consists of	Unknown	RV Bettinger
		10 bays of steel framing		
		construction. It is proposed		
		to retain the 4 bays of office		
		use and remove the remainder		
		6 bays of shop use. There is		
		presently an existing wall at		
		the 4th bay; no work is to be		
		done to this wall except		
		closing up two small wall		
		openings with construction to		
		match existing. Utilities to be		
		re-routed to provide continued service to		
		remaining building. Est. Total		
		Cost \$22,000.		
09/14/1973	381413	It is proposed to remodel	Unknown	RV Bettinger
		portion of existing warehouse		
		for shop & tool storage use.		
		Existing buildings: 6400 sq.		
		Ft., Portion to be remodeled:		
		2400 sq. ft. Total Cost \$22,000.		
10/12/1973	382345	Install thermal insulation on	General Site	T.E. Hinney
		four fuel oil storage tanks.		
		Est. Total Cost \$307,000.		
10/14/1973	382134	Modify boiler on Unit 3,	Unit 3 Power Block:	Ruey Stoker
		Potrero Power Plant, to	Generator, Turbine,	Corporation
		reduce NOx (oxides of	and Boiler	
		nitrogen) emissions by		
		installing a system for two-		
		storage combustion and flue		
		gas recirculation to the		
		burners. Work includes (1)		
		relocating some existing		
		piping, (2) installing gas recirculation for foundation		
		and for, (3) installing		
	I			
		Structural steel foundations		
		structural steel foundations and structural steel, (4)		
		and structural steel, (4) installing recirculation gas		

		necessary support electrical and instrumentation equipment. Total Cost \$2,000,000.		
11/1/1973	383749	Enlarge (9) fuel oil pump bases. Est. Total Cost \$9,000.	General Site	Erwin P. Wollak
12/19/1973	81693	No description of work.	Unknown	N/A
03/21/1974	387194	Construct fire water tank. Est. Total Cost \$52,000.	Unknown	Michael D. Hugh and Richard V. Bettinger
11/7/1974	395234	Construction of gas turbine and related equipment including foundations. This work to be done in conjunction with Application #418869 site permit #375682, addendum one (1), which was approved on April 27, 1973.	Est. Total Cost \$300,000.	R.V. Bettinger
08/9/1975	402053	No description of work. Total Cost \$12,000.	Unknown	N/A
01/25/1979	446478	Install effluent piping. Est. Total Cost \$20,000.	General Site	R.V. Bettinger
02/18/1982	4801217	Construct equipment foundations on grade in open area. Foundations are for water treatment system and associated water storage tanks. Capacity of 60,000 gallons - (2 @ 30,000 gals.). Est. Total Cost \$500,000.	General Site	R.V. Bettinger
01/06/1984	511759	Construct women's restroom in 2 <sup>nd</sup> floor adjoining control room. Est. Total Cost \$35,000.	Unit 3 Power Block: Generator, Turbine, and Boiler	R.V. Bettinger
04/18/1984	516201	Construct equipment foundations on grade in open area. Foundations are for water treatment system and associated water storage tanks capacity of 60,000 gallons (2 at 30,000 gals). Est Total Cost \$500,000.	Unknown	R.V. Bettinger
08/10/1987	579104	No description of work. Est. Total Cost \$200,000.	Unknown	
08/18/1988 (approved)	397738	Construct crane loft; upgrade bathroom area in pre-fab building; add office space to pre-fab building; upgrade	General Site	Orlando Malone

		electrical and ventilation in		
00/00/1000	40000	pre-engineered building.	** 1	
08/22/1988	193039	No description of work.	Unknown	Joyce I.
00/00/1000	100011	Application for demolition.	** 1	Steingass
08/22/1988	193041	No description of work.	Unknown	Joyce I.
		Application for demolition.		Steingass
10/25/1988	599097	Upgrade electrical to	General Site	Orlando
		accommodate electric [word		Malone
		illegible] and [word illegible]		
		shop. Est. Total Cost \$60,000.		
11/2/1988	603805	Reinforced concrete oil	General Site	S.K. Kho
		containment basin for sludge		
		tank. Est. Total Cost \$8,000.		
07/23/1990	650264	Permit to erect sign. No	Unknown	N/A
		description of work. Est Total		
		Cost \$2,500.		
11/8/1990	661900	Demolish existing toilet;	Electric Shop	N/A
		construct new handicap toilet	_	
		and shower; partially		
		demolish existing small office,		
		build new locker room,		
		upgrade electrical, mechanical		
		and plumbing. Est. Total Cost		
		\$25,000.		
02/11/1991	667665	Permit to erect sign. No	Unknown	N/A
		description of work. Est Total		
		Cost \$1,000.		
03/13/1991	673510	Replace exhaust fans, repair	Unknown	Gez
		siding, add air louvers. Est.		Architects
		Total Cost \$12,000.		Engineers
03/13/1991	673513	Add insulation (walls & roof),	Unknown	Gez
		replace exhaust fans, repair		Architects
		siding, replace gas heaters,		Engineers
03/13/1991	673515		Machine Shop	Gez
, ,		` '	1	Architects
		*		Engineers
06/03/1994	752689		Compressor House	Donald F.
, ,			1	Willoughby
		· ·		
		*		
06/03/1994	752687		Gate House	Donald F.
,,		Remove portion of parapet &		Willoughby
03/13/1991 06/03/1994	752689 752687	replace lights, add exterior lights, add air louvers. Est Total Cost \$73,000.  Add insulation (walls & roof), replace exhaust fans, repair siding, replace gas heaters, add air louvers, add plastic thermal curtains to overhead doors (2).  Reinforce brick parapets. Fence areas below parapets. (Ref DWGS 364229 & 364230). Est. Total Cost \$12,000.  Reinforce brick parapets.	Machine Shop  Compressor House  Gate House	Gez Architect Engineer  Donald F Willough

		364229 & 364231). Est. Total Cost \$25,000.		
06/17/1994	752688	Demolish parapets of both end walls to roof level. Fence area below side wall parapet. (Ref DNGS 354229, 364232 & 364233). All above works are required per parapet safety program. Est. Total Cost \$40,000.	Station A Turbine Building	Donald F. Willoughby
07/18/1994	769239	Application for demolition permit for "1986 storage."	Unknown	Douglas B. Carlson
09/11/1995	779746	Sprinkle system [word illegible] – Adding 22 sprinklers. Est. Total Cost \$5,100.	General Site	N/A
09/18/1995	784678	No description of work. Est. Total Cost \$65,000.	Pump House Parking Lot	Gez Architects Engineers
06/14/2001	941861	PG & E is proposing a lot line adjustment at the above ref. site. A portion of the (E) roof overhang will be removed to meet the 6'8" set back req. at the new lot line under this permit only. Est. Cost: \$3,500.	Unknown (one of the Storage Units)	RPR Architects
02/19/2004	1029480	Installation of an aqueous ammonia storage area. (Tank installation under separate permit). Removal of existing pavement; partial excavation & removal of existing earth & concrete for new ammonia storage area & sump; excavation of remaining soil within sump area; installation of H-piles for support of containment sump & ammonia storage tank; installation of reinforced concrete-mat foundation, walls & support piers for the sump & ammonia storage tank; backfilling as required; installation of drain from truck unloading drive to stump; installation of reinforced concrete for diked area slab, walls, footings, equipment pads & truck unloading drive; installation	Ammonia Tank Pad	Thomas R. Payne, P.E., C.E.; Louis Perry & Associates, Inc.

		- C - t 1 - / 1 C	1	<u> </u>
		of structural steel for sump		
		cover, stairs and electrical		
		equipment canopy; final		
		paving around disturbed area.		
00/4/0004	100000	Est. Total Cost \$767,000.	(II 1 ) TT : 0	TI D
03/4/2004	1029307	SCR Structural Steel –	(likely) Unit 3	Thomas R.
		Structural work involved in		Payne, P.E.,
		the alteration of the existing		C.E.; Louis
		power plant structure for the		Perry &
		installation of selective		Associates,
		catalatic reduction (SCR)		Inc.
		equipment for NOx removal.		
		Installation of new steel and		
		catwalks within existing		
		structure and reinforcement		
		of existing steel for the		
		revised flues and new piping,		
		skids and manifold valve		
		stations. Total Cost \$950,000.		
08/12/2004	1039082	Construct a wheel wash	Unknown	Andy
		system to trap sand & mud		Tsao/PG&E
		from trucks before enters into		
		public street from Hoe Down		
		Yard. Total Cost \$40,000.		
12/14/2004	1052524	Installation of NH3 storage &	Unknown	Thomas R.
		piping system. Total Cost		Payne, P.E.,
		\$800,000.		C.E.; Louis
				Perry &
				Associates,
				Inc.
07/24/2007	1130141	To supply and install a fire	General Site	Engineer:
		alarm system per PG&E's		Cosco Fire
		proposed performance based		Protection
		engineering evaluation for		
		smoke detection [word		
		illegible]. This is an		
		unmanned site. All battery		
		calculations are at 60 hr. This		
		system will be monitored by		
		PG&E's Scada System. Total		
		Cost \$35,000.		
10/1/2008	1167811	Excavate for and construct	Unknown	Black &
		electric power transmission		Veatch
		ductbanks. Backfill, repave		
		over trenches. Approximate		
		quantity 600 Lf & 6' wide x 5'		
		deep. Total Cost \$500,000.		
05/24/2012	1265380	Remove & relocate a beam	Unknown	N/A
		detector (in storage building).		
		Total Cost \$1,000.		
	1 0010	• · · · · · · · · · · · · · · · · · · ·	2 7	

<sup>\*</sup>Permits relating to the new PG&E substation on APN 4175/018 (outside of subject area boundaries) have been excluded from this table.

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## IV. HISTORIC CONTEXT

#### SAN FRANCISCO HISTORY

European settlement of what is now San Francisco took place in 1776, with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy and the founding of Mission San Francisco de Asis (Mission Dolores) by Franciscan missionaries. The Spanish colonial era lasted until 1821, when Mexico earned its independence from Spain, taking with it the former Spanish colony of Alta California. During the Mexican period, the region's economy was based primarily on cattle ranching, and a small trading village known as Yerba Buena grew up around a plaza (today known as Portsmouth Square) located above a cove in San Francisco Bay. In 1839, a few streets were laid out around the Plaza, and settlement expanded up the slopes of Nob Hill.

During the Mexican-American War in 1846, the village of Yerba Buena was occupied by U.S. military forces and was renamed San Francisco the following year. Around the same time, a surveyor named Jasper O'Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this line were laid out in small 50-*vara* square blocks, whereas blocks south of Market were laid out in larger 100-*vara* blocks.<sup>18</sup>

The discovery of gold at Sutter's Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated outpost on the edge of the North American continent. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.

With the decline of gold production in 1855, San Francisco's economy diversified to include agriculture, manufacturing, shipping, construction, and banking. <sup>19</sup> Prospering from these industries, a new elite class of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial and shipping center of the West.

# CENTRAL WATERFRONT/ POTRERO POINT

San Francisco's Central Waterfront consists of approximately 500 acres at the east edge of San Francisco, adjacent to the San Francisco Bay (Figure 14– Figure 15).

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<sup>&</sup>lt;sup>18</sup> Vara is derived from an antiquated Spanish unit of measurement

<sup>&</sup>lt;sup>19</sup> Rand Richards, *Historic San Francisco*. A Concise History and Guide (San Francisco: Heritage House Publishers, 2001), p.77.

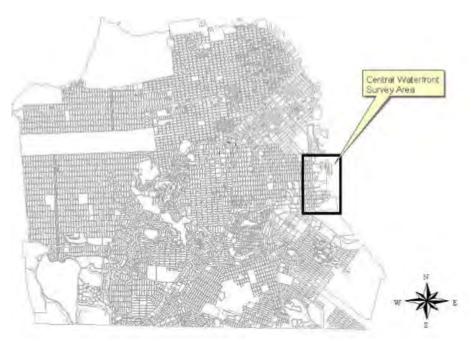


Figure 14: City and County of San Francisco and the Central Waterfront Survey Area. Source: San Francisco Planning Department, "Central Waterfront Context" (2001).

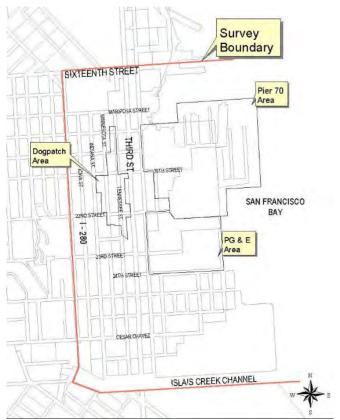


Figure 15: The Central Waterfront Survey Area with boundaries, major street names and boundaries of the Dogpatch Neighborhood, the PG&E area and Pier 70/The Bethlehem Steel San Francisco Yard. Source: San Francisco Planning Department, "Central Waterfront Context," (2001).

Potrero Point originally served as cattle grazing land for the Mission San Francisco de Asis (Mission Dolores), established by Junipero Serra in 1776. The area was known as *Potrero Nuevo*, or "new pasture." When the mission was secularized in 1833, Potrero Hill was incorporated as part of the Rancho de San Francisco, granted by the Mexican government to the sons of Francisco de Haro, the first *alkade*, or mayor, of San Francisco.<sup>20</sup> The California Gold Rush and California's admission to the Union in 1850 dramatically changed the rural Central Waterfront/Potrero landscape to a heavy industrial site. In 1866 Potrero Point became the site of the Pacific Rolling Mills, a vast iron smelting and rolling plant. By the end of the 1880s over 1,000 men were employed there.<sup>21</sup> Potrero Point also saw the construction of gas manufacturing plants, originally operated by the City Gas Company and the San Francisco Gas Company (which merged in 1873 to form the San Francisco Gas Light Company). The Union Iron Works – considered the pioneer foundry and machine-making company of California – arrived at Potrero Point in the 1880s (Figure 16). They constructed one of the largest shipbuilding facilities on the west coast, a plant that later became part of the Bethlehem Steel Company.

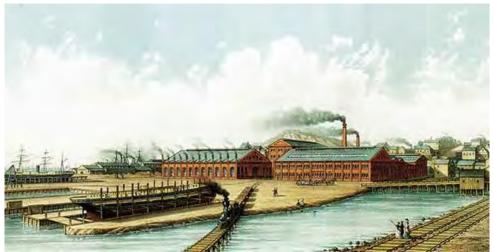


Figure 16: Union Iron Works Plant at Potrero (1880s). Source: San Francisco Maritime Museum Library.

Utilized for industrial purposes since the latter half of the nineteenth century, the Potrero Point area of San Francisco's Central Waterfront grew into one of the most important zones of heavy industry on the West Coast. Amongst the varied industrial functions of Potrero Point, the subject site itself supported four industries: gunpowder production; barrel production; sugar refining; and power production.

## SITE HISTORY: GUNPOWDER PRODUCTION

Early coastal maps depict a history of gunpowder production at the subject site. The following is directly excerpted from historian Christopher VerPlanck's "Dogpatch Historical Context." <sup>22</sup>

Increased population pressures in San Francisco, combined with a new city ordinance forbidding dangerous industries from being located anywhere near settled areas,

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<sup>&</sup>lt;sup>20</sup> San Francisco Planning Department, "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement" (October 2000- September 2001) p.8.

<sup>&</sup>lt;sup>21</sup> Dames & Moore, "Historic Architecture Report, Station A, Potrero Power Plant" (San Francisco, CA, December 1999) p.1.

<sup>&</sup>lt;sup>22</sup> Christopher VerPlanck, "Dogpatch Historical Context." http://www.pier70sf.org/dogpatch/DogHistSig.htm

compelled certain industries such as gunpowder manufacturers, to move beyond the city limits. Due to its remoteness and abundant deep-water anchorages, Potrero Point was earmarked as the ideal location for relocating essential gunpowder manufacturing operations... In 1854, E.I. du Pont de Nemours Company, one of the largest manufacturers of black gunpowder in the United States, constructed their first powder magazine on the West Coast on the south shore of Potrero Point near the corner of Maryland and Humboldt streets, now the site of PG&E's Potrero Power Plant.

The 1859 USGS Coastal Survey Map shows the *Potrero Nuevo* area with the subject site labeled "powder magazine" (Figure 17). Black gunpowder was needed at the time for hard rock mining in the Sierras as well as for street grading in San Francisco. The 1873 Bancroft Map of San Francisco shows developed (shaded) blocks at and near the subject site (Figure 18). This development reflects the presence of both the E.I. du Pont de Nemours Company and the Hazard Powder Company. Both gunpowder manufacturers operated at Potrero Point until 1881, when they sold their plants to sugar industrialist Claus Spreckels and moved to rural Contra Costa County. The subject site continued to be developed and the shoreline dramatically altered to accommodate various industrial activities (Figure 19 – Figure 20).



Figure 17: 1859 USGS Coastal Survey Map showing Potrero Nuevo. Arrow pointing to labeled "Powder Magazine" site and approximate subject site. Source: David Rumsey Map Collection. Edited by Page & Turnbull.



Figure 18: 1873 Bancroft Map of San Francisco, Potrero Hill and surroundings. Blue line shows original shoreline. Red arrow pointing to approximate subject site. Source: David Rumsey Map Collection. Edited by Page & Turnbull.

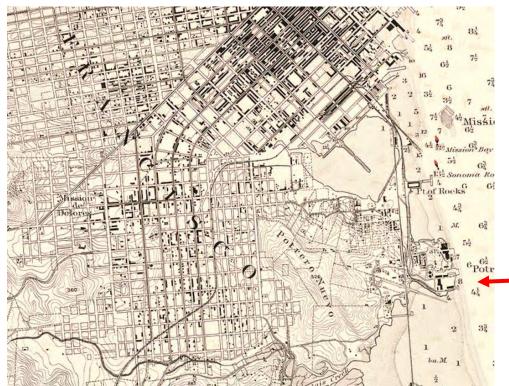


Figure 19: 1889 U.S. Coast Survey Map. Red arrow pointing to approximate subject site. Source: FoundSF. Edited by Page & Turnbull.



Figure 20: Potrero Point original shoreline overlaid on aerial photograph (ca. 2000s). Arrow pointing to subject site. Source: Associate Capital, edited by Page & Turnbull.

### SITE HISTORY: BARREL PRODUCTION

The American Barrel Company (later, the California Barrel Company) was first established in 1883-84 on Louisiana Street, between Humboldt and Nevada Streets. The company was one of the very first barrel manufacturers in San Francisco; their barrels were used to store cider, pork, olives, oil, lard, fish, milk, sugar, grapes, pickles, butter, and other goods.<sup>23</sup> The Sanborn Fire Insurance Map from 1900 depicts the California Barrel Company at the west portion of the subject site (the future site of Station A, discussed below) (Figure 21).<sup>24</sup> The 1900 Sanborn map depicts a brick wall running north-south along Louisiana Street, separating the California Barrel Company and the Western Sugar Refinery to the east. The California Barrel Company site appears to have included four warehouses (1 and 1 ½ or 2 stories in height) a wagon shed, and an unspecified shed. These buildings were demolished in 1901, when the California Barrel Company site was purchased by Claus Spreckels. Spreckels aimed to expand his sugar refinery operations already underway on the subject site to the east of the California Barrel Company buildings, next to the San Francisco Bay. The California Barrel

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<sup>&</sup>lt;sup>23</sup> Edgar Harvey Defebaugh, "Cooperage Exhibit," *Barrel and Box and Packages*, vol. 26. Lumber Buyers' Publishing Corporation (1921) p.31.

<sup>&</sup>lt;sup>24</sup> The California Barrel Company site was surrounded by: the Potrero Hotel, stores and residential dwellings to the north (between Sierra and Humboldt streets); the western part of the San Francisco Gas Light's Potrero Gas Plant to the south; a large reservoir used by Spreckels' sugar refinery to the south; and Spreckels' sugar refinery buildings and wharf to the east.

Company was relocated to nearby Illinois and Sierra (22<sup>nd</sup>) streets (the northwest corner of the subject site), where it remained in operation until 1956. The site included four warehouses, stave storage sheds, auto sheds, steamers, an office, and a machine shop (**Figure 23**).<sup>25</sup>

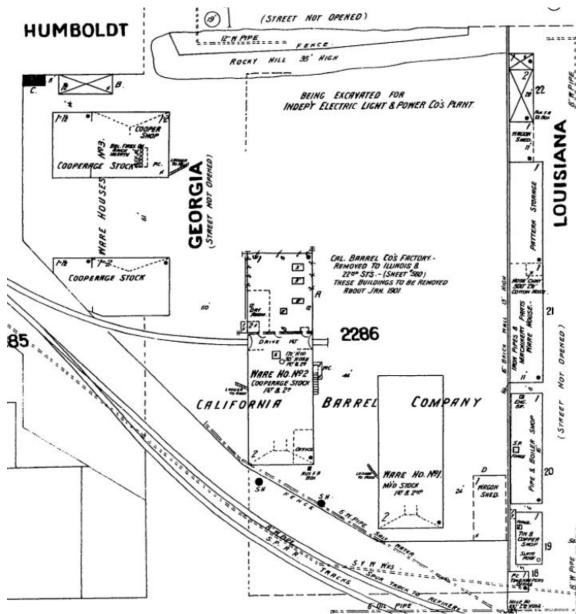


Figure 21: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheet 546) depicting the California Barrel Company buildings (demolished in 1901) located at the future site of Station A. Source: San Francisco Public Library.

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<sup>&</sup>lt;sup>25</sup> San Francisco Planning Department, "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement," (September 2001) p.10.

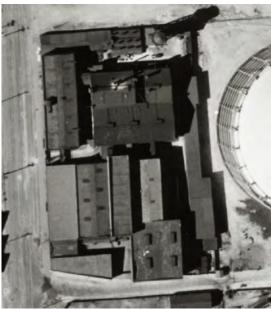


Figure 22: 1938 aerial photograph by Harrison Ryker of northwest corner of subject site (22nd Street to the north, Illinois Street to the west, and Humboldt Street to the south), developed and occupied by the California Barrel Company. Source: David Rumsey Map Collection.

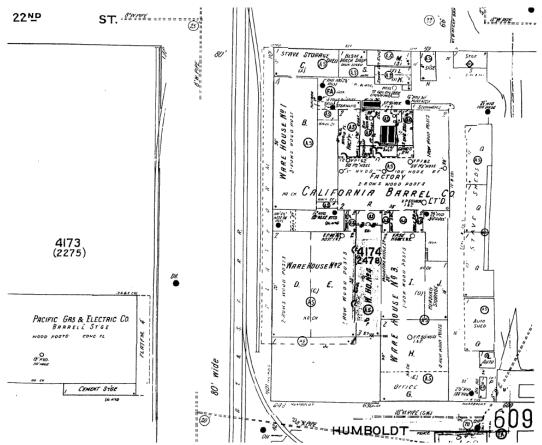


Figure 23: Detail of the 1950 Sanborn Fire Insurance Map (vol. 6, sheet 609) depicting the California Barrel Company buildings (demolished in 1901) at the northwest corner of the subject site. Source:

San Francisco Public Library.

### SITE HISTORY: SUGAR REFINERY

German-born Adolph Claus Spreckels (1828-1908) immigrated to the United States in 1846 (Figure 24). He married Anna Christina Mangels and lived for periods of time in South Carolina and New York City before settling in San Francisco. Spreckels founded a variety of successful businesses – including a grocery store, a brewery and a hotel – and became involved in the ranching, timber and railroad industries. However, Spreckels is perhaps best known as a sugar baron of the West Coast.

Spreckels began growing sugar beets in Aptos, California, and built a small refinery in nearby Capitola in 1874. He then established the Western Beet Sugar Company in Wastsonville, which was the largest sugar beet factory in the U.S. at the time. As his operations grew, Spreckels constructed a 42-mile railroad to transport sugar beets from fields near Salinas to Watsonville. A larger factory was built in the Salinas Valley, resulting in the creation of the company town of Spreckels, California. Additionally, Spreckels founded Spreckelsville, a company town in Maui; by 1892 it was the largest sugarcane plantation in the world.

In San Francisco, Spreckels began refining sugar in the South of Market area in 1863. By 1881, Spreckels' California Sugar Refinery had outgrown its facilities at Eighth and Brannan streets, requiring a relocation to a five-block area at Potrero Point inclusive of the primary subject site (Figure 25- Figure 26). This southern point of Potrero Point provided deep water access for Spreckels' ships filled with sugar cane arriving from Hawaii. The new California Sugar Refinery was designed by a New York architect by the name of Hepworth, and was constructed at a cost of one million dollars. The sugar refinery was, at the time of its construction, the only such operation on the West Coast, and one of fewer than twenty-five refineries in the United States. The context below is directly excerpted from the "State of California Department of Parks and Recreation District Record: Potrero Point Historic District" authored by Kelley & VerPlanck and Page & Turnbull in 2008.

The pioneer sugar industry in California owes a huge debt to German immigrant Claus Spreckels. He established his first refinery in the South of Market in 1863. In 1881, he purchased a five-block site on the south shore of Potrero Point from gunpowder manufacturers and commenced construction of the California Sugar Refinery. The massive brick buildings which comprised the plant included a "melt/filter house," a "wash house," and a "char house." All were designed in 1881 by a New York architect named Hepworth.<sup>27</sup> By 1884, these huge works were described as "the most complete concern of the kind in the world, and in size ranks with the great refineries of Brooklyn, New York, and St. Louis." The 1886 Sanborn Map shows the layout of the facility (no longer extant), including a tenstory brick filter house and refinery, machine shop/blacksmith's shop, a row of one-story frame shops along the western edge of the property, a two-story melting house and three massive timber-frame warehouses- one of which sat atop a large wharf. <sup>29</sup>

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<sup>&</sup>lt;sup>26</sup> Dames & Moore, p.2

<sup>&</sup>lt;sup>27</sup> Bancroft Library, University of California-Berkeley, documents and materials pertaining to the Western Sugar Refinery collected by Dan Gutleben.

<sup>&</sup>lt;sup>28</sup> Michael Corbett, *Historic Architecture Report for 4352 Third Street, City and County of San Francisco*: unpublished report by URS Corporation, 2001), p.5.

<sup>&</sup>lt;sup>29</sup> Kelley & VerPlanck and Page & Turnbull, p.16.



Figure 24: Claus Spreckels- "The Sugar King." Source: San Francisco Public Library, Image # AAD-3012.

The following is directly excerpted from the "Historical Assessment of the Western Sugar Refinery Warehouses" authored by Jonathan Lammers in March 2017.

The [California] Sugar Refinery was supplied by raw sugar grown in Hawaii. During the 1870s, Spreckels had secured land and water rights on the island of Maui. He then hired Herman Schussler, chief engineer of the Spring Valley Water Company, to design a massive irrigation system that included sixty-five miles of canals which brought water from the wetter side of the island to drier land owned by Spreckels. Labor for growing the sugar cane was suppled under the contract labor system, whereby Spreckels advanced funds to transport Chinese, Japanese, Portuguese, Filipino and other immigrants to Hawaii where they contracted to work for a specified amount of time. Once the sugar cane was harvested, it was processed at mills in Hawaii. During this initial process, the cane was pressed to extract the sap, which in turn was boiled down to make sugar crystals. At this stage the sugar was brown in color and contained various "impurities." The milled sugar was then transported to San Francisco on the ships of the Oceanic Steamship Company, which was founded in 1881 by Spreckels and his brothers. Once the raw sugar arrived at the [California] Sugar Refinery, it went through a multi-stage process to dissolve and filter the sugar before being re-crystallized into "pure" sugar.<sup>30</sup>

Kelley & VerPlanck and Page & Turnbull described the conveyance of the sugar from Hawaii to the California Sugar Refinery in documentation for the Third Street Industrial District:

The Potrero plant [played] a major role as a refiner of imported Hawaiian sugar [...] Raw Hawaiian sugar was delivered by ship to the massive east wharf and then moved into adjoining warehouses. The sugar would then be moved from the warehouses to the melt wash house, and from there through the melt filter house where refining would take place. The refined sugar was then transported via conveyors to a large warehouse located south of Twenty-Third Street where it would be stored in bags prior to shipment via rail or ship.<sup>31</sup>

<sup>&</sup>lt;sup>30</sup> Jonathan Lammers, Historical Assessment of the Former Western Sugar Refinery Warehouses (March 8, 2017) p.2.

<sup>&</sup>lt;sup>31</sup> Kelley & VerPlanck and Page & Turnbull, p.16-17; 20.



Figure 25: Britton & Rey lithograph showing a view southeast to the California Sugar Refinery (ca.1881) Source: UC Berkeley, Bancroft Library.



Figure 26: California Sugar Refinery (ca.1880s). Source: Associate Capital.

Ca.1891, the California Sugar Refinery was renamed the Western Sugar Refining Company. In 1901, Spreckels purchased the California Barrel Company site directly west of his Western Sugar Refinery site and hired engineer A.M. Hunt to draw up plans for a new, state-of-the-art steam-powered electric plant. Spreckels' power station was constructed in 1901-02The Central Station plant consisted of adjacent Turbine and Boiler Halls and was operated until 1903 by Spreckels' own fledgling Independent Gas and Power Company. Spreckels' Central Station was later named "Station A" (and is referenced as Station A throughout this report). The extended historic context of the site as a power station is discussed in the context below, titled "Power Station."

Throughout the early twentieth century, much of the primary subject site was built out with buildings and structures that supported Spreckels' sugar operations (and the adjacent power station operations). Maps dating from 1900, 1903, 1905 and 1914 depict a Boiler building (with asbestos-

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<sup>&</sup>lt;sup>32</sup> Dames & Moore, p.4.

covered boilers and two economizers joined by a central smokestack); Raw Sugar Warehouses; Coal Bunkers; a Coal Hoist House; a Melt House; Spreckels' Private Car House; Acid Tanks; a Char House; a Pipe Storage building; a Machine and Carpenter Shop; a Refinery building; and a Reservoir at the northwest corner of the primary subject site (Figure 27- Figure 34). Additional sugar refinery buildings, structures and features located outside of the boundaries of the subject site included: an East Wharf/Sugar Receiving wharf building; a Sack House; Stock Corrals; a South Wharf; a Refined Sugar Warehouse; Crude Petroleum Tanks; an Office/Laboratory; and a warehouse containing paints, oils and supplies. Sanborn maps show there were no substantive alterations to the refinery between 1905 and 1914. Upon Claus Spreckels' death in 1908, the Western Sugar Refining Company continued under the leadership of his second son, Adolf Spreckels.

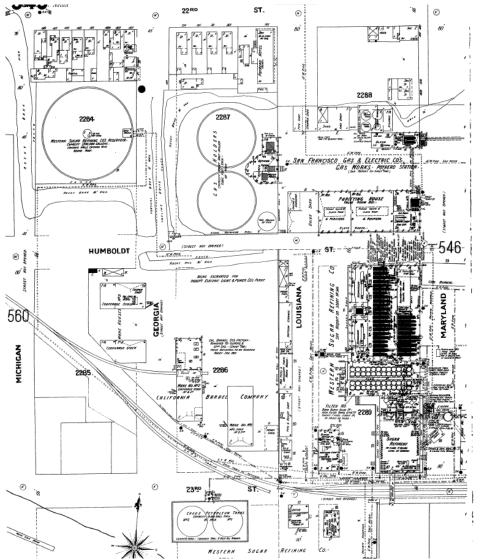


Figure 27: 1900 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the Western Sugar Refining buildings located on the central portion and northwest corner of the primary subject site. Source: San Francisco Public Library.

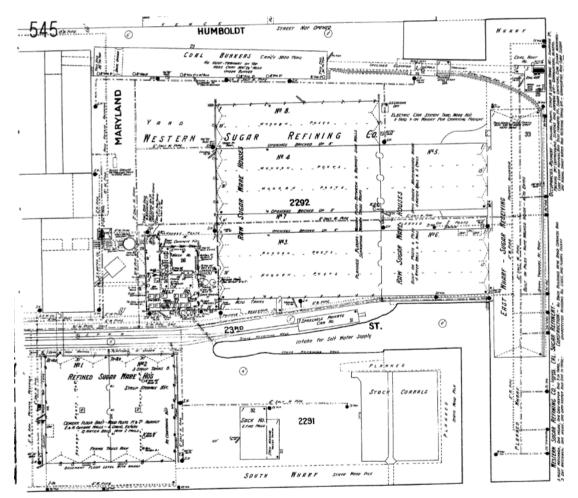


Figure 28: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the Western Sugar Refining buildings at the east portion of the subject site (between Humboldt and 23<sup>rd</sup> Streets). Source: San Francisco Public Library.

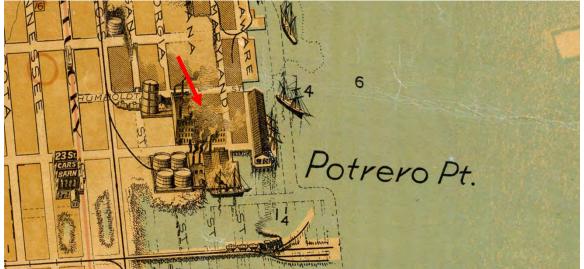


Figure 29: Detail of *Pictorial Map of San Francisco* by August Chevalier (1903). Red arrow pointing to subject site. Source: David Rumsey Historical Map Collection. Edited by Page & Turnbull.

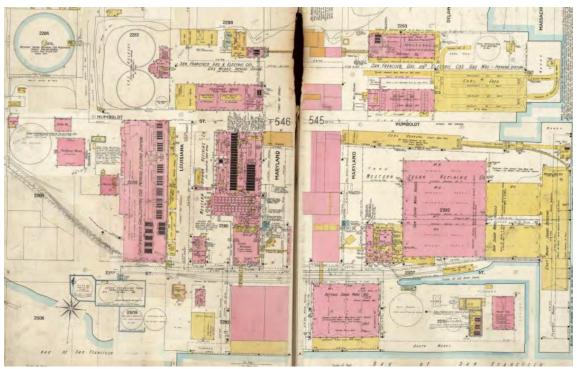


Figure 30: 1905 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the subject site and surrounding areas. Source: David Rumsey Map Collection.

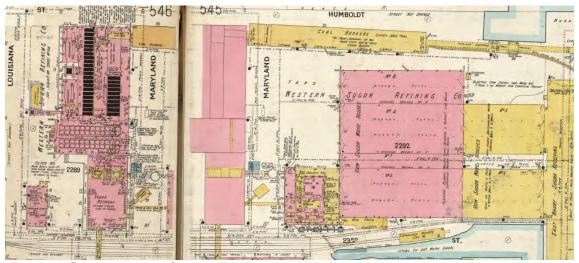


Figure 31: Detail of the 1905 Sanborn Fire Insurance Map (vol. 5, sheets 545 and 546) depicting the Western Sugar Refining buildings located at the eastern portion of the subject site (between Humboldt and 23<sup>rd</sup> Streets). Source: David Rumsey Map Collection.

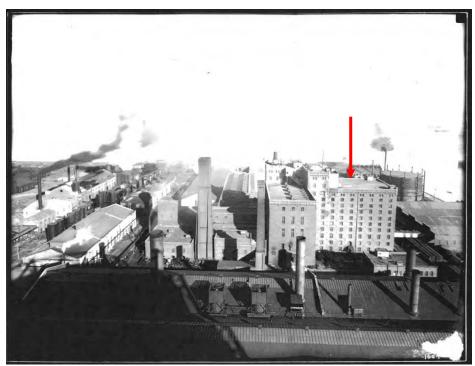


Figure 32: Subject site, ca. 1914. Red arrow pointing to the sugar refinery (directly east of the future Sugar House constructed ca.1915), with roof of Station A in the foreground. View looking east. Source:

Associate Capital. Edited by Page & Turnbull.

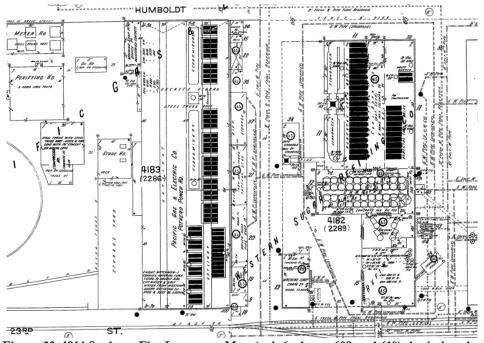


Figure 33: 1914 Sanborn Fire Insurance Map (vol. 6, sheets 609 and 610) depicting the Western Sugar Refining buildings at the central portion of the subject site (the east portion of the subject site is depicted in the image below). Station A is located directly to the west of the Western Sugar Refinery. Not pictured is the Western Sugar Refinery Reservoir at the northwest corner of the subject site. Source: San Francisco Public Library.

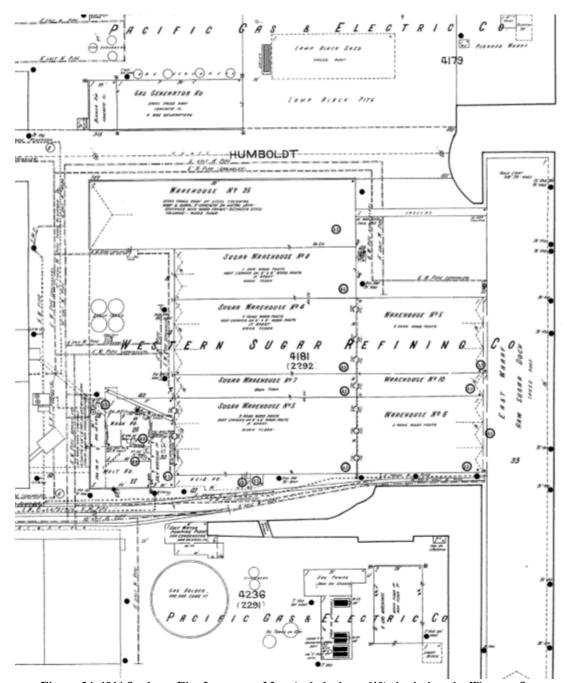


Figure 34: 1914 Sanborn Fire Insurance Map (vol. 6, sheet 610) depicting the Western Sugar Refining buildings located at the east portion of the subject site. Pacific Gas & Electric sites are located directly north (part of the subject site) and south (outside the boundaries of the subject site). Source: San Francisco Public Library.

In 1915, a second sugar refinery building was constructed west of the existing refinery building, in place of the previous Machine and Carpenter shop. This new ten-story refinery building was designed by the engineer W.E. Murray and would later be called the Sugar House (and is referred to as the Sugar House throughout this report). New Machine and Carpenter shop buildings were constructed adjacent to the west façade of the boiler/coal bunker building with the economizers and smokestack (Figure 35– Figure 39). The densely developed subject site was captured in an aerial photograph taken by Harrison Ryker in 1938 (Figure 40- Figure 41).

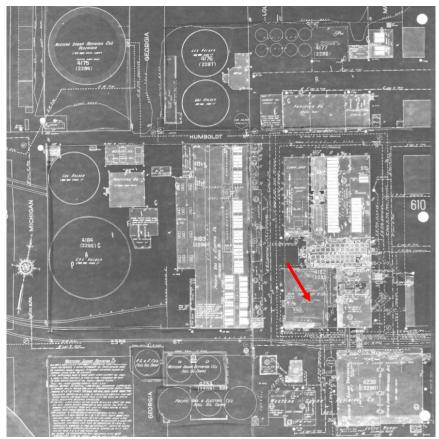


Figure 35: 1919 Sanborn Fire Insurance Map (vol. 6, sheet 609) depicting the Western Sugar Refining buildings between Humboldt and 23<sup>rd</sup> Streets, with Station A located directly to the west. Red arrow pointing to new Sugar House refinery building. Pacific Gas & Electric sites are located directly north (part of the subject site) and southwest (outside the boundaries of the subject site). Source: San Francisco Planning Department. Edited by Page & Turnbull.

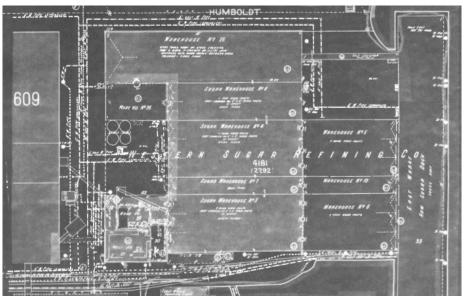


Figure 36: 1919 Sanborn Fire Insurance Map (vol. 6, sheet 610) depicting the Western Sugar Refining buildings located at the east portion of the subject site. Not pictured is the Western Sugar Refinery Reservoir at the northwest corner of the site. Source: San Francisco Planning Department.



Figure 37: View looking northeast from 25<sup>th</sup> and Illinois (1920). Red arrow pointing to Sugar House, with Station A to its west (left). Source: History Pin. Edited by Page & Turnbull.



Figure 38: View looking northwest (ca.1925). Red arrow pointing to Sugar House, with Station A to its west (left). Source: Ravens Gallery Antiques "Western Sugar Refinery San Francisco." Edited by Page & Turnbull.



Figure 39: Western Sugar Refinery South Wharf (left) and East Wharf/Sugar Receiving House (right) (20 June 1930). Red arrow pointing to Sugar House. Source: San Francisco Public Library, Photo # AAC-7616. Edited by Page & Turnbull.



Figure 40: 1938 aerial photograph by Harrison Ryker of subject site and surrounding area. Red arrow pointing to Sugar House. The Western Sugar Refinery Reservoir at the northwest corner of the subject site has been demolished and developed by the California Barrel Company. Source:

David Rumsey Map Collection. Edited by Page & Turnbull.



Figure 41: Detail of 1938 aerial photograph by Harrison Ryker of the subject site. Red arrow pointing to Sugar House. The Western Sugar Refinery Reservoir at the northwest corner of the subject site has been demolished and the surrounding area densely developed. Source: David Rumsey Map Collection. Edited by Page & Turnbull.

Spreckels had established dominance in the sugar industry by securing control over the Hawaiian sugar trade. However, marginalized Hawaiian planters in competition with Spreckels and his associates established their own cooperative refinery in 1906 in Crockett, California: the California & Hawaiian Sugar Company (C&H) (Figure 42).<sup>33</sup>



Figure 42: C&H factory in Crockett, CA (1907). Source: *Images of America: Crockett* by John V. Robinson.

<sup>&</sup>lt;sup>33</sup> The C&H factory remains operational today.

The construction of the C&H factory in Crockett broke Spreckels' monopoly on sugar refining, but his Potrero plant remained in operation throughout the first half of the twentieth century. Census data referenced in the "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement" authored by the Planning Department in 2001 reveals that "the refinery remained one of the top five employers in the Central Waterfront until the early 1950s, employing 1,000 men and between 10 and 15 percent of local residents."<sup>34</sup>

However, the California & Hawaiian Sugar Refining Corporation bought out Spreckels' plant for \$3,780,000 in April 1949. C&H quickly concluded that the Potrero plant was too antiquated to be profitably modernized.<sup>35</sup> When the refinery was shut down ca.1950, PG&E purchased the site for expansion of their various steam electric operations. The 1950 Sanborn Fire Insurance maps reflect the change in ownership to C&H and depict the site just prior to its near-complete demolition in the 1950s (Figure 43- Figure 44).

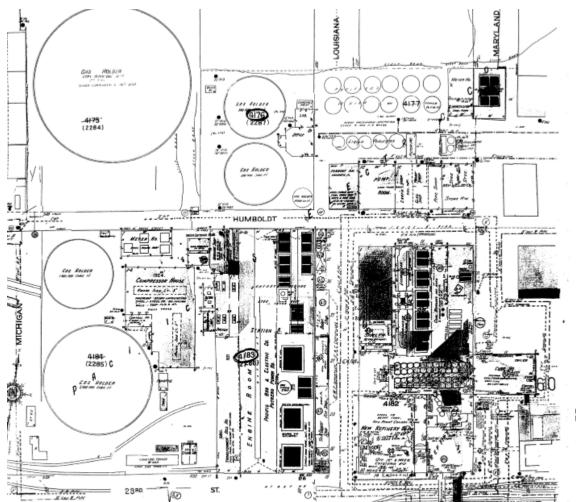


Figure 43: 1950 Sanborn Fire Insurance Map (vol. 6, sheet 609). Source: San Francisco Public Library.

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<sup>&</sup>lt;sup>34</sup> San Francisco Planning Department, "Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement," (September 2001) p.9-10.

<sup>&</sup>lt;sup>35</sup> Kelley & VerPlanck and Page & Turnbull, p.16-17.

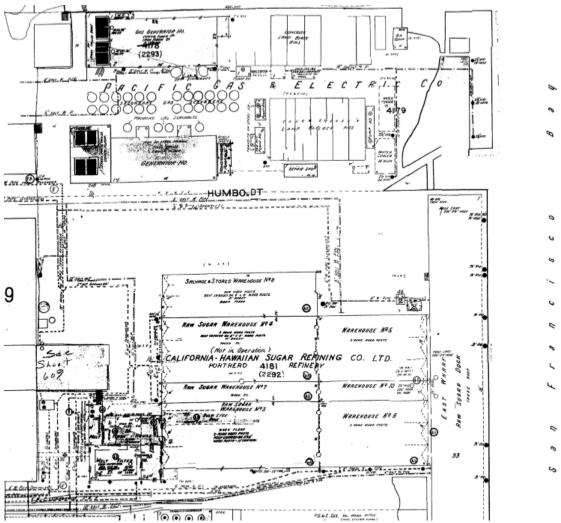


Figure 44: 1950 Sanborn Fire Insurance Map (vol. 6, sheet 610) depicting California-Hawaiian Sugar Refining buildings between Humboldt and 23<sup>rd</sup> Streets and PG&E buildings north of Humboldt Street. Source: San Francisco Public Library.

Significant change occurred at the subject site in the latter half of the twentieth century. Beginning in 1951, antiquated sugar refinery plant buildings on the subject site were demolished and machinery parts were sold for scrap (Figure 45). PG&E demolished Spreckels' sugar refinery buildings and constructed new buildings and structures necessary for their expanding power station. PG&E continued to utilize Station A as they expanded eastward. Demolished sugar refinery buildings include (but are not limited to): a Boiler building (with asbestos-covered boilers and two economizers joined by a central smokestack); Raw Sugar Warehouses; Coal Bunkers; a Coal Hoist House; an East Wharf/Sugar Receiving wharf building; a Melt House; Spreckels' Private Car House; Acid Tanks; a Char House; a Pipe Storage building; and a Refinery building. The East Wharf/Sugar Receiving wharf building was not demolished until the late 1960s/early 1970s. Most new PG&E buildings were constructed on the site between the 1950s and the 1990s.<sup>36</sup>

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<sup>&</sup>lt;sup>36</sup> New PG&E buildings include (but are not limited to): Steam Heat Shop Building; Fire Pump House; Unit 3; Boat House Butler Storage Building; Lube Oil Room/Storage Building; Station A Group Office/Warehouse; Abrasive Blast Building; Electric Shop; Maintenance/Machine Shop; Hazardous Waste Storage Building; PG&E Warehouse; and PG&E Buildings 1, 2, and 3. These buildings are discussed in more detail in the section to follow, titled "Power Plant."



Figure 45: Demolition of two brick smokestacks at the Spreckels Sugar Refinery (9 August 1951). Sugar House at left. Source: San Francisco Public Library, Photo # AAC-7473.

Although PG&E demolished all other sugar refinery buildings on the site, they retained the Sugar House building (constructed 1915) and used it throughout the latter half of the twentieth century for office space and records storage (Figure 46– Figure 49).

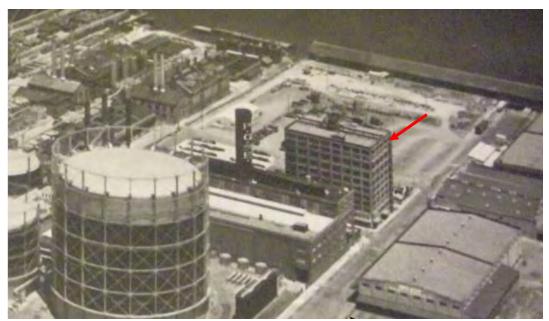


Figure 46: PG&E site (ca.1960s). Red arrow pointing to Sugar House. View looking northeast. Source: courtesy of Dave Hansell, reproduced in Jonathan Lammers' "Historic Assessment of the Western Sugar Refinery Warehouses" (2017). Edited by Page & Turnbull.



Figure 47: Sugar House (left) with Station A in background (no date, estimated 1980s). PG&E Station A Group Office/Warehouse at left. Source: Associate Capital.



Figure 48: Tanks, a Peaker Plant (Unit 6), and the northwest corner of Sugar House (between ca.1993 and 1995). Spreckels' warehouse on 23<sup>rd</sup> Street at left. Source: Associate Capital.

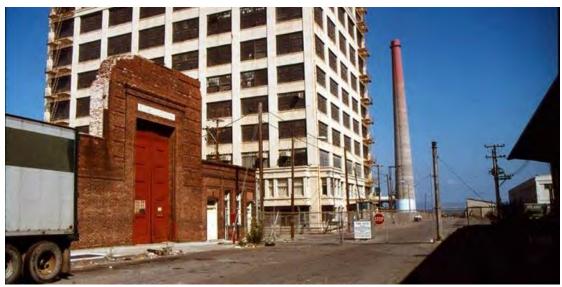


Figure 49: Station A Boiler Hall doors and Gate House, with Sugar House in the background (ca.Boiler Hall demolition in 1983). View looking northeast. Source: Associate Capital.

The ten-story Sugar House was demolished in 1995, following damage sustained during the 1989 Loma Prieta earthquake. The building had a 16,300 square-foot footprint, and had a basement below grade. Documentary photographs of the Sugar House were taken by Lewis Watts in 1995, in an archival manner according to the Historical American Building Survey standards (Figure 50– Figure 55).



Figure 50: South elevation. Source: Lewis Watts.



Figure 51: East elevation. Source: Lewis Watts.

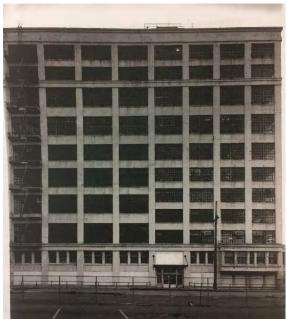


Figure 52: West elevation. Source: Lewis Watts.



Figure 53: North elevation. Source: Lewis Watts.



Figure 54: Building in context, view from northeast. Source: Lewis Watts.



Figure 55: Building in context, view from northwest. Source: Lewis Watts.

The late-1990s Sanborn map shows all sugar refinery-associated buildings on the subject site having been demolished and replaced with PG&E buildings and structures (Figure 56). Spreckels' power station buildings, which supplied the city, and other PG&E buildings and structures will be discussed in the context to follow, titled "Power Station."

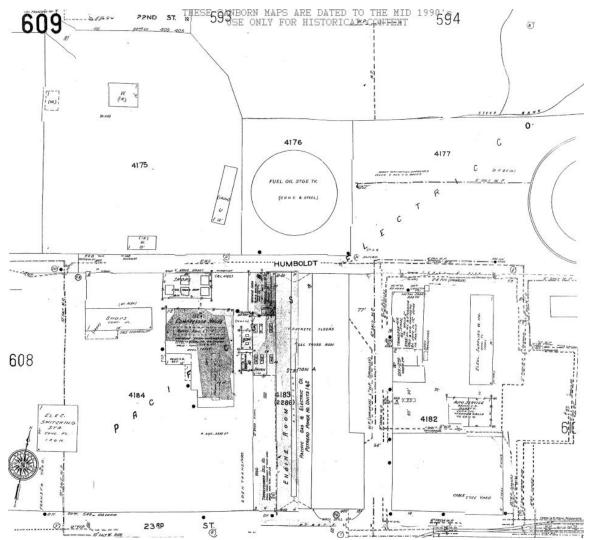


Figure 56: Late 1990s Sanborn Fire Insurance Map (vol. 6, sheet 609) depicting PG&E buildings at west and central portions of subject site. Map depicting eastern portion of subject site not available.

Source: San Francisco Planning Information Map.

Today, the only extant sugar refinery buildings are two warehouses located at the terminus of 23<sup>rd</sup> Street, just outside of the subject site's south boundary (Figure 57). The easternmost warehouse is addressed as 401 23<sup>rd</sup> Street and was constructed in 1923. The westernmost warehouse is addressed as 435 23<sup>rd</sup> Street and was constructed in 1929. According to the "Historic Assessment of the Western Sugar Refinery Warehouses" authored in 2017 by Jonathan Lammers, the warehouses were constructed to ensure clean and dry conditions for storing both raw and processed sugar.<sup>37</sup>

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<sup>&</sup>lt;sup>37</sup> Jonathan Lammers, Historical Assessment of the Former Western Sugar Refinery Warehouses (March 8, 2017) p.2.



Figure 57: Red arrows pointing to former sugar refinery warehouses on 23<sup>rd</sup> Street, constructed by Spreckels' sons in 1923 (east, left warehouse) and 1929 (right, west warehouse). Subject site at right (showing Abrasive Blast Building). Warm Water Cove is located south of the warehouses. View looking southwest. Edited by Page & Turnbull.

Although the warehouses are the only extant buildings associated with Spreckels' sugar refining operations, there is an extant partial foundation of the East Wharf/Sugar Receiving building located at the east boundary of the subject site, abutting the San Francisco Bay (Figure 58– Figure 59).<sup>38</sup> The deteriorated partial foundation does not reflect the original (longer) footprint of the East Wharf/Sugar Receiving building.



Figure 58: Foundation of former Spreckels East Wharf/Sugar Receiving building in foreground. View looking northeast.

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<sup>&</sup>lt;sup>38</sup> The East Wharf/Sugar Receiving building foundation was not accessible during Page & Turnbull's site visit.



Figure 59: Subject site east boundary of subject site, outlined in red. Foundation of Spreckels' East Wharf/Sugar Receiving building at center. View looking west. Source: Associate Capital.

### SITE HISTORY: POWER STATION

The subject site is most closely associated with its history as a former power station. Manufactured gas had served as the main source of light for urban Californians through the 1890s. However, experimentation with electricity showed great promise to replace manufactured gas. The pioneer electric plant of the west coast was constructed by the California Electric Light Company in 1879 at Fourth and Market streets in San Francisco. In these early years, the electricity industry saw new competitors enter the market. Multiple mergers occurred throughout the late nineteenth century; after years of direct competition, a merger between the two biggest gas and electric companies—the San Francisco Gaslight Company and the Edison Company—resulted in the creation of the San Francisco Gas & Electric Company in 1896. The 1900 Sanborn Fire Insurance Maps depict the San Francisco Gas & Electric Company Potrero Station located at the northwest corner and northern portion of the primary subject site (Figure 60- Figure 61). Primary site features included: two massive gas holders; an office building; coal sheds; a wharf building; a petroleum tank; a coke room; two retort houses; tar wells; ammonia liquid wells and tanks; an engine room; a blacksmith shop; and an experimental room.

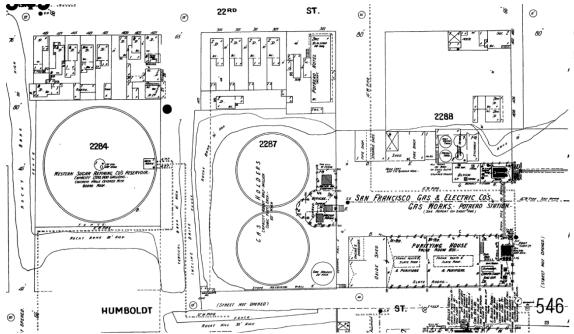


Figure 60: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheet 546) depicting the San Francisco Gas and Electric Potrero Station between 22<sup>nd</sup> and Humboldt streets (the northwest corner of the subject site). Also pictured is residential housing, a Western Sugar Refining Reservoir, and the Potrero Hotel. Source: San Francisco Public Library.

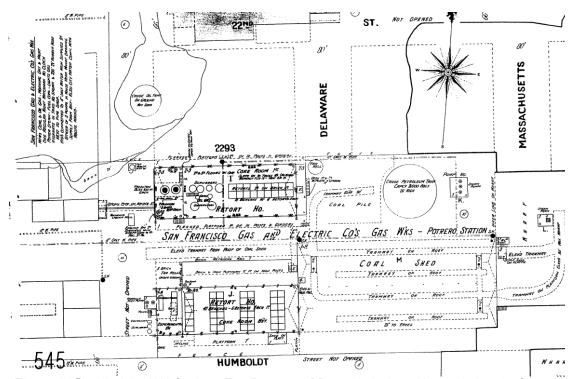


Figure 61: Detail of the 1900 Sanborn Fire Insurance Map (vol. 5, sheet 545) depicting the San Francisco Gas and Electric Potrero Station between 22<sup>nd</sup> and Humboldt streets (the north portion of the subject site). Source: San Francisco Public Library.

Despite the grand merger between the San Francisco Gaslight Company and the Edison Company-resulting in the creation of the San Francisco Gas & Electric Company- competition to provide San Francisco with gas and electric service remained intense. Yet another competitor remained on the scene: the Independent Electric Light & Power Company and the Independent Gas & Power Company, owned by sugar baron Claus Spreckels and his sons. Spreckels hired engineer A.M. Hunt and plans were prepared for a state-of-the art power station, completed in 1902 (Figure 62– Figure 64).

# CONTRACTS MADE BY THE SPRECKELS GAS COMPANY. Works to Have an Ultimate Daily Capacity of Twelve Million Cublo Feet of Gas. The intimations which have been spread that Claus Spreckels would not proceed with his gas project were reduced to nothing yesterday by his announcement that contracts had been entered into by the Independent Gas and Power Company for a plant and mains. One of these contracts is with the United Gas Improvement Company of Philadelphia for the installation of a water gas plant of an ultimate capacity of 12,000,000 cubic feet per diem, and the other with an Alabama firm for 8000 tons of mains and piping. The works will be locuted on he site of the old sugar refinery, on Tennessee and Louisiana, Twenty-second and Twenty-third streets, and will be constructed in six sections of the capacity of 2,000,000 teet each. Under the terms of the contract with the United Gas Improvement Company will not the trems of the independent gas will in no event exceed it a thousand cubic feet, and may be under that figure. The chances are, therefors, that the new company will not invade the territory of the Equitable Gas Light Company, extending generally north of Power Company street to Van Ness avenue, as that corporation's price is also it a thousand. Compenition sprice is also it a thousand. Compenition in naturally be directed—at lenst at the outset—to the lick where the San Francisco Gas and Electric Company and the Pacific Gas Limprovement Company and the Pacific Gas

Figure 62: Announcement of Spreckels' plans to build a plant and mains (26 February 1901). Source: San Francisco Chronicle.

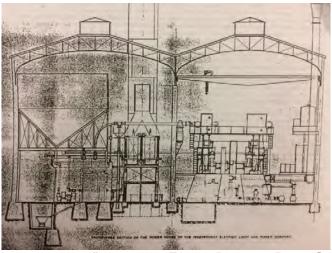


Figure 63: Transverse section of the Independent Electric Light and Power Company power house (Station A Turbine Hall and Boiler Hall) (December 1901). Source: *The Journal of Electricity, Power and Gas*, p.277.

# **Announcement**

The Independent Gas and Power Company announces that its new and complete plant is rapidly being finished.

It has placed orders for about ten thousand (10,000) tons of pipe, and has on hand about two thousand (2,000) tons.

The laying of mains will commence immediately after January 1st, and be prosecuted as rapidly as possible.

This company will make contracts to supply gas for two years at the rate of seventy-five (75) cents per thousand cubic feet in all districts, as rapidly as the necessary pipes can be laid.

# Independent Gas and Power Co

A. M. HUNT, General Manager.

Figure 64: Announcement of construction progress (3 January 1902). Source: San Francisco Chronicle.

The steam-powered Central Station power station (later to be called "Station A") consisted of adjacent Turbine and Boiler Halls and accessory shops and offices. Station A was constructed on the western portion of the subject site, at the former location of the California Barrel Company buildings. By the end of 1903, purchase and consolidation of various corporations, including Spreckels' Independent companies, resulted in the San Francisco Gas & Electric Company owning the region's biggest steam plants and Potrero Point's Station A (Figure 65).

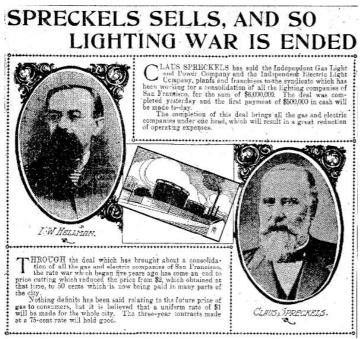


Figure 65: Announcement of sale of Spreckels' Independent companies (2 July 1903). Source: San Francisco Chronicle.

In October 1905, a merger between the San Francisco Gas & Electric Company and the California Gas & Electric Company resulted in the formation of the Pacific Gas & Electric Company. That same year, Station A was expanded south to 23<sup>rd</sup> Street (plans not available).<sup>39</sup> The relatively new Station A was the biggest steam plant in the PG&E system. It survived the 1906 earthquake and become part of a larger system of electrical generation, transmission and distribution.<sup>40</sup> Station A provided most of the electrical power for the City of San Francisco from 1902 to 1915. Until 1913, Station A was the largest steam plant west of the Rocky Mountains.<sup>41</sup> Over the decades Station A was photographed, documented in technical journals and depicted on Sanborn maps (Figure 66– Figure 69).

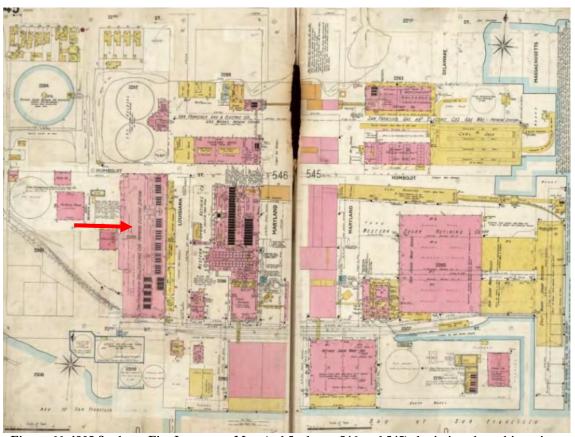


Figure 66: 1905 Sanborn Fire Insurance Map (vol.5, sheets 546 and 545) depicting the subject site. Red arrow pointing to Station A, with sugar refinery buildings to the right (east). Source: David Rumsey Map Collection.

<sup>41</sup> Dames & Moore, p.5.

<sup>&</sup>lt;sup>39</sup> Jonathan Lammers, *Historic Assessment of the Potrero Power Point Fuel Storage Tanks* (December 2016) p.8.

<sup>&</sup>lt;sup>40</sup> Although Station A would be decommissioned and partially demolished in 1983 (with power generating operations ceased in 1979), PG&E would continue to operate throughout the subject site until 1998.

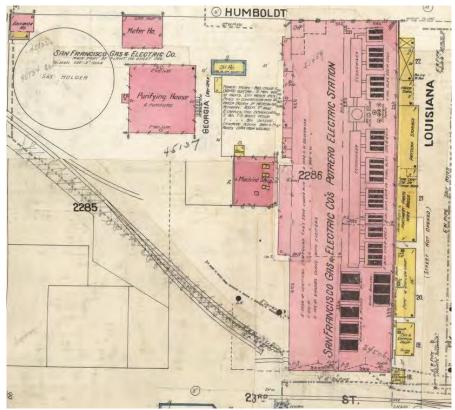


Figure 67: Detail of San Francisco's Gas & Electric Company's Potrero Electric Station (Station A), depicted on the 1905 Sanborn Fire Insurance Map (vol.5, sheets 546 and 545). Source: David Rumsey Map Collection.

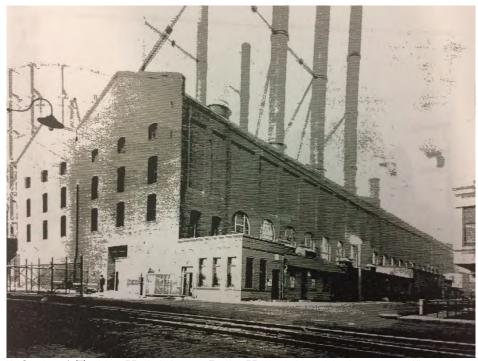


Figure 68: Station A Turbine Hall (left) and Boiler Hall (right) with shops and offices along the east façade of the Boiler Hall (ca.1910). Source: San Francisco Public Library.

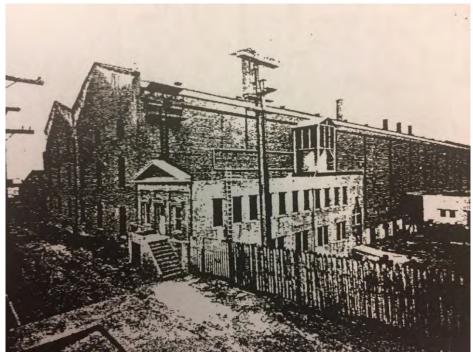


Figure 69: Station A Machine Shop Office, Turbine Hall and Boiler Hall (ca.1911). Source: Pacific, Gas & Electric-Historical and Descriptive, ca.1911.

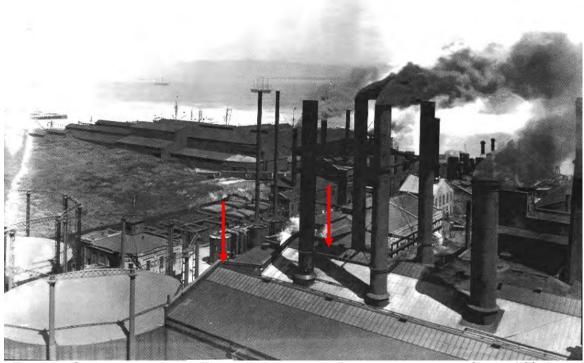


Figure 70: Subject site, ca. 1920s. View looking northeast. Red arrows pointing to Station A Turbine Hall (left) and Boiler Hall (right). Pier 70 in the background. Source: Associate Capital. Edited by Page & Turnbull.

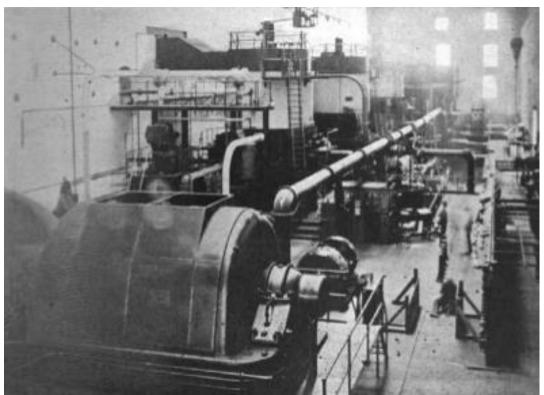


Figure 71: Station A Turbine Hall interior (ca.1920). Source: *Power Plant Engineering*, February 15, 1920.

A big change in the operation (and design) of Station A came after the arrival of natural gas from Southern California in ca.1930.<sup>42</sup> Inexpensive natural gas made steam power relatively more important than hydroelectric power; the result was an increase in steam plant expansions.<sup>43</sup> Station A itself was subsequently remodeled in 1930. The west and south facades were rebuilt; the windows of the south façade were altered in shape. The reconstruction project also included a four-story, steel and concrete addition to the west side of the building, called the Switching Center (**Figure 72** – **Figure 77**). The renovation of Station A and the construction of the Switching Center reportedly cost \$7,000,000. The power station's capacity expanded to 130,000 kilowatts.

<sup>&</sup>lt;sup>42</sup> PG&E's Hunter's Point Station P electrical plant began operating in 1929.

<sup>&</sup>lt;sup>43</sup> Dames & Moore, p.6.

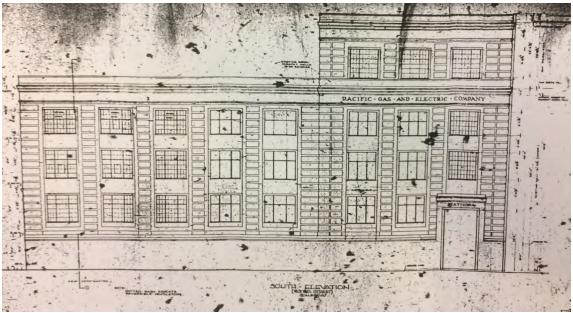


Figure 72: South elevation of Station A showing (from left to right): Switching Center, Turbine Hall and Boiler Hall (1930). Drawings by the PG&E Department of Engineering. Source: San Francisco Planning Department.

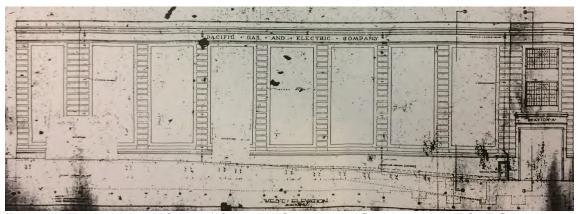


Figure 73: West elevation of Station A Switching Center (1930). Drawings by the PG&E Department of Engineering. Source: San Francisco Planning Department.

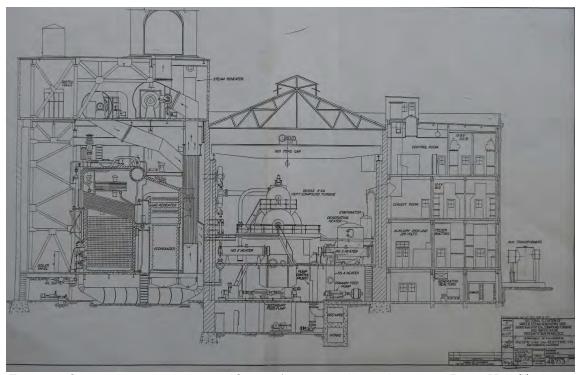


Figure 74: Sectional (north) elevation of Station A showing (from left to right): Boiler Hall, Turbine Hall, and Switching Center. Drawing by PG&E Engineering Department. Source: Associate Capital.

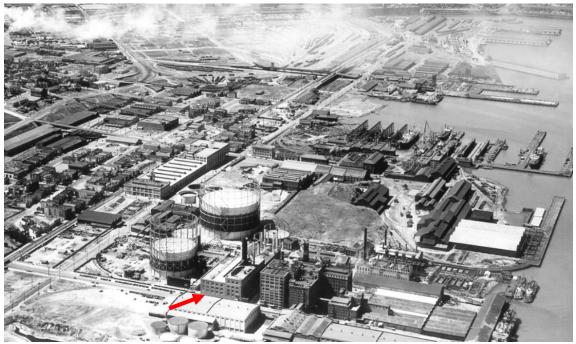


Figure 75: Subject site with arrow pointing to Station A Switching Center (ca.1931). Source: Associate Capital. Edited by Page & Turnbull.

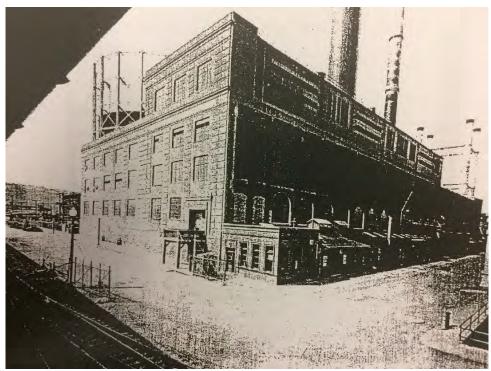


Figure 76: Station A (Switching Center, Turbine Hall, Boiler Hall, Gate House and shops/offices along the east façade of the Boiler Hall) (1932). View looking northwest. Source: PG&E Unit Cost Report on the Reconstruction of Station A, 1932.



Figure 77: Interior of Station A Turbine Hall, view looking north (1932). Source: PG&E Unit Cost Report on the Reconstruction of Station A, 1932.

The next phase of PG&E's expansion on the site occurred when the C&H refinery was shut down ca.1950. PG&E purchased the sugar refinery site (directly east of Station A) for the expansion of their steam electric operations.<sup>44</sup> A new steam plant designed by the PG&E Department of Engineering was completed in 1965.

Steam generating units were selected based on the waterfront location of the site and a new preference for steam over other electrical generating sources. Even before 1965, steam turbine units were based on well-established and proven technologies. British designer Sir Charles Parsons built the first steam turbine generator in 1884, and soon after others improved his original concept. By the beginning of the twentieth century, steam turbines began replacing the original steam engine power plants. Aegidius Elling of Norway is credited with creating the first applied method of injecting steam into the combustion chambers of a gas turbine engine in 1903-04; the technology and capacity of these engines to supply power and electricity quickly grew. Further improvements in steam turbine engines were developed throughout the 1920s and 1930s, leading to a generation of more efficient turbine power plants by the 1950s.<sup>45</sup> In 1950, PG&E operated 15 steam electric plants in California. Several new plants were constructed and others were expanded during the 1950s, including: Kern (1948-50); Contra Costa (1951-53); Moss Landing (1950-52), Pittsburg (1953-54); Morro Bay (1955); Hunters Point (addition 1958), and Humboldt Bay (1956-58). Further construction by PG&E and other power companies during the 1960s and 1970s resulted in twenty fossil fuel steam-generating plants throughout the state.<sup>46</sup>

In 1965, PG&E constructed a new steam plant at the subject site that included Power Building Unit 3 and the Boiler Stack near the water's edge (Figure 78– Figure 91). The eight-story Unit 3 operated with natural gas and steam and contained a significantly more efficient boiler than the one located in Station A. The natural gas-powered boiler produced superheated high-pressure steam using purified and heated San Francisco Bay water. The steam was run through a turbine that subsequently turned a Westinghouse generator. The open-air design of Unit 3 allowed for the boiler to cool more efficiently. Three distillate-fueled peaking generators (Units 4, 5 and 6), located between Station A and Unit 3, were added to the site in 1976 (and demolished in 2011).<sup>47</sup>

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<sup>&</sup>lt;sup>44</sup> PG&E's expansion eastward was also sparked by the demolition of their gas manufacturing buildings located north of Station A in the 1960s (of which only the Meter House and Compressor House were retained) and the subsequent abandonment of manufactured gas production.

<sup>&</sup>lt;sup>45</sup> JRP Historical Consulting, "Mitigation Plan, Humboldt Bay Power Plant" (2013). p.10

<sup>&</sup>lt;sup>46</sup> JRP Historical Consulting, "Historic American Engineering Record: Humboldt Bay Power Plant" (March 2012)

<sup>&</sup>lt;sup>47</sup> Geosyntec Consultants, "Phase 1 Environmental Assessment: Former Potrero Power Plant" (July 22, 2016) p.6.



Figure 78: Unit 3 under construction (16 June, 1964). Spreckels' East Wharf/Sugar Receiving building in the background. Source: Associate Capital.



Figure 79: Unit 3 under construction (August 1965). Source: PG&E Progress, vol. xiii no.8.



Figure 80: Unit 3 (ca.1963-65). View looking southeast. Source: Associate Capital.



Figure 81: Boiler Stack without ducting (2 October 1964). Spreckels' East Wharf/Sugar Receiving building in the background. Source: Associate Capital.



Figure 82: Steam drum being lifted into place (22 June 1964). Source: Associate Capital.

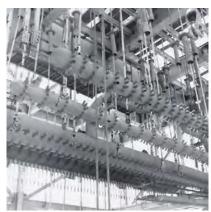


Figure 83: Unit 3 boiler drum and hangers (no date). Source: Associate Capital.

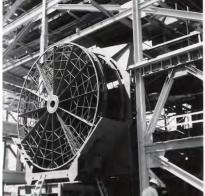


Figure 84: Unit 3 east air preheater (no date). Source: Associate Capital.



Figure 85: Unit 3 east air preheater (16 October 1964). Source: Associate Capital.



Figure 86: Unit 3 generator arriving (7 June 1965). Source: Associate Capital.



Figure 87: Unit 3 generator on blocks ready for placement (25 June 1965). Source: Associate Capital.

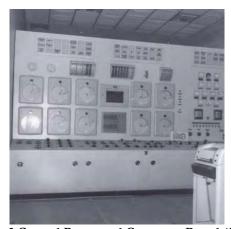


Figure 88: Unit 3 Control Room and Generator Board (15 March 1965). Source: Associate Capital.

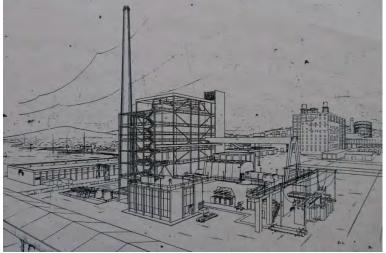


Figure 89: Drawing of Unit 3 (no date). View looking southwest. Source: Associate Capital.



Figure 90: Southeast corner of Unit 3 in foreground (no date). Spreckels' East Wharf/Sugar Receiving building in the background. View looking southeast. Source: Associate Capital.

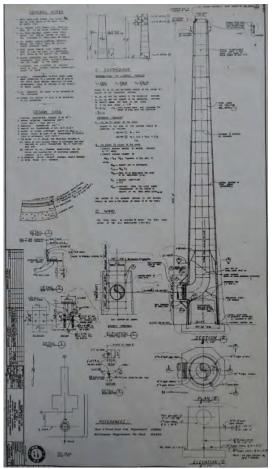


Figure 91: Drawing of Boiler Stack by PG&E Department of Engineering. Source: Associate Capital.

Although Unit 3 was the most prominent addition to the subject site, PG&E constructed several secondary buildings and structures throughout the latter half of the twentieth century (Figure 92). These utilitarian buildings and structures include the extant Steam Heat Shop Building; the Fire Pump House; the Boat House Butler Storage Building; the Lube Oil Room/Storage Building; the Station A Group Office/Warehouse; the Abrasive Blast Building; the Electric Shop; the Maintenance/Machine Shop; and the Hazardous Waste Storage Building. Most of these industrial buildings are aluminum-clad with flat or gabled roofs and simple openings. Additional structures constructed during the latter half of the twentieth century include: Fuel Storage Tanks; other miscellaneous oil and water tanks; and the Fuel Oil Pipeline. In addition to extant buildings and structures, three Peaker Plant foundations (of Units 4, 5 and 6), an Ammonia Tank Pad, a Hazardous Waste Storage Pad, and an unknown concrete pad foundation reflect previously existing structures that have since been demolished.<sup>48</sup>

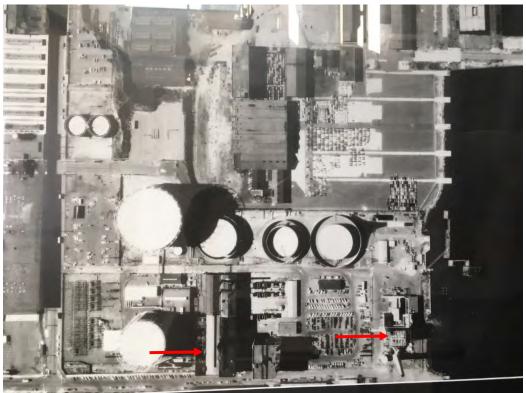


Figure 92: Subject site (no date, sometime between 1968 and 1976). Arrows pointing to Station A (Switching Center, Turbine Hall and Boiler Hall) at left and Unit 3 at right. Source: Associate Capital. Edited by Page & Turnbull.

With the construction of Unit 3, the Potrero Plant held the capacity to provide up to a third of the City's peak electrical power needs. Although Unit 3 was one of California's early natural gas-fired steam power plants, it appears to have been one of dozens by the time it was decommissioned in 2011. Plants that preceded Unit 3 included: Kern (1948-50); Contra Costa (1951-53); Moss Landing (1950-52), Pittsburg (1953-54); Morro Bay (1955); Hunters Point (addition 1958), and Humboldt Bay (1956-58) (Figure 93- Figure 95). Today, the nearest extant and operational natural gas-fired power stations are located in Pittsburg, San Jose, and Hayward; these facilities were all constructed in the early 2000s and are similar in design to the Potrero Plant (Figure 96- Figure 98).

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<sup>&</sup>lt;sup>48</sup> A "Peaker Plant" is a power plant that generally runs only when there is a high demand, known as peak demand, for electricity.



Figure 93: Kern Power Plant in Bakersfield, CA, constructed in 1948-50. Source:

http://www.bakersfield.com/archives/p g-e-begins-removing-soil-from-formerpower-plant/article\_8562f25c-47fd-5fa1-81d8-dba39a48a248.html



Figure 94: Moss Landing Power Plant in Monterey Bay, CA, constructed in 1950-52. Source: https://en.wikipedia.org/wiki/Moss\_Landing\_Power \_Plant

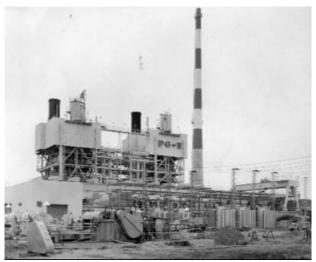


Figure 95: Humboldt Bay Power Plant in Eureka, CA, constructed in 1956-58. Source: http://lcweb2.loc.gov/master/pnp/habshaer/ca/ca3800/ca3878/data/ca3878data.pdf



Figure 96: Los Medanos Energy Center in Pittsburg, CA, constructed in 2001. Source: http://www.calpine.com/los-medanos-energy-center



Figure 97: Los Esteros Critical Energy Facility in San Jose, CA, constructed in 2003. Source: http://www.calpine.com/los-esteros-critical-energy-facility



Figure 98: Delta Energy Center in Pittsburg, CA, constructed in 2002. Source: https://www.ocf.berkeley.edu/~akerr/socrates/E R100/DeltaEnergyCenter.html

At PG&E's Potrero Point plant, Station A operated alongside Unit 3 until 1983, when it was removed from service.<sup>49</sup> That same year, the Station A Boiler Hall, formerly attached to the east side of the Station A Turbine Hall, was demolished **(Figure 99– Figure 105).** The demolition of the Boiler Hall removed over 50% of the original Station A plant.

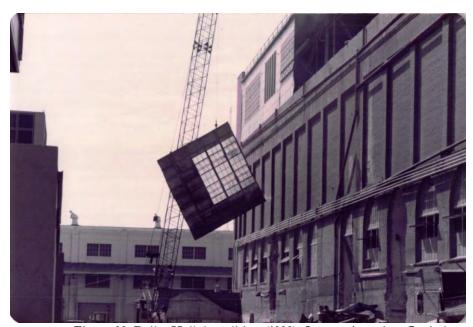


Figure 99: Boiler Hall demolition (1983). Source: Associate Capital.

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<sup>&</sup>lt;sup>49</sup> Station A power generating operations ceased in 1979; the Switching Center remained in use until 1983.



Figure 100: Boiler Hall demolition (1983). Source: Associate Capital.



Figure 101: Photograph showing peaker plants in front of the Sugar House at rear left (east) and Station A Turbine Hall at right (west) (between 1983 and 1995). Station A Boiler Hall has been demolished by this time. Source: Associate Capital.

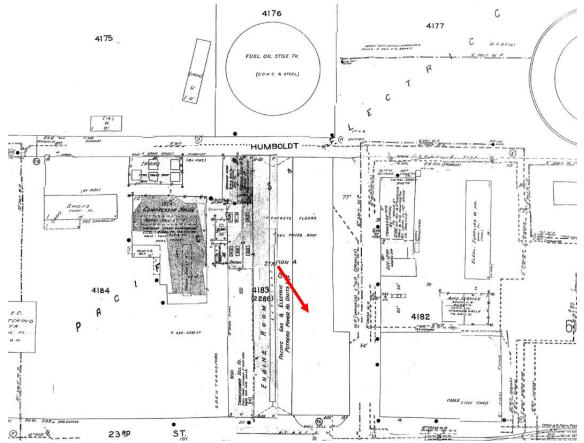


Figure 102: Mid-1990s Sanborn Fire Insurance Map (vol. 5, sheet 608). Left arrow pointing to demolished Boiler Hall. Source: San Francisco Planning Information Map.



Figure 103: Station A Turbine Hall and Machine Shop Office (December 1999). Photograph taken by Ward Hill. Source: DPR 523L Forms authored by Ward Hill (1999) p.6.



Figure 104: Station A Switching Center and Turbine Hall (December 1999). View looking northeast. Photograph taken by Ward Hill. Source: DPR 523L Forms authored by Ward Hill (1999) p.9.



Figure 105: Aerial photograph of Station A (Turbine Hall, Switching Center, Machine Shop, and Machine Shop Office) (ca.2010). The Boiler Hall (demolished) would have been located east (right) of the Turbine Hall. Source: Associate Capital.

Station A's generating units were operated for the last time in 1979 and the Boiler Hall was demolished in 1983. PG&E continued to utilize the Switching Center building until 1983. The entirety of Station A has been vacant since the late 1980s. PG&E sold the central and eastern portions of the Potrero Power Station to The Southern Company in 1999. PG&E continued operations on the western portion of the subject site, where a switchyard remains operational. Unit 3 was finally shut down in 2011, under the ownership of NRG. In 2011 the three Peaker Plants (Units 4, 5 and 6) were demolished (their concrete foundation pads remain).<sup>50</sup>

The following **Table 6** includes extant buildings on the subject site associated with PG&E; only the Turbine Hall at Station A is associated with Claus Spreckels' Independent Gas & Power Company.<sup>51</sup>

Table 6. Extant Buildings Associated with PG&E

Extant PG&E-associated Building	Construction Date
Station A (Turbine Hall, Machine Shop Office,	1901-02; ca.1911; ca.1915; 1930-31
Machine Shop, Switching Center)	
Gate House	ca.1914
Meter House	ca.1902
Compressor House	ca.1924
Electric Shop	Between 1946 and 1956
Station A Group Office/Warehouse	Between 1956 and 1958
Boat House Butler Storage Building	Between 1958 and 1968
Maintenance/Machine Shop	Between 1958 and 1968
Unit 3 Power Block (Generator, Turbine,	1965
Office, Boiler Stack)	
Steam Heat Shop Building	Between 1968 and 1974
Fire Pump House	Between 1974 and 1982
Lube Oil Room/Storage Building	Between 1975 and 1982
Abrasive Blast Building	Between 1982 and 1993
Hazardous Waste Storage Building	Between 1982 and 1993
PG&E Switchyard Warehouse	Between 1982 and 1993
PG&E Switchyard Building 1	Between 1982 and 1993
PG&E Switchyard Building 2	Between 1998-2005
PG&E Switchyard Building 3	Between 1998-2005

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<sup>&</sup>lt;sup>50</sup> An Ammonia Tank, an unknown building, and a Hazardous Waste-related building/structure/feature were all demolished at unknown dates; their concrete foundation pads remain.

<sup>&</sup>lt;sup>51</sup> This table does not include sheds with unknown construction dates, or features such as tanks, foundations, gas lines, etc.

# V. EVALUATION

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- Criterion 1 (Events): Resources that are 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.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Different from the National Register, the California Register does not have a strict 50-year age threshold to qualify for eligibility. Rather, a "resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance."<sup>52</sup>

The following section includes a summary of previous findings as well as Page & Turnbull's examination of buildings, structures and landscape features not previously evaluated for listing in the California Register. This includes Unit 3 (1965), as well as all other secondary buildings, structures and landscape features described in this report. The following analysis does not include discussions of eligibility under Criterion 4 (Information Potential), as this criterion applies to properties that may contain archeological resources and is beyond the scope of this report.

The following section additionally includes separate evaluations for two potential historic districts or cultural landscapes based on the themes of the Sugar Refinery and PG&E uses. An assessment of potential expansion of the period of significance for the Third Street Industrial District is also included.

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<sup>&</sup>lt;sup>52</sup> California Office of Historic Preservation, *Technical Assistant Series No. 6, California Register and National Register:* A Comparison (Sacramento, CA: California Office of State Publishing, 2011) 3.

### **EVALUATIONS OF INDIVIDUAL SIGNIFICANCE**

No buildings or structures on the subject site remain extant from the gunpowder production, barrel production, or sugar refinery eras.<sup>53</sup>

### Criterion I (Events)

Evaluated by historian Ward Hill for Dames & Moore in 1999, the Meter House (ca.1902) and the Compressor House (ca.1924) were both found eligible for listing in the California Register under Criterion 1 (Events) based on their association with PG&E's gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. Hill found the buildings to retain a sufficient level of integrity. They are the only extant buildings remaining in the PG&E system associated with the pre-1930 gas manufacturing.

Station A (including the Turbine Hall, Boiler Hall, Switching Center, Machine Shop and Machine Shop Office) (1901-02; 1930-31) was identified as individually eligible for listing in the California Register under Criterion 1 (Events) in expert testimony at a California Energy Resources Conservation and Development Commission hearing on behalf of the City and County of San Francisco. Station A was identified as individually significant because it predates the 1906 San Francisco earthquake and was originally built by Claus Spreckels.<sup>56</sup>

The Gate House (ca.1914) and the Pump House (1930) were recorded by Mr. Hill on California Department of Parks and Recreation (DPR) 523A forms and determined to be ineligible for listing in the California Register, based on lack of integrity.

Page & Turnbull did not find any remaining buildings, structures or landscape features individually significant under Criterion 1. PG&E developed parts of the subject site from 1905 to 1951, and then developed the entire subject site following the 1951 demolition of most Spreckels' sugar refinery buildings. Despite a large collection of extant PG&E buildings, structures and features, research did not uncover PG&E Potrero Plant's natural gas boiler to be the first of its kind. Previously constructed plants included: Kern (1948-50); Contra Costa (1951-53); Moss Landing (1950-52), Pittsburg (1953-54); Morro Bay (1955); Hunters Point (addition 1958), and Humboldt Bay (1956-58). Additionally, the Potrero Plant was not the sole provider of electricity to the City of San Francisco during its decades of operation.

### Criterion 2 (Persons)

Station A was previously evaluated and found not to have strong associations with Claus Spreckels, due to his very brief period of ownership and the alterations to Station A subsequent to his ownership. The Gate House was constructed following Spreckels' period of ownership and is not eligible under Criterion 2. The Meter House and Compressor House had no association with Spreckels and are not eligible under Criterion 2. Other buildings that were associated with Spreckels (such as the Sugar House or the Wharf Building) have been demolished. Foundations of demolished sugar refinery buildings are not distinguishable. The extant sugar refinery warehouses adjacent to but outside of the project site (south, across 23<sup>rd</sup> Street) were found eligible for listing in the National Register and are considered historic resources by the San Francisco Planning Department (and are

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<sup>&</sup>lt;sup>53</sup> Two of Spreckels' sugar warehouses are located directly south of the subject site on 23<sup>rd</sup> Street.

<sup>&</sup>lt;sup>54</sup> Dames & Moore, "Historic Architecture Report, Station A, Potrero Power Plant," (San Francisco, CA: San Francisco Planning Department, December 1999).

<sup>&</sup>lt;sup>55</sup> Deterioration has occurred since the Meter House and Compressor House were evaluated in 1999. The roof of the Meter House has been removed and the interiors of both buildings completely gutted.

<sup>&</sup>lt;sup>56</sup> Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

discussed further in the evaluation to follow, titled "Sugar Refinery Historic District/Cultural Landscape Evaluation").

Furthermore, no individuals were identified as being significant to the function of the PG&E Power Station throughout its ownership and use of the subject site. Therefore, no persons appear significant and directly associated with any buildings or structures on the site such that the buildings or structures would be considered individually significant under Criterion 2.

### Criterion 3 (Architecture/Design)

Station A was (including the Turbine Hall, Boiler Hall, Switching Center, Machine Shop and Machine Shop Office) was identified as individually eligible for listing in the California Register under Criterion 3 (Architecture) in expert testimony at a California Energy Resources Conservation and Development Commission hearing on behalf of the City and County of San Francisco. Station A was identified as individually significant because it predates the 1906 San Francisco earthquake.<sup>57</sup> It is an important example of an early twentieth-century steam-powered electrical plant in Northern California. The Meter House and the Compressor House were not found to be exceptional examples of early twentieth-century San Francisco industrial architecture and thus are not individually significant under Criterion 3. The freestanding Gate House was also found ineligible under Criterion 3.

Page & Turnbull evaluated the extant buildings listed in the table below, as well as various sheds, tanks, concrete foundation pads, utility closets, and fuel lines that had not been previously evaluated for historic significance. None of them appear individually significant under Criterion 3. They are also further evaluated within the context of potential Sugar Refinery or PG&E historic districts in the evaluations that follow. These buildings, structures and landscape features were constructed either by the PG&E Department of Engineering or unknown builders; thus, they cannot be considered the work of a master architect or builder at this time.

Extant PG&E-associated Building	Construction Date
Electric Shop	Between 1946 and 1956
Station A Group Office/Warehouse	Between 1956 and 1958
Boat House Butler Storage Building	Between 1958 and 1968
Maintenance/Machine Shop	Between 1958 and 1968
Unit 3 Power Block (Generator, Turbine,	1965
Office, Boiler Stack)	
Steam Heat Shop Building	Between 1968 and 1974
Fire Pump House	Between 1974 and 1982
Lube Oil Room/Storage Building	Between 1975 and 1982
Abrasive Blast Building	Between 1982 and 1993
Hazardous Waste Storage Building	Between 1982 and 1993
PG&E Switchyard Warehouse	Between 1982 and 1993
PG&E Switchyard Building 1	Between 1982 and 1993
PG&E Switchyard Building 2	Between 1998-2005
PG&E Switchyard Building 3	Between 1998-2005

Although many of the buildings above are age-eligible and appear to retain a high level of integrity, they do not exemplify a building type or possess high artistic style. As a primary building on the site, Unit 3 consists of a steel-frame structure with an adjacent concrete building and boiler stack. The

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<sup>&</sup>lt;sup>57</sup> Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

design and construction of Unit 3 does not appear to be unique; it was not the first natural gas power plant of its kind that PG&E constructed and operated in the state. Dozens of additional power plants of similar design were constructed in the latter half of the twentieth century and early 2000s. Secondary buildings on the subject site are universally prefabricated and/or utilitarian in design and devoid of ornamentation. Most feature aluminum cladding, flat or gable roofs, and simple openings. Many are garages or storage sheds. Thus, no buildings or structures on the site appear individually significant under Criterion 3.

### SUGAR REFINERY HISTORIC DISTRICT/CULTURAL LANDSCAPE EVALUATION

The subject site supported sugar refining operations from 1881 to ca.1950. The California Sugar Refinery was constructed on the site in 1881 and renamed as the Western Sugar Refinery ca. 1891. Both companies were owned by Claus Spreckels; his second son Adolf Spreckels managed the Western Sugar Refinery following Spreckels' death in 1908. In 1949, the California & Hawaii Refining Corporation (C&H) purchased and quickly sold the site to PG&E ca.1950. The only remaining buildings and structures associated with sugar refinery operations are the two warehouses at 401 23rd Street and 435 23rd Street, as well as a remnant of the former sugar refinery wharf. The two warehouses have already been recommended as individually significant resources in association with Claus Spreckels' sugar refinery.58 While the Turbine Hall of Station A is associated with Spreckels, it is not associated with the California Sugar Refinery, but rather with his Independent Gas & Electric Company, which provided electricity not only to the sugar refinery but to the rest of the city. Furthermore, Spreckels' gas and electric company merged with PG&E less than two years after Station A was constructed. Thus, the Turbine Hall at Station A cannot be said to contribute to a potential California Sugar Refinery Historic District. As only two warehouses and a remnant wharf remain to represent this period of the site's history, there do not appear to be sufficient buildings, structures, or landscape features to constitute a historic district or cultural landscape that would be eligible for listing in the California Register under any criteria.

# PG&E HISTORIC DISTRICT/CULTURAL LANDSCAPE EVALUATION

In 1896, San Francisco's two biggest gas and electric companies—the San Francisco Gaslight Company and the Edison Company—merged to form the San Francisco Gas & Electric Company. Despite the grand merger, competition to provide gas and electric services remained intense. Claus Spreckels of the Western Sugar Refining Company entered the market in 1901 with his own Independent Electric Light & Power Company and Independent Gas & Power Company. Spreckels hired engineer A.M. Hunt and plans were prepared for a state-of-the art steam power station (completed in 1902). By the end of 1903, Spreckels' Independent companies were consolidated and purchased by the San Francisco Gas & Electric Company. In October 1905, the San Francisco Gas & Electric Company and the California Gas & Electric Company merged to form the Pacific Gas & Electric Company (PG&E). The steam power station at Potrero Point (Station A) was the biggest in the PG&E system.

PG&E used Station A as a power generator from 1905 to 1979. Station A's Switching Center continued to be used until 1983, when the Boiler Hall was demolished. PG&E produced manufactured gas from 1905 to ca.1930 at a complex located to the north and west of Station A. The Meter House and the Compressor House (both individually eligible for the California Register) were part of PG&E's gas manufacturing complex.<sup>59</sup> An industry shift away from manufactured gas towards natural gas prompted PG&E to construct Unit 3, which the company operated from 1965 to 1999.<sup>60</sup> In addition to Unit 3, PG&E constructed several utilitarian buildings and structures

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<sup>&</sup>lt;sup>58</sup> As identified by historian Jonathan Lammers in 2017.

<sup>&</sup>lt;sup>59</sup> The Meter House (ca.1902) was constructed prior to the creation of PG&E.

<sup>&</sup>lt;sup>60</sup> In 1999, PG&E sold the site to the Southern Company. Unit 3 was decommissioned in 2011.

throughout the latter half of the twentieth century. A period of significance associated with PG&E's operation at the site would extend from 1901 to 1999, a span of nearly 100 years.

PG&E's longevity at the primary subject site reflects the evolution of power production from manufactured gas to steam to natural gas. However, the extant buildings and structures at the site are unable to adequately convey this evolution. Station A, Unit 3 and all secondary buildings, structures, and site features constructed by PG&E in the latter half of the twentieth century are not individually significant, nor do they possess significance when held together as a group. Although the Meter House and Compressor House were found to be individually significant buildings, they do not share a relationship (physical or functional) with Station A or Unit 3. All other buildings and structures associated with the gas manufacturing complex were demolished in 1961-62. Station A and Unit 3 similarly do not share a physical or functional relationship. Station A's Boiler Hall was demolished in 1983. Three Peaker Plants (Units 4, 5 and 6) dating from 1976 were demolished in 2011. Three Fuel Storage Tanks dating to the 1960s and 1970s were demolished in 2017. Various other structures have been demolished, including a Hazardous Waste tank, an Ammonia tank, and an unknown structure; only their concrete pad foundations remain.

The lack of physical or functional connections between the remaining buildings, structures, and site features of PG&E's steam, manufactured gas, and natural gas operations, coupled with the demolition of multiple structures, limits the site's ability to convey its remarkable evolution of power production. Therefore, while the site possesses significance under Criterion 1 (Events), a historic district or cultural landscape does not appear to exist that would be eligible for listing in the California Register under any criteria due to a lack of integrity.<sup>61</sup>

# THIRD STREET INDUSTRIAL DISTRICT - POTENTIAL PERIOD OF SIGNIFICANCE EXPANSION

The following description is excerpted from the State of California Department of Parks and Recreation District Record for the Potrero Point Historic District, which was authored as part of a Central Waterfront Cultural Resources Survey update prior to adoption by the Board of Supervisors in 2008.

The boundaries of the proposed Third Street Industrial District encompass the highest concentration of significant light industrial and processing properties remaining in the Central Waterfront district. The linear character of the district boundaries is dictated by the separation of heavy maritime industrial uses along the waterfront from the residential enclave of Dogpatch. The intermediate zone between the two areas gradually developed with light industrial, repair, warehousing and food processing businesses, as well as some wholesale businesses, such as oil distribution companies, that needed to have proximity to rail lines along Third Street as well as a local labor force of blue collar workers. Historically, the blocks between Third and Illinois have been occupied by manufacturing operations and warehouses, most notable of which is the vast American Can Company plant. The proposed Third Street Industrial Historic District links Pier 70 and Dogpatch and provides a sense of historical and geographical continuity between the two areas. Potentially, these three districts could be conceived as a single entity, San Francisco's only historic district that recognizes the remaining infrastructure of a mixed-use industrial and residential community, once the most important industrial zone on the West

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<sup>&</sup>lt;sup>61</sup> Page & Turnbull researched other PG&E power plant sites and thoroughly reviewed the Humboldt Bay Power Plant as a case study. No evaluative framework specific to industrial power plants was cited, nor did further research uncover such a framework.

Coast. Many are good examples of late-19th and early 20th-century American industrial design, justifying the district's eligibility for listing in the California Register under Criterion 3 (Design/Construction). 62

Previously identified contributing district resources on the subject site include Station A, the Meter House, the Gate House, and the Compressor House. Contributing resources adjacent to but outside of the subject site include the two former Spreckels warehouses addressed 401 23<sup>rd</sup> Street and 435 23<sup>rd</sup> Street. All designated contributors have a similar history and significance as the other properties within the Third Street Industrial District. Buildings on the detached subject parcels were constructed in the 1940s, within the previously defined period of significance of 1872 to 1958; however, they were not considered for the district.

Although Unit 3 and other secondary buildings and structures are within the boundaries of the Third Street Industrial District (which is significant under Criterion 1), they were constructed outside of the previously defined period of significance of 1872 to 1958. The end date for the period of significance was justified as 50 years prior to the time of survey in 2008, which means that it may be considered somewhat arbitrary. The District Record for the Third Street Industrial District does not identify or evaluate buildings or structures outside of the period of significance, such as Unit 3 or other secondary buildings and structures on the site.

Page & Turnbull believes there is potential to extend the period of significance to 1965. The year 1958 was an arbitrary date that cuts short a sustained period of productive industrial activity lasting until 1965, despite a post-World War II decline in employment. According to the District Record, "Between 1965 and 1980, jobs in the Central Waterfront dropped from 16,304 to 11,004, with most of the losses occurring in manufacturing and ship repair. By the late 1960s, Dogpatch had deteriorated to the point where the San Francisco Planning Department considered demolishing the residential buildings and rezoning the area for industrial uses. Arson and industrial encroachment also took their toll, reducing the residential core of Dogpatch to what exists today. The 1980s witnessed a revival of the area, with an influx of artisans in search of inexpensive housing with character." The Granex Corporation copra (coconut meat)-loading crane was constructed in 1965 just south of Unit 3 at Islais Creek. Despite its location outside the Third Street Industrial District boundaries, the crane's construction is supporting evidence of the immediate area's continuing industrial activity up until 1965, prior to a general decline in the late 1960s. Industrial productivity through 1965 and the area's subsequent decline suggest that the Third Street Industrial District's period of significance could be extended beyond 1958 to 1965.

Should the district period of significance be extended to 1965, Unit 3 and the Boiler Stack would be considered district contributors as they are prominent industrial features and visual icons of the Central Waterfront area. Unit 3 does not directly relate to the history and significance as stated in the District Record, which specifies a typology of "light industrial, repair, warehousing and food processing businesses, as well as some wholesale businesses, such as oil distribution companies, that needed to have proximity to rail lines along Third Street as well as a local labor force of blue collar workers. Historically, the blocks between Third and Illinois have been occupied by manufacturing operations and warehouses." Yet, Station A, the Meter House, the Compressor House, and the Gate House were already determined to be contributors despite not fitting the specified typology, so it is reasonable to include Unit 3 with this grouping. Utilitarian buildings and structures on the subject site constructed prior to 1965 are unlikely to be considered district contributors, as these prefabricated buildings (often ordered from catalogs) were erected in great numbers in the area.

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<sup>62</sup> Kelley & VerPlanck and Page & Turnbull, p.11.

<sup>63</sup> Kelley & VerPlanck and Page & Turnbull, p. 30.

<sup>64</sup> Ibid.

Additionally, they are dissimilar to previously identified district contributors, none of which are prefabricated utilitarian buildings.

No previously identified Third Street Industrial District non-contributors would become contributors by extending the period of significance to 1965. With the extended period of significance and the addition of Unit 3 and the Boiler Stack, there are currently 24 contributing properties and 28 non-contributing properties in the district.

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# VI. CONCLUSION

The subject site at 1201 Illinois Street has been historically used for gunpowder production, barrel production, sugar refining, and power production. The site contains multiple buildings and structures dating its use as a power station, which spanned from 1901-02 to 2011. All buildings and structures from the gunpowder, barrel and sugar eras have been demolished. The subject site includes four extant previously determined contributors to the Third Street Industrial District: Station A (1901-02; 1930-31), the Meter House (ca.1902), the Gate House (ca.1914) and the Compressor House (ca.1924). The Meter House, Compressor House, and Station A were previously found individually eligible for the California Register.

Page & Turnbull evaluated all remaining buildings, structures and landscape features for eligibility to the California Register. Research did not uncover any remaining buildings, structures and landscape features to be eligible for the California Register individually or as part of a historic district or cultural landscape in association with either Spreckels' sugar refinery or the Pacific Gas & Electric power station. Additionally, Page & Turnbull evaluated the possible expansion of the Third Street Industrial District period of significance (1872 to 1958) and found potential to expand the end date range to 1965 and include Unit 3 and the Boiler Stack as contributors to that historic district.

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February 8, 2018 105 Page & Turnbull, Inc.

VerPlanck, Christopher. "Dogpatch Historical Context." http://www.pier70sf.org/dogpatch/DogHistSig.htm

# **APPENDIX A. AVAILABLE BUILDING PERMITS**

Front and back pages of building permit applications currently on file with the San Francisco Department of Building Inspection:

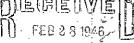
· ·			
Bureau of Fire Prevention and Investigation  Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:	Approved:  Superintendent Bureau of Building Inspection	Favorably 3/8/40 R.J. Questin	BLDG. FORM  BLDG. FORM  No. Ship Compared to the Country of the Co
F. D. (Dry) Standpipes	Approved:		FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS OF REPAIRS TO BUILDING
Wet Standpipes	City Planning Commission  Approved:		Location 420 23rd Are St.
Tanks  Down Pipes  Automatic Fire Pumps	Director of Public Health		Cost \$ 2500
Automatic Sprinkler System  Water Service Connection  Ground Floor Pipe Casings  Refrigeration	Approved:		Filed Februs 194 6. Approved:
Incinerators	Department of Electricity Approved:	Workmen's Compensation Insurance Policy or Certificate filed with Central Permit Bureau	Superintendent Bureau of Building Inspection
APPROVED:	Bureau of Engineering	ance Policy or Certificate on file for reason of exclusion checked:  (a) No one to be employed	Permit No. 80997
FRANK P. KELLY, Chief Division of Fire Prevention and Investigation  3/1/46	Approved:  Art Commission	(c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization	Issued 194

### CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

# APPLICATION FOR BUILDING PERMIT



	ALIERATION
	Feb. 271y and on with the second seco
CIBEC	Application is hereby made to the Department of Public Works of the City and County of San Fran- for permission to build in accordance with the plans and specifications submitted herewith and ac- ing to the description and for the purpose hereinafter set forth:
(1)	Location Sta. A" - P. G. B. E. Co 430 - 2359 56 San Francisco
	Present use of building Power 5tation No. of families
(3)	Use of building bereafter Same No. of families
(4)	Total Cost \$ 2500 00
	Description of work to be done Rearrangement of rentilating
. <b>5</b> 9	stem in lacker room of Station "A" and all
	reidental work connected therewith
(6)	APPLICANT MUST FILL OUT COMPENSATION INSURANCE DATA ON REVERSE SIDE.
(1)	Supervision of construction by Pacific Sas & Electric Co.
. (1)	Address 245 Market Sb., San Francisco, Calif.
	I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW,
THE	BUILDING ZONE ORDINANCES. SET-BACK LINE REQUIREMENTS AND THE FIRE ORDI.
NAN	ICES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF IFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, in-
demi	ify and keep harmless the City and County of San Francisco against all liabilities, judgments
gran	and expenses which may in anywise accrue against said city and county in consequence of the ting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by
virtu	e thereof, and will in all things strictly comply with the conditions of this permit.
(8)	Architect
	Certificate No. License No. State of California City and County of San Francisco
•	
	Address
(9)	Engineer
,	Certificate NoLicense No
	State of California City and County of San Francisco
	Address
(10)	Plans and specifications prepared by Pacific Gas & Electric Company
	Address 245 Market St. San Francisco, Calif.
(11)	Contractor H. H. Harsen Co.
or Or	License No. 333 State of California City and County of San Francisco
	Address 64 South Park, San Francisco, Calif.
(12)	Owner Pacific Gas & Electric Company
	Address 245 Market St San Francisco, Calif
. ,	By This I howevery
Ţ.	Owner's Authorized Agent.

A PPBC	
PECTION · Dept of Buildi	ing losp,
JUN 14	2001
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IMPORTANT NOTICES	NOTICE TO ADDITIONS
No change shall be made in the datarater of the occupancy or use without first obtaining a Building Permit authorizing such change. Sea San Francisco Building Code and San Francisco Housing Code.	NOTICE TO APPLICANT  HOLD MARMLESS CLAUSE: The permitter(s) by acceptance of the permit, agree(s) to indemnity and look harmless the Cny and Courty of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of
No portion of building or structure or scattoliding used during construction, to be closer than 6'0' to any wire containing more than 750 vots. See Sec. 385, California Penal Code.	County of San Francisco against all such claims, demands or actions.
Pursuant to San Francisco Building Code, the building pennit 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 recompanying this application are assumed to be correct, if	In conformity with the provisions of Section 3800 of the Labou Code of the State of Castomia, 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. Must the appropriate method of complance below:
actual grade lines are not the came as shown revised drawings showing correct grade lines, class and life logother with complete details of retaining walls and wall feetings required must be submatted to this department for approval.	Thereby afferm under penalty of perjury one of the following declarations:  ( ) If have and wifi maintain a certificate of consent to settimate for moreon.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOY TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE SUITONIO OR PERMIT OF OCCUPIANCY GRAVITED, WHEN REQUIRED.	compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  [3] If I have sed will maritain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WARMO OR PLUVBING INSTALLATIONS A SEPARATE PERMIT FOR THE WARMO AND PLUVBING MUST BE OBTAINED, SEPARATE PERMITS ARE RECURSED IF	Game:
ANSVER IS "YES" TO ANY OF ABOVE DUESTIONS (19) (12) (13) (22) OR (24) THIS IS NOT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.	Policy Number  ( 1 III) The cost of the work to be done in \$100 or less
In direllings all insufating materials must have a clearance of not less than two inches from all electrical wires or equipment.	( ) /V I cently that in the performance of the work for which this permit is insued, I shall now employ any person in any mainter so as In become subject to the vicinities of compensational large of Carlotter I force acknowledge that I represent that it is not the
CHECK APPROPRIATE BOX JOWNER ARCHITECT JUESSEE JAGENT	Labor Dode of Caldoma and fail to bordyl forthand with the permisens of the labor Dode of Caldoma and fail to bordyl forthands with the permisens of Section 3800 of the Labor Code, that the permit bettern applied for shall be deemed revoked.
JESSEE JOHNSER APPLICANT'S CERTIFICATION	V. Sicility as the connection the agent for the period of the performance of the work for which this certain it is used it all employ a content of the work has a content of the country.
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HEREBY CERTIFY AND AGREE THAT IS A PEWY THE ARRAY DIFFORTH CONCINENT THE DESCRIBED WHEN A PROBLEM AND THE TRACK IN A LIGHT THE PROBLEM AND BUT AND BUT AND A PROBLEM WITH	where compensation last of Carteria and Ato, provide the preventional of any area of the compensation of any of the Atom and the purpose of the Atom and the purpose of the Atom and the Carteria Power & Bureau (14/01

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EEGIN	APPROVED:	DATE:
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	APPROVED: JUN 1 4 2001	DATE:
	DEPARTMENT OF CITY PLANNING	NOTIFIED MR. 50
	APPROVED: By June F. DANG, F.	NOTIFIED MR.  BI DATE:  REASON:  NOTIFIED MR.  HO DO S REASON:
	JUN 1 4 2001	1
	BUREAU OF FIRE PREVENTION   PUBLIC SAFETY	NOTIFIED MB.
	APPROVED:	DATE: NO NAME OF THE PROPERTY
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	DEPARTMENT OF PUBLIC HEALTH	REASON: SE
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PAD-PC APPLICATION NUMBER 02

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N/A

N/A

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CITY AND COUNTY OF SAN FRANCISCO
ON DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MACE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SALEBANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HEREWITH AND
ACCORDING TO THE DESCRIPTION AND FORTHER HEREOGE

BLOCK BLOT

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ACCORDING TO THE DESCRIPTION AND HORTHERURPOSE HEREINAFTER SET FORTH. HEREINAFTER SET FORTH.

FORM 8 - OVER-THE COUNTER ISSUM 2+ cacc to SMBEA SPILT & I (1) STREET AUDIESE OF JOB DATE FILED FILING FEE RECEIPT NO.

FORM 3. OTHER AGENCIES, PEVIEW REQUIRED

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OF REMARKS TON

342869 480

(5) NO. OF

(4A) TYPE OF CONSTR.

(4) TYPE OF CONSTR.

1201 X Illinois Street San Francisco, CA, 94107 (2B) REVISED COST

(24) ESTIMATED COST OF JOB

767, OOC

7/6/09

INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING

		(6A) NO. OF BASEMENTS		(7A) PRESENT USE:	(8A) OCCUP. CLASS
Y:	N/A	AND CELLARS:	0	Industrial Power Building	F-1
		DES	CRIPT	ION OF BUILDING AFTER PROPOSED ALTERATION	VOA
		(6) NO, OF BASEMENTS		(7) PROPOSED USE (LEGAL USE)	(0) OCCUP. CLASS
r		AND CELLARS:	0	Industrial Power Building	F-1
	YES	(11) WILL	STREET SP/	ACE (12) ELECTRICAL	XX (13) PLUMBING

OCCUPANC II-N ANNUAL PRINTERS OF THE PRINTER TO BE CONSTRUCTED CONSTRUCTION OR ALTERED? 14) GENERAL CONTRACTOR Defities Runyan ADDRESS

NO XX 90 E. Tuscarawas Barberton, OH 44203

(925)427-2378

4875/61<sup>NO.</sup>

EXPERATION DATE2-28-05

DWELLING Units:

BIRC# PHONE FOR CONTACT BY DEPT.)

Beboock & Wilcox Construction Co. Inc. Mirant Potrero, LLC 1201 A Minois Street San Francisco, CA 94107 (415)695-2607

(16) WEITERN DESCRIPTION OF ANY ACCUPANTS ACCUPA

& sump; Excavation of remaining soil within sump area; Installation of M-Philes for support of containment sump &

ammonia storage tank; Installation of reinforced conrete-mat foundation, walls & support piers for the sump &

ammonia storage tank; Backfilling as re2quired; Installation of drain from truck unloading drive to sump; Installation of reinforced concrete for diked area slab, walls, footings, equipment pads & truck unfoading drive; Installation of stairs and electrical equipment canopy; Final paying around disturbed

YES ON THE OF FRONT

NO XX CENTER LINE OF FRONT ESTIST PSLOG WORK

(17) DOES THIS ALTERATION
CREATE ADDITIONAL HEIGHT
OR STORY TO BUILDING?
NO XX (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES CJ (22) WILL BUILDING EXTEND BEYOND NO XX PROPERTY LINES YES (T) NO (25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION (1)

ADDITIONAL INFORMATION

PLACE THIS DOES HE TRAFFICATION

OREATE DECK OR HORIZ,

FT. EXTENSION TO BUILDING? 23) ANY OTHER EXISTING BLOG. ON LOT? (IF YES, SHOW ON PLOT PLAN) 165 Smokerise Drive;

YES XIX CONSTITUTE A CHANGE NO OF OCCUPANGY? (330)334-1585

YES 📮 NO XX

(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA

Thomas R. Payde, P.E., C.E.; Louis Pe-(26) Construction Lender (enten name and branch designation of any, of There is no known construction Lender, enter "Unknown") C.E.; Louis Perry & Associates, Inc. Wadsworth, OH 44281

UNKNOWN

IMPORTANT NOTICES

INTEGRATION INCIDES

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 votes See Sec 935, Cellionia Penat 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 edual grade lines are not line same as shown revised drawings showing correct grade lines, cuts and fills togethor with complete details of rotalning walls and wall footings required must be stimulated 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

in dwallings all insulating materials must have a clearance of not less than two it electrical wires or equip

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NOTICE TO APPLICANT HOLD HARMLESS CLAUSE. The permitted by sceepture of the permit, agree(e) to internally 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 datense of the City and County of San Francisco, and to assume the datense of the City and County of San Francisco against all such claims, demends or actions.

In contermity 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 lism (iii), or (iv), or (v), whichever is applicable. If however item (v) is checked lism (iV) must be checked as well. Mark the appropriate method of compliance below.

I heraby affirm under penalty of perjury one of the following declarations:

- I have and will meintain a certificate of consont to self-insure for worker's compensation, as provided by Socilar 3700 of the Labor Code, for the purformance the work for which this parmit to issued.
- II. I have and will maintain workers' compensation insurance, as require Labor Code, for the performance of the work for which this permit is incompensation insurance series and policy nûmber are;

  Carrier

  Policy Number

  White Code is the work to be done in \$100 or less.

  IV. Codiffy that in the performance of the code in the code in the work to be done in \$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 leve of California. (Further exknowledge that tunderstand that in the event that is abuild become subject to the workers' compensation provisions of the Labor Code of California and fail to "borniby forthwith with the provisions of Section 3900 of the Labor Code, that the permit herein applied for shall be desmad revoked.

Leastify 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'

2-19-04

APPLICANT'S CERTIFICATION

HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION OBSCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND CRIDINANCES THERETO WILL BE COMPUTED WITH.

9003-03 (REV. 1/02)

CAN FRANCISCO CONDITIONS AND STIPULATION	
REFER APPROVED:	
1/1/10 May	DATE
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WILDING INSPECTION	<b>4</b> 1/2
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Michigan Marchine	41
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APPROVED:	DATE:
"	REASON:
X/A	
/ * / / / / / / / / / / / / / / / / / /	
MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	NOTIFIED MR.
APPROVED:	
SPECIAL INSPECTIONS ARED.  TEST ARE RECUIPING.	REASON:
TEST ARE REQUIRED AS PER  BUILDING CODE BY:  WING T. CZE, LUI	HEASON.
SOUR SPUTTON 1781	
JUN 28 2003 -	
CIVIL ENGINEER, DEPT. OF BLDG INSPECTION  APPROVED	NOTIFIED MR.
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5/25/04	
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15 1735.1-2785.1 745 Sand Francis Hemore 175 107 4	
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DEPARTMENT OF PUBLIC HEALTH	
APPROVED:	NOTIFIED MR.
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APPROVED:	DATE:
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HOUSING INSPECTION DIVISION	NOTIFIED MR.
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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.	
statements of concilions or stipulations, which are hereby made a part of this application.	
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Statements of conditions or stipulations, which are hereby made a part of this application.  Number of attachments	·
Statements of conditions or stipulations, which are hereby made a part of this application.  Number of attachments	
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Statements of conditions or stipulations, which are hereby made a part of this application.  Number of attachments	

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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 OPDINANCES THERETO WILL BE COMPUED WITH.

9003-03 (REV. 1/02)

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	FER APPROVED:		DATE
DEPARTMENT	OF noute to her	By ROBERT CHUNIDAY	REASON:
BUILDING IN SPEC	······································	APR 2.6.2002. CANCELLAND APR 2.6.2002. CANCELLAND APR 2.6.2002. CANCELLAND APR.	
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·	APPROVÊD:	BUREAU OF FIRE PREVENTION & PUBLIC CAPTY	NOTIFIED MA.
1	74 1710 125.		DATE:
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-		MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	NOTIFIED MR.
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ſ	APPROVED:	_	DATE:
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;  =		HOUSING INSPECTION DIVISION	
:	l agree to comply with all conditions or stipula	HOUSING INSPECTION DIVISION	NOTIFIED MR.
;  =		tions of the various burgage or department appeal on this continuation, and attached	

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APPLICATION FOR BUILDING PERMIT

**ADDITIONS, ALTERATIONS OR REPAIRS** 

### CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

OSHA APPROVAL REO'D

APPROVAL NUMBER:

APPLICATION IS HEREBY MADE TO THE BEPARTMENT OF BUILDING (N) FECTION OF SAN FRANCISCO FOR, PERMISSION TO BUILD IN ASCONDANCE WITH THE PLANS FORM 3 TOTHER AGENCIES REVIEW REQUIRED SUBMITTED HEBEWITH AND FORM 8 OVER-THE COUNTER-ISSUANCE ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

NUMBER OF PLA ▼ DO NOT WRITE ABOVE THIS LINE ▽ STREET ADDRESS OF JOE FILING FEE RECEIPT NO BLOCK & LOT 8/12/04 Illinois St. 1201 (2A) ESTIMATED COST OF JOB (20) REVISED COST: 4461C 40,000 \$

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
,LEGAL DESCRIPTION OF EXISTING BUILDING
MAY TYPEN (5A) NO. OF SASSEMENTS NA PRESENT USE:  AND CELLARS OF WAS ELLARS OF THE SECOND OCCUPANCY NA BASEMENTS NA PRESENT USE:  OCCUPANCY NA BASEMENTS N
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (79)
19 TYPEN CANCER (S) NO. OF STORES ON A BASEMENTS N/A (7) PROPOSED USE (LEGAL USE) HER DOWN YOUNG WITH (8) OCCUPAND (A) DOCUMENT N/A (7) PROPOSED USE (LEGAL USE) HER DOWN YOUNG WITH (8) OCCUPAND (A) OC
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(14) GENERAL CONTRACTOR  WWW 25+ 711 44451. CA 94+07 (4 15) 716-8137
(15) OWNER - LEGECE (CROSS OUT ONE) ADDRESS ZIP BTRC# PHONE (FOR CONTACT BY DEPT.)
DG5E 1201 Illinous S1. CA 94107 (415)716-8132.
(16) WHITE IN DESCRIPTION OF ALL WARK TO HE PERFORMED UNIDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
construct a wheel wash system to Trap Sand & mud
From Trucks before enteres into public street from
Hoe Down Yard.
ADDITIONAL INFORMATION
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	_		ADDITION	AL	INFORMATION					-
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES NO	(18) IF (17 IS YES, STA NEW HEIGHT AT CENTER LINE OF F		<b>гт.</b>	(19) DOES THIS ALTERATION GREATE DECK OR HORIZ. EXTENSION TO DUILDING?	YES NO	(I)	(20) IF (19) IS YES, STATE MEW GROUND FLOOR AREA	50. F	7
21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES NO	(1) (2)	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES NO	0	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES NO	
25) ARCHITECT OR ENGINEER (DESIGN OF	<u>.</u> Z	AUCTION CI) PG & B	245 Mar		+ St. S.F. 94	105		CAUF.CERTIFICATE NO.		-
26) CONSTRUCTION LENDER (ENTER NAME IF THERE IS NO KNOWN CONSTRUCTION	AND BRA	ANCH DESIGNATION IF ANY, A. ENTER "UNKNOWN")	6	4	15) 913-4001					

## IMPORTANT NOTICES

No change shall be made in the character of the occupancy of 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 80° to any wire containing more than 750 volus See Sec 385, Caffornia Panat Code.

Pursuant to San Francisco Building Code, the building parmit 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 lilb together with complete details of retaining wells 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 WRING OR PLUMEING INSTALLATIONS. A SEPARATE PERMIT FOR THE WRING AND PLUMEING MUST BE OBTAINED. SEPARATE PERMITS ARE GROUIRED 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 (650/E).

in dwellings all insulating materials must have a claarance of not leas than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
DOWNER LA
LESSEE LA
CONTRACTOR LE ☐ ARCHITECT ☐ AGENT ☐ ENGINEER

APPLICANT'S CERTIFICATION
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 COMPULED WITH,

9003-03 (REV. 1/02)

## NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permitterigly by acceptance of the primit, agree(s) to indemnify and hold harmless the City and County of San Frendsco from and against any and all claim, demnnts and actions for damages resulting from operations under this pormit, repardless of negligence of the City and County of San Francisco, and to assume the defense of the City an County of San Francisco, and to assume the defense of the City an County of San Francisco. such claims, demends 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  $(0, \sigma(0))$  designated below or shall indicate flom  $(0, \sigma(0))$ , or (V), whichever is applicable. If however them (V) is checked item (V) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- In 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 the work for which this permit is issued.
- There and will maintain workers' compensation insurance, as required by Section 9700 of the Lebor 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.

- N. Leeftly 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 cellionis and fall to comply forthwith with the provisions of Section 3900 of the Labor Code, that the permit benefit andfall to celling in december acceptance. 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 fair which this perroll is issued, will complete contractor who complete with the workers compensation takes of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

  Styffature of Applicant or Agent

  Date

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SAN FRANCIS	<u>c o'</u>	
	CONDITIONS AND STIPULATIONS	. *
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<u>≥</u>	7558899: For plumbing inspection scheduling call 558-	DATE:
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BUILDING INSPECTI		,
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	agree to comply with all conditions or stipulations of title various bureaths or department sold on this shall all the shall are	
i	agree to comply with all conditions or stipulations of tife various bureads or department noted on this application, and attached statements of conditions or stipulations, which are neglecy made a part of this application.	*
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	Number of attachments OWNER'S AUTHORIZED AGENT	

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	APPL FORM 3 A OTHER AGENCIES REVIEW REQUIRED BUILD PERM STORM 8 OVER-THE COUNTER ISSUANCE ACCUMENT ACC	Cas revised cost 200,000  BY: Will I D DATE 14/44
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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 Ban 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 Sac 885, California Penal Code.  Pursuant to San Prancisco Building Code, the building permit shall be posted on the job. The cover is responsible for approved plans and application being kept at building site.  Grades lines as shown on drawlings 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 lifts together with complete ideals of retaining walls and walf 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 IN BAPPICALAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRNING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRNING AND FLUMBING MUST BE OSTAINED, SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (21) (3) (3) (20) OR (44).  THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.  In dwollings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.  INFORMATION INCOMENT.	NOTICE TO APPLICANT  HOLD MARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and Coulty of San Francisco from and against any and all claim, demands and ections for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco against all such claims, damands or actions.  In conformity with the provisione of Section 3800 of the Labor Code of the State of Colifornia, the applicant shall have coverage under (f), or (f) designated below or shall indicate item (fit), or (fiv), or (fv), whichever is applicable. If however item (f) is checked item (fv) must be checked as well. Mark the appropriate method of compliance below.  I hereby effirm under penalty of perjury one of the following declarations:  ( ) I. Thave and will maintain a certificate of consent to solf-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance 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. If we workers' compensation insurance carrier and policy number ens:  Carrier  Poficy 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 menner as as to become subject to the workers' compensation away of California. I after acknowledge that I understand that in the event that is should become subject to the workers' compensation provisions of Section 3800 of the Labor Code, that the parmit herein applied for shall be deemed revoked.
Į.	APPLICANT'S CERTIFICATION  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 COMPLERE WITH.	V. Leartify as the owner (or fine agent for the owner) that in the performance of the work for which this pormit is issued, I will employ a contractor who conclides with the workers' companisation laws of California and who, prior to the commanisment of any work, will file a completed copy of this form with the Central Permit Bureau.

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	1	HOUSING INSPECTION DIVISION	NOTIFIED MR.

APPLICATION FOR BUILDING PERFORMANCE OF PLAN SETS  FORM 8 OVER-THE COUNTER ISSUANCE  ONTO PERFORMANCE	BLDG. 3/8  APPLICATION NUMBER APPROVAL NUMBER:  APPLICATION NUMBER:  APPROVAL NUMBER:
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TO SUPPLY AND INSTALL A FIRE ALARM SYSTEM PER PGES PROPOSED PERFORMANCE BASED ENGINEBRILL EVALUATION FOR Smoke DETECTION (C THIS IS A UNMANGO SITE, ALL BATTERY PALCULATIONS ARE AT 60 H. THIS SYSTEM WILL BE MONITORED BY PGES SCADA SYSTEM.	overde.
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### IMPORTANT NOTICES

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YES (22) WILL BUILDING
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PROPERTY LINE?

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

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 Panal Code.

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in dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE 80X

OWNER ARCHITECT

LESSEE AGENT

CONTRACTOR ENGINEER

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?

(25) ARCHITECT OR ENGINEER (DESIGN (2) CONSTRUCTION (1)

APPLICANT'S CERTIFICATION

HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS IBSUED FOR THE CONSTRUCTION
DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS
AND CROINANCES THERETO WILL BE COMPLED WITH.

9003-03 (REV. 1/02)

YES 🗀

(24) DOES THIS ALTERATION

CONSTITUTE A CHANGE OF DCCUPANCY?

CALIF.CERTIFICATE NO.

577621

YES 🗇

NO Ø

616/610

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to Indemnity and hold harmlass 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, on all to assume the defense of the City an 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 explicable. If however item (v) is checked item (iV) must be checked as well. Mark the appropriate method of compilance below.

I hereby affirm under penalty of perjury one of the following declarations:

ADDRESS

- 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 the work for which this permit is issued.
- II. I have and will maintain workers' compensation insurance, as raquired 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

  ZURICH AMERICAN INS. CO.

  Policy Number WC 3520373-56
- III. The cost of the work to be done is \$100 or less. ()
- All. The does on the work to a done as a few or seem.
  (I) I certify that in the performance of the work for which this permit is issued, I shall not amploy any person in any manner so as to become subject to the workers' compensation laws of California. Hurther acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of Celifornia and fall to comply forthwith with the provisions of Section 3600 of the Labor Code, that the permit the control of the compensation of the compen herein applied for shall be deemed revoked.

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Signature of Applicant or Agent

Date

NO ADDRESS

YES CONTROL TO BUILDING?

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		PLEASE NOTIFY FIRE INSPECTOR AT, THE START OF WORK 558-3390 ALL BUILDING PERMITS REQUIRE	REASON:
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		gree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached stements of conditions or stipulations, which are hereby made a part of this application.	NOTIFIED MR.

OWNER'S AUTHORIZED AGENT



OCT - 1 2008

ACTING DIRECTOR

		EPT OF BUILDING INSPECTION
NOV 2007 88214 A.	1/10/07	
APPLICATION FOR BUIL ADDITIONS, ALTERATION	S OR REPAIRS	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION  APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
FORM 3   OTHER AGENCIES R	WC- 1/1/09 EVIEW REQUIRED	APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
FORM 8 ( OVER THE COUNTE	R ISSUANCE	
NUMBER OF PLAN S	SETS TO NOT WE!	HEREINAFTER SET FORTH
DATE PILED (O) 1 09 PILMO FEE RECEIPT NO	(1) STREET ADDRESS O	F 308 BLOCK & LO7
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(15) OWNER LEBSEE (CROSS OUT ONE)  TBC LL-C	ADDRESS 11	arrison St Staron Hicke (FOR CONTACT BY DEPT)
(18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED LINE	ER THIS APPLICATION (REFERENCE Y	O PLANS IS NOT SUFFICIENT)
Excavate fo		mirruet electric power
Zransmission	o dece y be	ambs Backfill, repare
over trench	es. Ap	orkimate quantity 600 LF
E 6 wide x	6 deep	
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to change whell be made in the character of the occupancy of familiauthorizing such change. See Sen Francisco Building Code	russe without first obtaining e Bil Code and Sa Francisco Host (	iding HOLD HARMLESS CLAUSE. The permitted (a) by acceptance of the permit agree(s) to indemnify a display to hold harmless the City and County of Sq. Fancisco from end spaints any and all dainy demands and
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turetions to San Francisco Building Code. the building permit tener is responsible for approved plane and application being	shall be posted on the lob. The	in conformity with the provisions of Sectio 3800 of the Lab r Code of the State of Catifornia the applicant shall have coverage inde (if) o (ii) dealty stad before or shall I dicate from (iii) or (iv) or (v)
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nd file together with complete details of retaining walls a. d v utmitted to this department for approval	well factings equiled met be	The coy with union pension is particular on the interest of extending decide affords     There and will mential a contribution of consent to said I have for worker's component.
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IN THE BUILDING OR PERMIT OF OCCUPANCY GRANTED PPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE	WHEN REQUIRED	II I have and will maintain workers compensation braum as as required by Saction 3700 of the Labo Code to the performance of the work to which this permit is issued. My workers compensatio insurance benefits of pility number are
KRING OR PLIMEING INSTALLATIONS A SEPARATE PER BLIST BE OBTAINED SEPARATE PERMITS ARE REGURNED ( BOYE CLIESTIONS (10) (11) (12) (13) (22) OR (24)	MIT FOR THE WIRING AND PLUM	Compensation influence participate pointly number are
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s destings all insulating melocials must have a cleara less of n lectrical what or equipment	of laws than two inches from all	<ol> <li>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 on as to become subject to the workers compared to the vertical compared to the control.  Cellifornia. I further extraordednic total a national that in the manner they lated to become the control of the control o</li></ol>
HECK APPROPRIATE BOTT  OWNER  ONER  AD ARCHITECT  LESSEE  D'AGENT		a bject to the workers' compensation provisions of the Labor Code of Cattornia and lest to comply forthwish with the provisions of Section 3800 of the Labor Code shat the permit havin applied for shat the deamed revoked
CONTRACTOR DENGINEER		( ) V I certify as the owner (or the agent for the owner) that in the performence of the work for

9003-03 (REV 1/02)

Signatu e of App OFFICE COPY

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APPLICANT'S CERTIFICATION

HERESY CERTIFY AND AGREE THAT IF A PERMIT IN ISSUED FOR THE CONSTRUCTION
DESCRIBED AN THAN APPLICATION, ALL THE PROPERTIES OF THE PERMIT AND ALL LAWS
AND ORGANICAES TRESSETS WILL BE COMPLED WITH

- permit to be such

  If I have und will reminden workers' compensation interestus, as required by Section STOD of the Labor Code, for the performance of the work for which this permit to insure! My workers' compensation insurence convicts copy policy number are

  Carrier

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  ALL 931704

  (1 80 The cost of the work to be done in \$400 or less

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	PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK 559-3500	REASON:
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	HOUGHS INSPECTION DIVISION	NOTIFIED MR.
	agree to comply with all conditions of eligabilisms of the vertees bureaus of department noted on this application, and alleghe- blessening of conditions or eligabilisms, which are hareby which a part of this application.	

0)	FOR DEPARTMENTAL USE ONLY		<u>,</u> -
E SAN FRO	POR DEPARTMENT LISE MAN INSP.	CITY AND COUNTY OF SAN ERANCISCO DEPARTMENT OF BUILDING INSECTION	
Son W	2015 0 8 2015	APPLICATION FOR BUILDING PERMIT	•,
A	July 80	FORM I DIVINGE COPY & N	<b>;</b> '
O DEPART BUILDING	MENT OF C HANDENDER Charges	FORM I X TYPE COPY S	
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	GENERAL CONTRACTOR VELLA & C. LENDRESSELLEN	200 PARE CON THE WAY	
40	CALIFORNIA LICENSE NUMBER	510 13 002 COLOR	
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	MICHAEL Willis GSS MONTGOWN		<u></u>
	C15140 (415) 96	7-2750 DESIGNATIVE LOAD FOR FILLDORS:	
	ARCHITECT ON ENGANCER (FOR CONSTRUCTION) ACCESS	(TO BE POSTED IN COMMERCIAL AND INDUSTRIAL BLDGS.)	}
	CALIFORNIÀ CERTIFICATE NUMBER TELEPHONE	MAHER ORDINANCE - EXTENDE	Б
	OWNER'S NAME ADDRESS	Disturbance of all least 50 ct. valiet as	utra E
	TGEE 245 MARKET	ON Street on by Street in Francisco Department of Public Office of Street in the Street of Street of Street in the Street of S	.h
	SAN FLANCUSCO #56	50) 413-203 ne angres of the Approve hamben attache	īď
	CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN".)	тацителения to елемечестринатов with the 3.F. Maher Олигелст.	ł
	IMPORTANT NOTICES No change shall be inade in the character of the occupancy or uso without first obta	NOTICE TO APPLICANT	
	Pernitt authorizing such change. See San Francisco Building Code and San Fra. Code.	and hold harmtess the City and County of San Francisco from and against any and at demands and actions for demands resulting from operations under this name.	I claims, rdess of
	No portion of building or structure or scatfolding used during construction, to be of any wire containing more than 750 volta. See Sec. 385, California Penal Code.	country of each interpreted official each provided the profession of sections of	nnia the
	Pursuant to the San Francisco Building Code, the building permit shall be posted owner to responsible for approved plans and application being kept at building site:  Grade lines as shown on drawings accompanying this application are assumed.	on the job. The provisions of Section 3800 of the Labor Code of the State of Calibration of the Labor Code of the State of Calibration of the Labor Code of the State of Calibration of the Code of the State of Calibration of of	or (IV), es well,
	Grade lines as shown on drawings accompanying this application are assumed actual grade lines are not the same as shown revised drawings showing correct g and fills together with complete details of retaining wells and wall footings resubmitted to this department for approval.	rade lines, cuts plined must be  Thereby affirm under ponalty of perjury one of the following declarations:  () I have and will maintain a certificate of consent to sati-insure for a	
		compensation, as provided by Section 3700 of the Labor Code, for the participation work for which this permit is issued.	палов of
	ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL.	3700 of the Labor Code for the performance of the work for which this	Section sermit is
	ELECTRICAL WIRING OR PLUMBING INSTALLATIONS, A SEPARATE PERMIT WRING AND PLUMBING MUST BE OBTAINED.	HED WATERINGTON DELLEGISTER TO COLUMN DELLEG	من
ļ	THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STAFTED UNTIL A PERMIT IS ISSUED.  In the slings all insulating materials must have a dearence of not less than two in	Traccost of the most to be drawn in \$100 or long	
	electrical wires or equipment.	certify that in the performance of the work for which this permit is issued, to amploy any person in any manner so as to become subject to the	workers'
Ļ	DOWNER DARCHITERIO TO THE PROPERTY CL. 19.10.	event that I should become subject to the workers' compensation provision of California and fall to comply forthwith with the provisions of	is of the Section
	LESSEE AGENT WITH POWER OF ATTORNEY CONTRACTOR ATTORNEY IN FACT	Vil. 1 cartify as the camer (or the agent for the owner) that in the performance of the which this pering is rissued, it will, employ a contractor who commilies	he work with the
	APPLICANT'S CERTIFICATION	Vi I cartify as the owner (or the agent for the owner) that in the performance of it for which this period is rissued, it will, employ a contractor who complies workers' compensation lays of Catter for and who, prior to the commencement work, will file a completed corp series form with the Central Permit Bigreau.	it of any
<b> </b>	I CERTIFY THAT ( HAVE READ THIS APPLICATION AND STATE THAT THINFORMATION IS CORRECT, I AGREE THAT IF A PENMIT IS ISSUED CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS	FOR THE	
	PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.	Signature of Applicant or Apent	244
6	9003-04 (HEV. 290)	LEATHY MORT TO DEPART.	

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	And	T 19 From Be
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		ll distribution
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	BUILDIO OF FIRE PRESENTION & PUBLIC SAFETY / 7 9 9 9	NOTIFIED MR.
	APPROVED.	
		DATE:
i	Cast 415-658-6570, to schedule inspections far	REASON:
)	building, stectrical and / or plumbing. This application is approved without alto irreprotion.	
, <b>X</b>	detailed plumbing or electrical plan review and dose not constitute an approval of the building. Work RICHARD TAM, DBI	
	authorized must be done in early specialities with an	
	applicable cades. Any electrical or plumbing work shall require appropriate appropriate appropriate permits.  MAR 2 7 2015	NOTIFIED MR.
	PLAN CHECKER, DEPT. OF BLDG. INSPECTION	DATE:
	APPROVED:	REASON:
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	Wall	
S	SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER RICHARD TAM, DBI	٠.
	PUR DING CODE SECTION 1784-	NOTIFIED MR.
	MAR 2 7 2015	
		DATE:
	AMPLICATION THE RELIGIOUS OF BLDG. INSPECTION	REASON:
11-3-	APPROVED: Accepted by the Ben Francisco Department of Public Health Maher Program with the following conditions: Obtain copies and follow the regularisments of the Site Mitigation Plan, Environmental Health and Sefety Plan Dust Control Plan and other documents and requirements to ensure committees and	
110	Accepted by the Sen Francisco Department of Public Health Maher Program with the following conditions:	
~ 🔽	Obtain copies and follow this regularities of the Site MAZTIA- LEE MUSCEN Missister Plan. Employmental bloods and sold part of the Site Missister Plan. Employmental bloods and sold part of the Site	NOTIFIED MR.
<b>- - - - - - - - - -</b>	Dust Control Plan and other documents and	
	requirements to ensure compliance with the S.F. Maher Ordinance.  DIRECTOR OF MEDIC HEALTH	DATE:
	1 A	REASON;
	APPROVED:	
	N/A (M) y/lds	NOTIFIED MR.
	Will the second	
<b></b>	PORT JUVED, By Clinton Choy, DPWN SM	DATE;
	on 2320 ST	REASON:
	PHOREM OF ENGINEERING (STREET & TIAGRING)	NOTIFIED MR.
	APPROVED:	DATE;
<b>X</b>	By	REASON:
Ł	JAINES ZHAN, DBI	
	NEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
	APPROVED:	DATE:
	SFPUC Capacity Charges See attached SFPUC Capacity Charge Invoice for the	
	amount due. DBI will collect charges.	NOT(FIED MR.
•	l agree to comply with all conditions or stipulations of the various bureaus or departments-foted or his application, and attached statements of conditions or stipulations, which are hereby made a part of this application.	<u></u>
·	Lapoll. W	221
	Number of attachments	1
ŀ	OWNER'S AUTHORIZED AGENT	
I.	• • •	



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MAR 18 2014

lom C. Hui TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

### **APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 Q OTHER AGENCIES REVIEW REQUIRED FORM 8 1/2 OVER-THE-COUNTER ISSUANCE

CITY AND COUNTY OF SAN FRANCISCO **DEPARTMENT OF BUILDING INSPECTION**  APPROVED FOR ISSUANCE

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

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		OF EXISTING BUILDING		<del> </del>	
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	PTION OF BUILDING A	FTER PROPOSED ALTE	RATION	(80)	
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(14) GENERAL CONTRACTOR ADDRESS HALEY PALDRICH 2033 N ME	27 hard 172	925,948,101	CALIF.LIC. NO.	EXPLANTION DA	ITE .
(15) OWNER - LEGGER (CROSS OUT ONE) ADDRESS	MU TI CO PARTIES C	reek 94596	955 <i>0</i> 96	11/20	19
	16 W 10th St. 1	Pittsburg CA 94		FOR CONTACT BY DEPT.)	7
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(17) DOES THIS ALTERATION  CREATE ADDITIONAL HEIGHT  OR STORY TO BUILDING?  WO WE CENTER LIN	ΤÁΤ	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	150 C   100A	9) IB YES, STATE GROUND OR AREA	\$0, FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?  (22) WILL BRILD EXTEND RE PROPERTY I	ING YES C		YES, 42 (24) DOE COT	& THIS ALTERATION ISTITUTE A CHANGE DECUPANCY?	YES CI
(25) ARCHITECT OR ENGINEER (DESIGN 💢 CONSTRUCTION 🗓)	ADDRES	, -1		LIE CERTIFICATE NO.	
	lain St. #309,	walnut Creek a	74596 CE		ا ح
(25) Construction Lender (enter Name and Branch Designat If There is no known construction Lender, enter "Unknown		ADDE			
IMPORTANT NOTICES	hadens He	IQ mori isvorqqA - b	CITICS TO ADDI IC	MY	
ito change shell be made in the chareoter of the occupancy or use without first sufficiely such change. See San Francisco Bulleing Code and San Francisco	tobtaining a Building Formit Housing Code.	HOLD HARMLESS CLASSE - Charge million	ACT AND THE PROPERTY OF THE PRINCE	5.1% i. , agree(s) to instantify and hol i, demands and notions for de-	id hermiese manes
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Provision to Ben Primoleco Building Code, the building permit shall be posted or responsible for approved plans and application being kept at building site.	XTENDE JOHN JULY AND AUTON TO		or Sect of Fiel Labor socie of the Cabor soci of the Cabor s	e State of California, the applic or shall indicate item (III), (IV)	aunt shall y or (V),
Oracle lines as shown on drawings accompanying this application are seasoned	to be correct, if ectual grade	method of compliance below.	A Control of Control o	A CHARACACT ES MANY MESTE DANS	fabrokujuga 1

ANY STIPULATION REQUIRED REPLEN OR BY CODE MAY BE APPEALED.

GUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WINNS ON PLUGGING INSTILLATIONS. A SEPARATE PERMIT FOR THE WORNS ALID PLUMPING MEDIAL FOR THE DETAIL AT THE PERMIT ARE RESULTED IF ANYWER IS "TES" TO ARTY OF ABOVE QUESTIONS (10) (11) (12) (12) (22) GR (24).

THIS IS NOT A MULDING PERMIT. NO WORK SHALL BE STARTED WITH A SULLDING PERMIT IS ISSUED

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CHECK APPROPRIATE BOX

- D OWNER LESSEE
- ☐ CONTRACTOR
- O ARCHITECT O AGENT ENGINEER

APPLICANT'S CERTIFICATION
INGRETY CERTIFY AND AGREE THAT IF A POINT AS USUAL FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVINCIALS OF THE PERMIT AND ALPLANS AND ORDINANCES THERETO WILL SE COMPULED WITH.

- I have and will make in worker's compensation insurance, as required by Sacton
  Code, for the performance of the work for which this permit is leased. My worker
  from course carrier and policy remotes are:

  Corrier

  Total A

- ( ) III. The cost of the work to be done is \$100 or fees.
- ( ) IV. I contify that in the performance of the work for which this permit is based, I shall not supply any person in any mismor so as to become subject to the worker's compensation have of California. I hardment accommend of the first opening that I should become subject to the worker compensation provides or the Labor Code of California and fail to comply fortherm with the providex or described or the Labor Code, that the permit herein applied for also if he deemed nero.
- ( ) V. I centify its the owner (or the againt for the owner) that in the performance of the work for which this permit is issued, I will employ a continuous with occupious with the worker's componention is of Gelliomate and with, prior to the commencement of any work, will the a completed copy of this with the Central Permit Euresu.

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EPARTMEN	APPROVED:  IT OF  CTION  By  EMILY LIN, QBI	DATE:
PPA SPECIAL COMMISSION	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.  APPROVED:	NOTIFIED MR.
		REASON:
<u></u>	DEPARTMENT OF CITY PLANNING  APPROVED:  ***********************************	NOTIFIED MR.
	MA	DATE:
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
	APPROVED:	DATE:REASON:
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
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	CIVIL ENGINEER, DEPT, OF BLDG. INSPECTION	NOTIFIED MR.
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中	APPROVED:  According to the Periods Reportment of Periods  Control of Periods and Control of Periods  Con	DATE:REASON:
	E Heishun 227/14 DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
	APPROVED:	DATE:REASON:
·	REDEVELOPMENT AGENCY	NOTIFIED MR.
	APPROVED:	DATE:REASON:
	HOUSING INSPECTION DIVISION  set to comply with all conditions or stipulations of the various bureaus or departments noted on this applicable middlings or stipulations, which are barely made an additional profile and the state of the state	NOTIFIED MR.





SEP 1 1 2014

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lom C. Hai

Disturbance of at least 50 cu. yd. of son If yes, route to DPH for compliance with APPLICATION FOR BUILDING PERINGECTION CITY AND COUNTY OF SAN FRANCISCO Hached ADDITIONS, ALTERATIONS OR REPAIRS DEPARTMENT OF BUILDING INSPECTION

WC 4/1// FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 NO OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

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

MAHER ORDINANCE - EXTENDED

HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

HEBWIN TAYOBAAY TO GADEN TWOODLARY WISD

APPLICATION NUMBER

APPROVED FOR

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			OF EXISTING BUILDI	NG		
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	DESCR	PTION OF BUILDING	AFTER PROPOSED AL	TERATION	(sn)	10141 7
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES COMSTRUCTION OF COMPANY OF CO	NG YES N? NO	(12) ELECTRICAL WORK TO BE PERFORMED?	YES □ NO Æ	(13) PLEMEING WORK TO BE PERFORMED?	YES []
(14) GENERAL CONTRACTOR	C. BUBLIA & CO.	son shee th	ALLIMANTA	CALLE LIC.	NO. 1061012	ION DATE
(18) OWNER - LEGGER (CROSS (	OUT ONE) ADDRESS	70 7 17 17 17 1 21 21 1 21 1 21 1 21 1 2	The Comment	BTRC#	PHONE (FOR CONTACT BY D)	
	245 Market St, S			clo: A		,
(16) WRITE IN DESCRIPTION OF	ALL WORK TO BE HERFORNIED UND	ER THIS APPLICATION (REFERE	GE TO FLAMS IS NOT SUFFICIENT)	)		
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Demo + Grad	ling: Remove	AC pavemen	t + Subbase.	concede s	slabs, fencina	
concrete wa	els, concrete,	pad + utilities	Ground is	mpoveme		af
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		ADDITIONAL	INFORMATION	16. 11.	200	777
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIG OR STORY TO BUILDING?		ES, STATE	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ, EXTENSION TO BUILDING?	YES CI	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	80. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES (22) WILL BUILD EXTEND BE NO 21 PROPERTY	ING YES	(23) ANY OTHER EXISTING BI		(24) DOES THIS ALTERATION	V-0 [18
(25) ARCHITECT OR ENGINEER (	DESIGN D CONSTRUCTION D)  GS5 Montgome	ADDRE		11 7	CALIF. CERTIFICATE NO.	
(26) CONSTRUCTION LENDER (E IF THERE IS NO KNOWN CONSTR	INTER NAME AND BRANCH DESIGNA RUCTION LENDER, ENTER "UNKNOWN	TION IS ANY		DDRESS	120110	

### **IMPORTANT MOTICES**

No change shall be made in the character of the occupanting or see without first obtaining a fa authorizing such change. See San Pransisco Bulkting Code and See Pransisco Housing Code.

No portion of hullding or structure or scaffolding used dering construction is to be closer than 6'0" to any who containing more than 760 wolls. See See 355, California Pessi Gods.

Pursuant to San Francisco Building Guds, the building perball altell be posted on the job. The owner la responsible for approved plane and application being legal at behicing with.

Grade lines as shown on drawlings accompanying this application are assumed to be correct. If actual grade Circs are not the same as shown, racked drawlings showing correct grade lines, curs and fills, and complete data to of rata/ring wells and wall footings must be substitied to the department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FROM COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANOY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES KUT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WITHING OR PLURISHING INSTALLATIONS. A SEPARATE PERMIT FOR THE WARRING AND PLURISHING MUST BE OSTUMED. SEPARATE PERMIT FOR THE WARRING AND OF LIMITURG MUST BE OSTUMED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ARM OF ABOVE QUESTIONS (10) (11) (12) (12) (22)

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED WITH A BUILDING PERMIT IS ISSUED. in dwellings, all insulating materials must have a distraction of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

U OWNER

CONTRACTOR

☐ ARCHITECT -ET AGENT ☐ ENGINEER

**APPLICANT'S CERTIFICATION** 

MPTPLEATING ISSUED FOR THE CONSTRUCTION OF STREET HIT CAST INTO A PERMIT IS ISSUED FOR THE CONSTRUCTION OF STREET HAT IF A PERMIT AND ALL THE CONSTRUCTION ALL THE PROVISIONS OF THE PERMIT AND ALL TANKS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permitter(e) by acceptance of the permit, egracin) to indomnthy and hold harminess 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, requires of one-power of the City and County of San Francisco, and to assume the defense 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, damands or estables.

riturnily with the provisions of Section 8000 of the Labor Code of the Statu of Cellifornia, the applicant shall worker's compensation corocceps under (f) or (fi) designated below, or shall indicate item (fill), (fil), or (fi), state a population. If norwest florm (f) is otherbost, florm (fi) must be checkent as well. Mark the appropriate of of compliance below.

mich under penalty of perjury cass of the following declarations:

I have and will maintain a certificate of consent to self-insure for worker's compensation, as provide by Section 3700 of the Labor Code, for the performance of the work as schick this permit is issued.

of the compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Me insurance carrier and golley number and Code Republic Code Republic Repub

I certify that in the performance of the work for which this permit is lessed, I chall not employ any person in any manner on as to become subject to the worker's compensation laws of definitions i further extraveledge that I understand that in the event that I should become subject to the works compensation providence of the Labor Code of California and left to descript feethershift with the provisions of Section 3800 of the Labor Code of California and left in supplied for shall be deemed res

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 complay a contractor who complice with the worker's compensation have of Galifornia and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit layong.

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		CONDITIONS AND STIPULATIONS	
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		101 2 2 Ma Mantau extradionino	DATE:
		What and after constriction	REASON:
		BUREAU OF FIRE PREVENTION & PUBLIC SAFETY  APPROVED:	NOTIFIED MR.
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		BUILDING CCD2 GECTION 1700 LENGINEER, DEPT. OF BLDG. INSPECTION	W NOTIFIED MR. 약
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		APPROVED:	DATE:
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		HOUSING INCORPORTION PRINCIPLE	
	l agr	HOUSING INSPECTION DIVISION  be to comply with all conditions or stipulations of the various bureaus or departments noted on this applicant	NOTIFIED MR.
		nditions or stipulations, which are hereby made a part of this application.  Number of attachments	ान वराम सरमाराक्ष <b>ा हाराहात्राश</b> ीक्ष
		OWNER'S AUTHORIZED AGENT	

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REFER	CONDITIONS AND STIPULATIONS	
TO:	APPROVED 415-955-9576. A schodulo inspections for building, sessicion and / or plumbing. This	DATE:
TM EN	application is approved without alle inspection.	REASON:
i inspe	tall 41s-152-57e. A school maperitors for building, steathcal and for plumbing. This spalleation is approved without ette inoperation, detailed plumbing or described plan routs and does not constitute an approved of the building. Worst authorized must be some in attraction with all applicable codes. Any electrical or plumbing work shall require appropriate appropriate appropriate.	
	applicable codes. Any electrical or plumiting works aball regulary expensions apparets permits.	COL DEBT
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	Kind. Asal Techlarot 9.	/19/14
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	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	Dang, NOTIFIED MR.
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	HOUSING INSPECTION DIVISION	NOTIFIED MR.
l agr	ree to comply with all conditions or atiquistions of the various burgous or departments naturally set.	8 application, and attached statements
O7 G6	onditions or stipulations, which are hereby made a part of this application.	, , and , , and , , , , , , , , , , , , , , , , , , ,
	Number of attachments	

Butto Dudan

OFFICE COPY

DEC 1 0 2014

REV 06/13

**APPLICANT'S CERTIFICATION** I HEREBY CERTIFY AND ASKEE THAT IF A PERMIT IS ASSUED FOR THE CONSTRUCTION DESCRIBED IN THE APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE

OFFICIAL TO THE PROPERTY OF TH	L NCI	<u>sco</u>	CONDITIONS AND STIPULATIONS	A 100 M
	REFER	APPROVED:	~	DATE:
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			BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
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			DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
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	<b>-</b> √		Mishalle McCoy, SFFD	REASON:
	M		NAMM DEC 0 2 2014	
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		APPROVED:	Robert Chun, DBI	DATE:
	$\Box$		DEC - 2 204	REASON:
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		APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. ♀
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	Ì		Housing inspection division	NOTICED MO
•	l agr	ee to comply with all conditions or stipu	lations of the various bureaus or departments noted on this applicat	NOTIFIED MR.
	of co	onditions or stipulations, which are here	by made a part of this application.	
		Number of attachments	<b>\</b> .	
			OWNER'S AUTHORIZED AGENT	





JAN 20 2015

lom C. Hui TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION FOR ISSUANCE

APPLICATION NUMBER

APPLICATION FOR BUILDING PERMIT **ADDITIONS, ALTERATIONS OR REPAIRS** 

FORM 3 

OTHER AGENCIES REVIEW REQUIRED

FORM 8 A OVER-THE-COUNTER ISSUANCE

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.

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

▼ D0 N0	IT WRITE ABOVE THIS LINE ♥			
DATE PILED FILING PER RECEIPT NO. (1) STREET ADDRESS O		AT WOWINES		
1/10/13	IT/1/015 St SF CA 4232-00	(6		
PERMIT NO. 12 SSUED CONTROL OF 250				
1370A / 1 60000 200, C	BT: JC DATE			
	FURNISHED BY ALL APPLICANTS			
	IPTION OF EXISTING BUILDING			
(AA) TYPE OF CONSTR.  (BA) NO. OF (BA) NO. OF (BA) NO. OF (TA) PRESENT US  COCUPANCY:   BASEMENTS AND CELLARS: FLYMAGE  (BA) NO. OF (BA) PRESENT US  AND CELLARS: FLYMAGE  (BA) NO. OF (BA) PRESENT US  (BA) PRESENT US  (BA) NO. OF (BA) PRESENT US  (BA)	er Politier Plant (52	S (9A) NO. OF DWELLING UNITS:		
DESCRIPTION OF BUIL	LDING AFTER PROPOSED ALTERATION	(80)		
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(10) SAUTO RUISWAY TO BE CONSTRUCTED TO BE CONSTRUCTED OR ALTERED?  NO CONSTRUCTION?	YES C (12) ELECTRICAL YES C (13) PLUMBIN WORK TO BE YES C WORK TO BE NO E PERFORMED? NO E PERFORMED?	YES D		
(14) GENERAL CONTRACTOR ADDRESS    Woley+ Alexical Tac 2037 Alexic	ZIP PHONE GALLELIC.NO. 512.809 Walaut Creek 9459K 925-4K4-8057 878	EXPIRATION DATE		
(16) OWHEN - LESSEE (CROSS OUT ONE) ADDRESS		CONTACT BY DEPT.)		
NRG Potrers LLC 696 W. 10th St. B	thebursh, CA 94596 925.42			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION	(REFERENCE TO PLANS IS NOT SUFFICIENT)	, , , , , , , , , , , , , , , , , , , ,		
Instillation of a devable cover to pro	est humen Centect with Centinuncte	ul soil over 1		
at the site. The SOW will consist of	Eremain Saver V dinice Sin Jan	West Mesent		
along with surficial and shellow soils as needed to mentain custing site soules				
Durble cover instillation will consist of hardscape (4° of 2-inch sould or ownered				
ATA DOES THIS ALTERATION	IONAL INFORMATION (4' of subbaccounts)	11 by 31drs 2 F Aging		
GREATE ADDITIONAL HEIGHT TES NEW HEIGHT AT CENTER LINE OF FRONT	(18) DOES THIS ALTERATION YES (20) IF (18) IS CREATE DECK OR HORIZ. YES (20) IF (18) IS EXTENSION TO BUILDING? NO 02 FLOOR AR	YES, STATE UND EA SOL FT.		
(21) WILL SUIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YER (23) ANY OTHER EXISTING BLDG. YES NO [24) DOES THE	S ALTERATION VES CV		
(25) ARCHITECT OR ENGINEER (DESIGN MI CONSTRUCTION I)	ADDRESS CALIF. CE	ERTIFICATE NO.		
Naky+Aldreh Zre. 209	3 N. Man St Ste 329 what Coack CA 915%			
(26) CONSTRUCTION LENDER (ENTER HAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS			
IMPORTANT NOTICES	POTTOE TO ADDITIONAL	·		

No change shall be made in the character of the occupancy or use without first established a Subbling Pa authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scatteding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 365, California Penat Code.

Pursuant to Sen Francisco Building Gode, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building size.

Grade times an aboven on densitings ecompanying this application are assumed to be correct. If sotial grad these are not the salme as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining wade and wall factings must be schedibed to this department for approval.

ANY BTIPULATRIN REQUIRED KEREIN OR BY COITE MAY BE APPEALED.

RULLDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY CRAINTED, 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 MOST BE OSTAINED, SEPARATE PERMIT FOR THE WIRING AND PLUMBING MOST BE OSTAINED, SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)

THIS IS NOT A SUILDING PERMIT. NO WORK SHALL, HE STARTED UNTIL A EXALDING PERMIT IS ISSUED.

in theretings, all installating materials must have a clearance of not less than two inches from all electrical

### CHECK APPROPRIATE BOX C OWNER

- 1 UESSER

- II ARCHITECT II AGENT II EKGINEER

### APPLICANT'S CERTIFICATION

THEREBY CERTIFY AND ASKEET HAY IF A PREMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THE APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND GROWMANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

MOLD MARMLESS CLAUSE. The permittine(s) by acceptance of the permit, egracip) to industri the City and Gounty of San Francisco from and against any and all debus, deceased, and act resulting from operations under this permit, requestless of recitylence of the City and County as assume the defense of the City and County of San Francisco against all such cistins, demand

emity with the provisions of Soction 9800 of the Labor Dode of the State of California, the applicunt shall cher's companisation coverage under (f) or (fi) destinated below, or shall indicate item (iii), (fi), or (fi), are is applicable. If nowever then (f) is chicaked, then (ff) must be checked as well. Musk the appropria of compliance below.

- I have and will maintain a cartificate of purposes to self-insure for worker's compensation, as provided by Section 3700 of the Labor Eode, for the performance of the work for which this permit is issued.
- I here and will maintain worker's compensation insurance, as required by Section 57on of the Labor Code, for the performance of the work for which this permit is lessed. My werker's compensation insurance carrier and policy pumber store.

  Cerrier

  Liberty Stantoer

  Liberty Stantoer

- ( ) W. I certify that in the performance of the work for which this permit is issued, I shall not employ enly person in any memor so as to become author to the worker's compensation laws of California i furness actionwheter that I understood that in the vent that I strough become subject to the worker componention provides or affection of the Labor Code of California and still to comply instrictly into the providence of Section 3900 of the Labor Code, that the permit herein applied for shall be deemed ren

Signature of Applicant or Agent

OFFICE COPY

ANFRANCI	CONDITIONS AND STIPULATIONS	. <b>.</b> .
REFER	APPROVED:	DATE:
EPARTMEN	Robert Ch	REASON:
JILDING INSPE	FT 7557	
	JAN 1 3 2015	
	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
·	APPROVED:	DATE:
		REASON:
	DEPARTMENT OF CITY PLANNING  APPROVED:	NOTIFIED MR.
	AFFROYED.	DATE:
	NA Jet 1/13/15	REASON:
<del></del>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
	APPROVED:	DATE:
		REASON:
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
	APPROVED:	DATE:
	Robert Chun, Day	REASON:
	JAN 13 2015	
· •	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION  APPROVED:	NOTIFIED MR.
	AFFROYED.	DATE:
	7 A	REASON:
<del> </del>	BUREAU OF ENGINEERING	NOTIFIED MR.
	APPROVED: Accounted by the East Francisco Department of Auto- Plants Market Francisco with the featuring conditions	DATE:
	Chiefs of the State of the Stat	REASON:
	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
	APPROVED:	DATE:
<del>[</del> -]	·	REASON:
	N/A	
	REDEVELOPMENT AGENCY	NOTIFIED MR.
	APPROVED:	DATE:
		REASON:
_		
	HOUSING INSPECTION DIVISION	NOTIFIED MR.

OWNER'S AUTHORIZED AGENT





JAN 20 2015

lom C. Hui TOM C. HUI, S.E. DIRECTOR DEPT. OF BUILDING INSPECTION

**APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS** 

FORM 3 

OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE ACCORDING TO THE DE HEREINAFTER SET FORT

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.

APPLICATION NUMBER

FOR ISSUANCE

OATE FLED / FILING PER RECEIPT NO. (1) STREET ADDRESS OF JUB P D) 1 2 D BLOCK LIGHT // 12 C C C				==	
16.1/	LIPHUS LEE VICTORIA I MY	(1) STREET ADDRESS OF JOB /2	PI-1301,	BLOICK & LOT 4/175-2006	ROVAL
1/10/15	}	HOLD III	indis St SF	(A 4232-001	MUNNBER MUNNBER
PERMIT NO.	ISSUE)	(ZA) ESTIMATED COST OF JOB	(28) REVISED COST		
134657	1-20000	*250,000	8250,00 BY: \$250,00	1/13/15.	
	INFORM	ATION TO BE FURNIS	SHED BY ALL APPL	ICANTS	'' -
		LEGAL DESCRIPTION OF	EXISTING BUILDING		
(4A) TYPE OF CONSTIL. (6A) N	O. OF (BA) NO. OF	(7A) PRESENT USE:	1 1	(8A) OCCUP, CLASS	(9A) NO. OF DWELLING
2 stdni	ES OF BASEMENTS PANCY: AND CELLARS:	Fermer Pos	sex Plant	52	DWELLING UNITS:
	DESCR	io., or wormstilled to	I SILL LIAN GAPA UPI PIL	ATION (80)	
(4) TYPE OF CONSTR. (6) NO	i. OF (6) NO. OF ES OF 1 BASEMENTS	(7) PROPOSED USE (LEGAL USE	'	(8) OCCUP, GLASS	(9) NO, OF
occur	PANCY: AND CELLARS:	Turner Powe		52	DWELLING ONITS;
(10) IS AUTO HUNWAY TO BE CONSTRUCTED	YES (11) WILL ST	ING YES LL	(12) ELECTRICAL WORK TO BE	YES (13) PLUMBING	YES CI
OR ALTERED? (14) GENERAL CONTRACTOR	NO Z CONSTRUCT	70 =	PERFORMED?	NO 🖭 PERFORMED?	NO CE
Were Alex	ADDRES	-	PHONE Valut Creek 945K 92	CALIF, LIC. NO. EXPE 5-464-8057 8 <sup>2</sup> /8 <sup>2</sup> // <sup>2</sup> /	RATION DATE
(16) OWNER - LESSEE (CROSS				TROW PHONE (FOR CONTACT BY	V DEDY'S
NRG PATINES	3 LLC 696 W.	10th St. Attrovind	Ch gustal	925-427-356	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			<del> </del>		
Instillation	Fadurable Co	a teprovent bu	inus Centict w	who Continueted Si	6 Dresent
) ))				7	
at the site. The SOW will ansist of removing severty danged in desputed proment				[ MEMONT	
abox with surticial and strillow soils as needed to mintain susting site sincles					
Deveble cases	ustillation will c	ensist of hard	expe (4" of 2-	Inch savel) or orven	et
		ADDITIONAL IN		701	Birdes & Ash
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIS	THE	YES, STATE	(10) DOES THIS ALTERATION	Von - (20) IF (19) IS YES, SYATE	Thans CE Many
OR STORY TO BUILDING?	NO VI CENTER L	NE OF FRONT	CRÉATÉ DECK OR KORIZ. EXTENSION TO BUILDING?	NO DE FLOOR AREA	SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE	YES C) (22) WILL BUIL EXTEND B		(23) ANY OTHER EXISTING BLDG.	VEC. M (24) DOES THIS ALTERATI	ION YES 🗆
REPAIRED OR ALTERED?	NO 50 PROPERTY	LINE? NO SZÍ	ON LOT? (IF.YES, SHOW ON PLOT PLAN)	NO OF OCCUPANCY?	ND SE
(26) ARIOHITECT OR ENGINEER (DESIGN OD CONSTRUCTION ()) ADDRESS  GALLE CERTIFICATE NO.					
Note y + Aldry 4, Inc. 2033 N. Min St Ste 309 Methot Crock CD 9484					
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY,  ADDRESS  IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")					
	· Institute of the transfer of				

### **IMPORTANT NOTICES**

No change shall be made to the character of the occupancy or use without first eithining a Building for authorizing stoch change. See Sen Francisco Building Code and San Francisco Housing Dode.

No portion of bullicing or structure or ecatividing used during construction is to be closer than 6°0° to any wire containing more than 750 volts. See Sec 365, Celifornia Penal Code,

Pursuant to San Frencisco Building Code, the building permit shall be posted on the jeb. The owner is responsible for approved plans and application being kept at building site,

Grade lifes an element on drawings econoperating this application are assumed to be correct. If social ginds these are not the came to shown, revised drawings showing correct grade lifes, cuts and fills, and complete details of retaining walls and wall fordings must be submitted to this department for approval.

ANY STOPULATION RESILIRED 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 ON Flumbing 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) (23)

THIS IS NOT A BUILDING PERMIT. MO WORK SHALL BE STARTED UNTIL A DULLDING PERMIT IS ISSUED.

wellings, all beculating materiate must have a clearence of not less then two inches from all electrical a or equipment.

### CHECK APPROPRIATE BOX

- CT CONTRACTOR
- CI ARCHITECT

  AGENT

  S'ENBINGER

**APPLICANT'S CERTIFICATION** 

THEREPY CERTIFY AND AGREET THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND GROWARD STREET WILL BE COMPLETE WITH.

**NOTICE TO APPLICANT** 

HILD MARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to bristonisty and hold burniess the City and County of San Francisco from and against any and all delans, domainds and actions for damages reading from operations indeed this permit, regardless of reciptone of the City and County of San Prancisco, and to assume the defense of the City and County of San Prancisco against all such claims, domainds or actions.

in conformity with the provious of Section 2000 of the Labor Code of this State of Cellitomia, the applicant shall have worker's companishin coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is one (i) provided, then (IV) must be obecard as well. Mark the appropriate method of compliance below.

y affiling lander penulty of perjusy one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for worker's companisation, as provide by Section 3700 of the Labor Code, for the performance of the work for which this permit is based.
- E have and will maintain worker's compensation insurance, as required by Section 97th of the Labor Code, for the performance of the want for which this permit is issued. My worker's compensation insurance carrier and public younker are:

  Ourself Conference of the Compensation of the Conference of th
- ( ) (iii. The cost of the work to be done is \$100 or less.
- M. I certify that in the performance of the work for which this permit is beautiful indicated to employ any person in any manner so as to become subject to the worker's conspensation terms of Delifornia in the event that I should become subject to the work componendon provisions of the Labor Cole of Cellifornia and this comply forthirth with the provisions of Section 3890 of the Labor Cole, that the permit herein applied for shall be deemed to
- this permit is fassed, I will employ a commence who co of California and who, prior to the commencement of a

OFFICE COPY

SAN FRANC	CONDITIONS AND STIPULATIONS	
DEPARTMEN	V a	DATE:
DEPARTMEN BUILDING INSPE	JAN 13 2015	
WA-16-16-	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.  APPROVED:	NOTIFIED MR.
	. ~/4	DATE:REASON:
	DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
	APPROVED:	DATE:
	NA Jet 1/3/15	REASON:
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
	APPROVED:	DATE:
		NOTIFIED MR.  DATE: REASON:  NOTIFIED MR.  DATE: REASON:  NOTIFIED MR.  DATE: REASON:
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
	APPROVED:	DATE:
	JAN 13 2015	REASON:
	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
	APPROVED:	DATE:
	JA JA	REASON:
	APPROVED:  Accessed by the San Frenchico December of Public  APPROVED:	NOTIFIED MR.
	APPROVED:	NOTIFIED MR.  DATE: REASON:  NOTIFIED MR.  DATE:
	Dual Country Plan and other discounting the BR states of the state of the BR states of the state of the BR states of the states	
	APPROVED:	NOTIFIED MR.
	•	REASON:
	r/p	
<del></del>	REDEVELOPMENT AGENCY APPROVED:	NOTIFIED MR.
	APPROVED:	DATE:
		REASON:
	HOUSING INSPECTION DIVISION	NOTIFIED MR.
lsı	ree to comply with all conditions or etipulations of the various bureaus or departments noted on this app conditions or stipulations, which are hereby made a part of this application.	

FEB 05 2015

**APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS** 

FORM 3 U OTHER AGENCIES REVIEW REQUIRED

FORM 8 X OVER-THE-COUNTER ISSUANCE

TOM C. HUI. S.E. DIRECTOR

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

	FORM 8 OVER-THE-COUNTER ISSUANCE ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE	-	\$⊅
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	10 ▼ BU NOT WASTE ABOVE THIS LINE ▼ 1707 00 0	H	ATRIOVAL NUMBER
	CATALERS O 5 2015 FILING HER RECEIPT NO. (1) STREET ADDRESS OF JOB BLOCK & LOT		ğ
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	PERMIT MO. ISSUED 2 20 ISSTEAD DOST OF JOB 50 ADD 289 REVISED COST 50, 000		30
1	01-01-01-01-01 - 1/28/15	L	
	13400 INFORMATION TO BE FURNISHED BY ALL APPLICANTS		
	LEGAL DESCRIPTION OF EXISTING BUILDING		-
	(AA) TYPE OF CONSTR. (SA) NO. OF (AA) NO. OF (AA) NO. OF (BA) NO. OF (BA) OCCUP OLASS (BA)	NO. O	F
	DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	S:	
	(4) TYPE OF CONSTR. (B) NO. OF (6) NO. OF (7) PROPOSED USE (LEGAL USE)	0. OF	
	OCCUPANCY: AND CELLARS: SWOOJ 47 F 7877	LLING S:	
	(16) IS AUTO RUNWAY 10 BE GUNSTRUCTED 10 BE GUNSTRUCTED 10 BE GUNSTRUCTED 11 NO CONSTRUCTION 12 PERFORMED? 12 ELECTRICAL WORK TO BE WORK TO BE NO CONSTRUCTION 12 PERFORMED? 13 PULIMBINE WORK TO BE NO CONSTRUCTION 14 PERFORMED?		YES [] No 281
	(14) GENERAL CONTRACTOR		
	(15) OWNEH - LESSEE (GROSS OUT ONE) A ADDRESS ZIP CA BIRCH PHONE (FOR CONTROL PROPERTY OF THE CONTROL	<u>01</u>	<u>9</u>
	PISE 1036 NETROITAVE, CONCORN 9/5/45	3/2	As .
	(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)	<u> </u>	<u> </u>
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	NI COUNTS RESPUED DED ST	4.	יטע
	THE WILL THE PARTY OF THE PARTY		
	CO. ANI ALLES		
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	ADDITIONAL INFORMATION		
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	(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE SUB-SUB-WALK SPACE BE SUB-WALK SPACE BE SUB-SUB-WALK SPACE BE SUB-WALK SPACE B		YES D
	(25) ARCHITECT OF ENGINEER (DESIGN & CONSTRUCTION OF LINE CAND ADDRESS ST. 1726 OF LIV. CALIF CENTIFICATE NO.		NO ZQ
ł	C20) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY.  ADDRESS  ADDRESS  ADDRESS		
Į	MALIER SHO MADER CORSINGS (CRICK "ORANGER")		1

#### IMPORTANT NOTICES

nt to San Francisco Bullidhig Code, the building permit shall be posted on the job. Th

Grade lines as shown on drawings accompanying title application are executed to be correct. I lines are not the same as shown, revised drawings showing correct grade lines, only and fills, a dria is of retaining waits and well footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEHEIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPYED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANOY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT BONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING MIST BE OBTAINED. FOR THE WRITING AND PLUMBING MIST BE OBTAINED. SEPARATE PERMITS ARE RETURED IF ANSWER 19 "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) [22] OR (24).

TRUS IS NOT A BUILDING PERMIT. NO WORK SKALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

in dwellings, all insufating materials must have a clearance of not less than two look wires or equipment.

PURENT BELLIANTANI	E PUA
□ OWNER	

- I LESSEE
- SCONTRACTOR
- ☐ ARCHITECT ☐ AGENT

APPLICANT'S CERTIFICATION

THEREBY 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 COMPUTED WITH.

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REV 06/13

REFI		DATE:
/		REASON:
EPARTME UILDING INSE	ECTION BY EMILY LIN, DBY	
	JAN 78 2015 BUILDING INSPECTOR, DEPT. OF BLDG. INSI	
	BUILDINGTINSPECTOR, DEPT. OF BLDG, INSI APPROVED:	
		DATE:
H	DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
	APPROVED:	DATE:
<u> </u>		REASON:
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	BUREAU OF FIRE PREVENTION & PUBLIC.SA	FETY NOTIFIED MR.
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<b>,</b>	1 1/4	REASON:
	n	
	MECHANICAL ENGINEER, DEPT. OF BLDG. IN	
	, , , , , , , , , , , , , , , , , , ,	DATE:
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	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTIO	NOTIFIED MR.
	APPROVED:	DATE:
_		REASON:
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	BUREAU OF ENGINEERING	NOTIFIED MR.
	APPROVED:	DATE:
<u> </u>		REASON:
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	DEPARTMENT OF PUBLIC HEALTH APPROVED:	NOTIFIED MR.
, . ,	The second second	DATE:
/		
	REDEVELOPMENT AGENCY	NOTIFIED MR.
	APPROVED:	DATE:
		REASON:
	$\Lambda I / I$	
	HOUSING INSPECTION DIVISION	NOTIFIED MR.
I	agree to comply with all conditions or stipulations of the various bureaus or departments not conditions or stipulations, which are hereby made a part of this application.	
	Number of ettachmente	





AUG 0 2 2016

lom C. Hui TOM C. HUI, 8.1:

DEPT. OF BUILTYIN INSPECTOR

W

### APPLICATION FOR BUILDING PERMIT **ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 DOTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE COLUMN 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,

APPLICATION NUMBER

APPROVED FOR ISSUANCE

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JHI 0 - 2010	1601002)	(201 1241/00	(h 1)(· , l	5.7· 4175-006	2
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(28) REVISED COST)	\$ 65,000-	
1399396	AUG 0 2 2016	56,000	899 TOC -	U 1	76
	INFORM			ICANTS	
		LEGAL DESCRIPTION OF	EXISTING BUILDING	,	
(4A) TYPE OF CONSTR. (5A) NI STORII	D, OF (6A) NO. OF BASEMENTS	(7A) PRESENTUSE;	BLB -	(BA) DUGUP, CLASS 3'2	(9A) NO. OF DWELLING UNITS:
10000		PTION OF BUILDING AFT	ER PROPOSED ALTER	ATION	UNIIS:
(4) TYPE OF CONSTR. (5) NO.		(7) PROPOSED USE (LEGAL USE)	A A	(8) OCCUP CLASS	) ) .
2 STORII	ANGY: AND GELLARS:	(7) PROPOSED USE (LEGAL USE)	BAMMON	S2	(0) NO. OF OWELLING UNITS:
(10) IS AUTO HUNWAY TO BE CONSTRUCTED OR ALTERED?	YES (11) WILL STR BE USED DURI NO CONSTRUCTION	HB YES □ I	(12) ELECTRICAL WORK TO BE PENFORMED?	YES (13) PLUMBING WORK TO BE 114 NO. S PERFORMENT	YES D
(14) BENERAL CONTRACTOR	A & CO.	200 PAR BUIL	PLANTINE )	106-10-2	PRATION PLATE B
(15) OWNER - LESSEE (CROSS	OUT ONE) ADDRESS	ZIP A ST	140x 1251	PHONE (FOR CONTACT)	
100	10 / U DIJ	ALL AVO SA	(0/1) VIJ 1/19	6 690 34 736	%
(18) WHITE IN DESCRIPTION OF	VIT MOKE IG BE KEHLOKWED OUD	er this application (reference to	PLANS IS NOT SUFFICIENT)	t	
CABEL	GTAIR . M	HOLLIC		· · · · · · · · · · · · · · · · · · ·	
	DEFERRED	GUBIITTA	, )		
		ADDITIONAL INF	ORMATION	<del>,,,,</del> -	
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIG OR STORY TO BUILDING?	YES (18) IF (17) IS Y NEW HEIGH NO SECTION OF CENTER LE	ES, STATE  T AT  G G FRONT  E OF FRONT	I9) DOES THIS ALTERATION REATE DECK OR HORIZ. XTENSION TO BUILDING?	YES (20) IF (19) IS YES, STATE NO SECTION AREA	TE SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES D (22) WILL BUILD EXTEND BE PROPERTY		23) ANY OTHER EXISTING BLDG. ULCUT? (IF YES, SHOW UN PLOT PLAN)	YES (24) DOES THIS ALTERA CONSTITUTE A CH	TION YES LI
(25) ARCHITECT OR ENGINEER	(DESIGN CONSTRUCTION LI)	Annettee	1 9T He	NO STORY OF OCCUPANCY?	ND-ST
(26) CONSTRUCTION LENGER (	ENTER NAME AND BRANCH DESIGNA RUCTION LENDER, ENTER "UNKNOW	TION IF ANY.	ADDRE	\$8 - <del>/</del> <del>/</del> - <del>/</del> - <del>/</del> - <del>/</del> - <del>/</del> - <del>/</del> <del>/</del> - <del>/</del> <del>/</del> <del>/</del> <del>/</del>	<del>- (144    </del>
- COLOR GUNSI	HEATON MANAGEMENT	" WODE			, ]
	HARODER HE NOTICE	1-	a le	SPIAN TA A	

#### IMPORTANT NOTICES

No change shall be made in the character of the occatigancy or was without first boltaining a Building Permit authoriting such change. See San Prancisco Building Code and San Prancisco Housing Code.

Me portion of building or structure or scarticiting used during construction is to be closer than B'0" to any wire containing more than T60 volts. See See 285, California Panal Code.

rt to San Francisco Buttuling Code, the building patroll stall to posted on the Joh. The ow White for approved plane and explication being kept at building alts.

Oracles these an observe on dissectings accompanying this application are assumed to be convect. If active lines are not the same as above, revised deserting charding correct practs three, cuts and title, and con-dutable of establing weath and wall locatings much be submitted to this department for approval.

ANY BTIPULATION (REQUIRED MERCIN OR BY CODE MAY BE APPEALED.

BUILDING NOT THE BEOCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION 19 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 MARING AND PLUMBING MICH DE OBTAINED.

SEPARATE PERMITS ARE RECURRED IF ANSWER 18 "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22)

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED,

in destilings, all insulating materials must have a clearance of not less than two inches from all electrical when or equipment.

#### CKECK APPROPRIATE BOX

- OWNER LESSEE
- CONTRACTOR
- ARCHITECT
  AGENT
  BRIDGER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVINCIONS OF THE PERMIT AND ALL LAWS AND CRIDINANCES THERETO WILL BE COMPLIED WITH.

Signature of Applicant or OFFICE COPY

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The parmitted(s) by acceptance of the permit, agree(s) to indemnify and hold harminess the fifty and County of Ban Francisco from and against any and all claims, demends and solitons for damages resulting from operations under this permit, regurdinas of negligence of the city and County of San Francisco, and to assume the defense of the City and County of San Francisco, and to

n conformity with the provisions of Section 3800 of the Labor Code of the States of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate from (iii), (iii), or (i), withdrawn is applicable. If however ham (ii) is checked, from (iii) must be checked as well. Mark the hypersprints nation of confidence below.

() 1. icets of consent to enti-insure for worker's compensation, se provide de, for the performance of the work for which this permit is issued.

I have and will maintain worker's comparability liteurance, as required by Section 3700 of the Labor Dode, for the performance of the work for which this permit is lessed. By vertice's agreement the permit is lessed, By vertice's agreement the permit is lessed. By vertice's agreement the permit is lessed, By vertice's agreement the permit is lessed. By vertice's agreement the permit is lessed. By vertice's agreement the permit is lessed to the permit is lessed to the permit is lessed to the permit is lessed. By vertice's agreement the permit is lessed to th

( ) III. The cost of the work to be done is \$100 or in

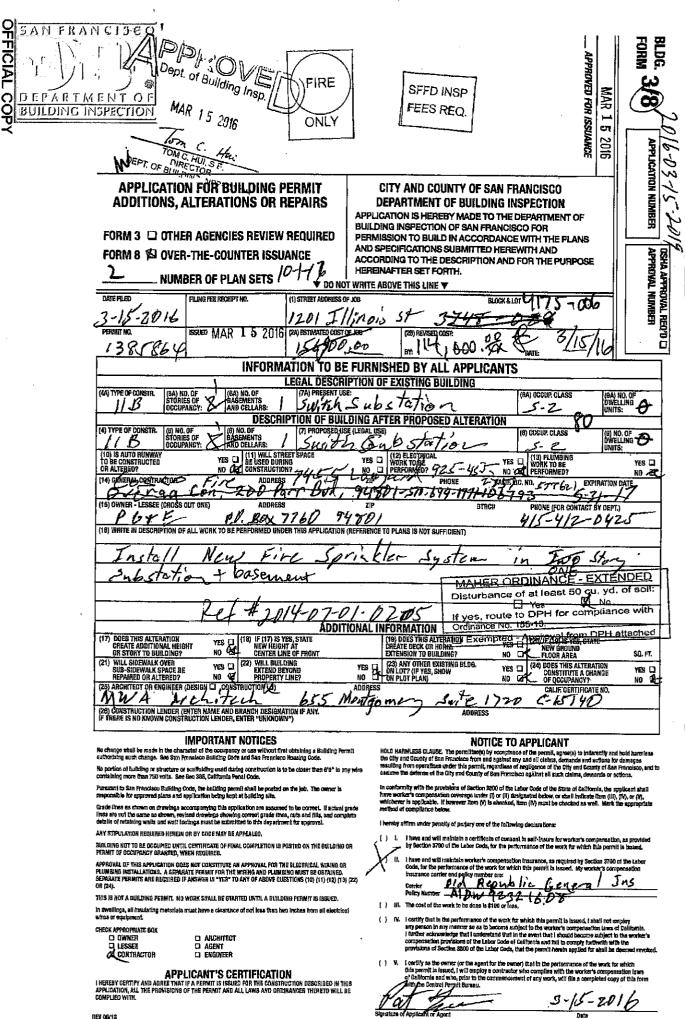
( ) IV. I cartify that in the performance of the work for which this permit is laured, I shall not amploy any person in any immuner so as to become subject to the worker's compareation toke of California. I harber schousfields that I understand that in the event that I should become subject to the worker compareation previous of the Labor Code of Editional and fail to comply furtherith with the provisions of Section 3300 of the Labor Code, that the permit herein applied for shall be deemed rev.

REV 06/13

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Signature of Applicant or Agent OFFICE COPY Date

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		APPROVED	DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
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	$\Box$	JAN 21 2016	AT THE START OF WORK 552-3300	REASON;
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			HOUSING INSPECTION DIVISION	NOTIFIED MR.
	l agr	ee to comply with all conditions or anditions or stipulations, which are	stipulations of the various bureaus or departments noted on this appli hereby made a part of this application.	cation, and attached statements
		Number of attachments	( ) 1 T	
			Win C. Car	
			OWNER'S AUTHORIZED AGENT	····•,



	1	CONDITIONS AND STIPULATIONS	-7
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_		DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
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-	Legre	HOUSING INSPECTION DIVISION  e to comply with all conditions or stipulations of the various bureaus or departments noted on this applications.	NOTIFIED MR.

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.

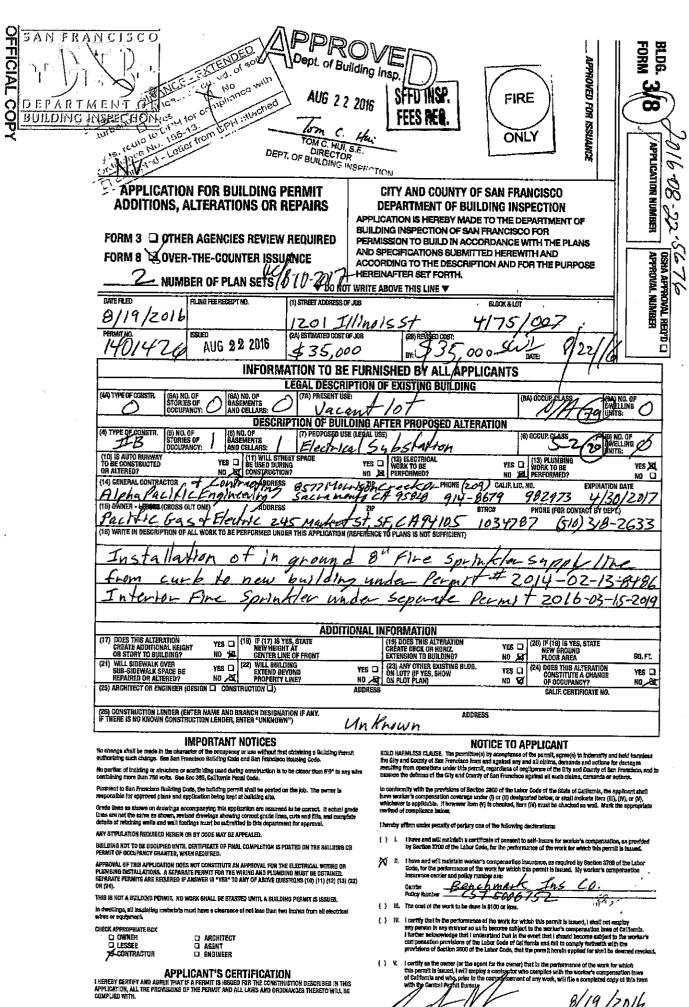
( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will amply a contractor who complies with the worker's compensation laws of Catifornia and who, prior to the continencement of any work, will the a completed copy of this form with the Certifal Permit Gurnesu.

ilgnature of Applicant or Agent OFFICE COPY

9/11/2016

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Loc	ree to comply with all conditions or atipulations of the various bureaus or departments noted on this ap	plication, and attached statement

OWNER'S AUTHORIZED AGENT



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REFER TO:	APPROVED:	DATE:
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	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
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l agr of co	ee to comply with all conditions or stipulations of the various bureaus or departments noted on this applicat Inditions or stipulations, which are hereby made a part of this application.	on, and attached statements



SFFD INSP. FEES REQ.



Dept. of Building Insp.

APPROVED

C GLOSH TYANGLAD

MAHER OSEPVENOTIGE EXTENDED SO Disturciance of at least 50 cu. yd. of soil for yes, route to papel for Hampliance with the control of the papel for Hampliance with the papel for Hamplian Ordinance No. TOM PHULSE QUECUM DPH attached

W

#### **APPLICATION FOR BUILDING PERMIT** ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 

OTHER AGENCIES REVIEW REQUIRED

FORM 8	OVER-THE-COUNTER ISSUANCE	i
<u> </u>	NUMBER OF PLAN SETS	w no.

CHY AND COUNTY	OF SAN' FRANCISCO
DEPARTMENT OF B	UILDING 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.

_ NUMI	BER OF PLAN SETS	▼ DO NOT WRITE ABOVE THIS LINE ▼	•
,	PLING PEE RECEIPT NO.	(f) STREET ADDRESS OF JOB	BLEXXX & LOT
2016		1201 Illhols St	4175/007
H	9/1/1	(2A) ESTIMATED COST OF JOB (2B) REVISED COST, W	m 1000 1/14
<u></u>	INFORM		

			l	<u>.egal descr</u>	iption of	EXISTING	BUILDING	}			**************************************
(4A) TYPE OF CONSTR.	(SA) NO. OF STORIES OF OCCUPANCY:	(6A) NI BASEN AND BI	0. OF	(7A) PRESENT US Va.C	E:	Lot	-		(8A) OCCUP CLASS	79 (9A) NO. DWELLII UNITS:	OF Ø
			DESCRIE	TION OF BUI	DING AFT	ER PROPO	SED ALTE	RATION		(80)	
(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF GCCUPANCY:		IENTS /		se (legal use) "NCA" .	Subst	atton		(8) OCCUP. CLASS -5 ~ 2.	(9) ND. O DWELLII UNITS:	160
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?		NO DE	(11) WILL STREE BE USED DURIN CONSTRUCTION	G	nes ⊔ j	(12) ELECTRICA WORK TO BE PERFORMED?	iL.	YES (	(13) PLUMBING WORK TO BE PERFORMED?	12000	YES . D
(14) GENERAL CONTRA	NK Engli	ecopy	3	577 Morris	BI EA G	K828	PHONE (209) 91	CALIF. LIC 4-8679		EXPIRATION DA	
	ras of F	ectric		Market s	+, SF, C,	A 94105		BTRC# 103478	PHONE (FOR COM		<u> </u>
(18) WRITE IN DESCRI	PTION OF ALL WO	RK TO BE PER	FORMED UNDE	R THIS APPLICATION	(HEFERIENCE TO	PLANS IS NOT	SUFFICIENT)	REVISIO	N-20		, 6
Installa	fron o	<u>f 8'</u>	" to 4	f" Fire	SPLIN	rtolor	- 11he	Suppl	( ) from	1 point	-of

connection at curb to building	(new) (2014-02-1	13-8486) Ne	w flee
department connection and B"back	How Preventor.	Interior &	printeles
under permit 2016-03-15-2019	Change Land	alesto (	2016-08-22-5676
	NFORMATION	7	COID OF SE ONG
(17) DIÉS THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDINGS? NO ME CENTER LINE OF FRONT	(18) DOES THIS ALTERATION CREATE BECK OR HORIZ. EXTENSION TO BUILDING?	YES (20) IF (19) IS YES NEW GROUND NO 22 FLOOR AREA	STATE SQ. FT.

(21) WILL SIDEWALK OVER
SUB-SIDEWALK SPACE BE
REPARIED OR ALTERED?
(25) ARCHITECT OR ENGINEER (DESIGN | CONSTRUCTION | C) YES (23) ANY OTHER EXISTING BLDS. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES 
CONSTITUTE A CHANGE OF OCCUPANCY? YES 🗆 NO DEC

(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 cossponey or use without first obtaining a Bu sufficing such change. See Sen Francisco Building Code and Sen Francisco Housing Code. ng a Rullding Permit

irlion of building or structure or soutfolding med during construction is to be closer than 6°0° to any wire Infra more than 750 volts. See Sea 825, California Penal Code.

Pursuant to San Francisco Building Gods, the building yearn't shall be posted on dis fold. The owner is responsible for approved plans and application being kept at building site.

Grade these se shown on drawings scoompanying this expileation are assumed to be correct. If actual grade lines are not the same as abover, revised drawings showing correct grade these, each sunfills, and complete details of retaining waits and wall sealings must be submitted to this department for approved.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

EVILDING NOT TO BE OCCUPIED UNTIL DESTRICATE 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 OF PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OSTAINED. SEPARATE PERMITS ARE REDUCED IF ARTINER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) CR (24).

THOS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

to dwellings, all insulating materials must have a desarance of not less than two hadres from all electrical when or equipment.

CHECK APPROPRIATE BOX

() OWNER CONTRACTOR

CI ARCHITECT
CI AGENT
CI ENGINEER

APPLICANT'S CERTIFICATION

1 HENERY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT ARD ALL LAWS AND ORDINANCES THERETO WILL BE COMPLEX WITH

#### **NOTICE TO APPLICANT**

KOLD HAMMLESS CILUSE. The permittere(s) by acceptance of the permit, agross(s) to indemnify and hold inter-tive Oily and County of East Francisco from and against any and all cities, demands and actions for demapes reacting from operations under this permit, impurities of modificate of the Bifty and County of East Francisco, assumes the defense of the Oily and County of East Francisco against all such claims, demands or actions.

in conformity with the provisions of Soction 2000 of the Labor Code of the State of Childrenis, the applicant simily here worker's compensation coverage under (i) or (ii) designated below, or shall indicate them (iii), (ii/), or (iv), whichever is egaptaction. If however flow (iv) is checked, from (iv) must be checked as well). Mark the appropriate method of compliance below.

sfirm under penalty of perjuny one of the following destructions:

- ( ) M. I certify that in the performance of the work for which this permit is issued, a shall not employ any person in any manner so as to become subject to the worker's compensation have of Celifort I harbor eclayreledge that I understand that it the event that I should become subject to the work compensation provisions of the later Good of Celifornia and fall to comply intrinsification the provisions of Section 3800 of the Later Good, that the permit having applied for shall be deemed.
- 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 hypotomptics with this worker's compensation taws
  of Cellomas and who, prior of the commencement of any work, will the a completed copy of this form
  with the Central Permit Bytosu. 1/2016

Signature of Applicant or Agent OFFICE COPY

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		APPROVED:		DATE:
				REASON:
	<u> </u>		DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
		APPROVED:	A	DATE:
		PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK 558-3300	Amy Eng	REASON:
		<u> </u>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
		APPROVED:		DATE:
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			CIVIL ENGINEER, DEPT. OF BLDG, INSPECTION	NOTIFIED MR.
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			HOUSING INSPECTION DIVISION	NOTIFIED MR.
	l agr	ree to comply with all conditions or stipula anditions or stipulations, which are hereby	etions of the various bureaus or departments noted on this applic y made a part of this application.	ation, and attached statements

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Approved:  Zone M - Z  CPC Setbacks	Approved:	REFER TO:  Bureau of Engineering  BBI Struct, Engineer  Boiler Inspector  Art Commission	BLDG. FORM  No. CONTRACTOR  RANGER  AND CONTRACTOR  CONTRACTOR  RANGER  AND CONTRACTOR  CONTRACTOR  RANGER  AND CONTRACTOR  RANGER  RANGER  AND CONTRACTOR  RANGER  RANGER  AND CONTRACTOR  RANGER  RA
4/24/4/ Wayne Vieta Department of City Planning Approved:	Department of Public Health Approved:	Dept. of Public Health	APPLICATION OF COUNTRY  FOR PERMIT TO MAKE  ADDITIONS, ALTERATIONS OF REPAIRS  TO BUILDING
	Department of Electricity  Approved:  Art Commission		Location Make 16th & Locations Sts.  Total Cost \$ 2,000
Bureau of Fire Prevention & Public Safety  Approved:	Approved:  Boiler Inspector		Approved:  Approved:  Dec.: Pablic res
Structural Engineer, Bureau Building Inspection  Approved:	Workman's Compensation Insurance Policy or Certificate filed with Central Permit Bureau  No Workman's Compensation Insurance Policy or Certificate on file for reason of exclusion checked;  (a) No one to be employed	Building Inspector, Bureau of Building Inspection  I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.	MAY 5 1961  MAY 5 1961  MAY 5 1961  MAY 5 1961  SUPLIANTINDENT  BUREAU BUREAU MASPECTION  Superintendent, Bureau of Building Inspection
Bureau of Engineering	(b) Casual labor only to employed .  (c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization .	Owner or Owner's Authorized Agent	Permit No. 2 2 3 / 4 / 19

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$\subseteq$	Write in Ink-File Two Copies
Ö	BUILDING INSPECTION CITY AND COUNTY OF SAN FRANCISCO DEPT CORE AND COUNTY OF SAN FRANCISCO DEPT CORE AND COUNTY BUERAU
7	DEPARTMENT OF PUBLIC WORKS 1961 APR 20 PM 1: 54
1	BLDG. FORM  APPLICATION FOR BUILDING PERMIT 1901 AT 12 OF 15 PEGLION  ADDITIONS, ALTERATIONS OR REPAIRS BUILDING HISPECTION  19 61
	Application is hereby made to the Department of Public Works of San Francisco for permission to  Application is hereby made to the Department of Public Works of San Francisco for permission to
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	Humbolit and Louisiana Streets
•	The state of the s
	The Parison Parison Transfer of the variation of the vari
	(5) Present use of building. Muchine Shop. (8) No. of families. None  (7) Proposed use of building. Muchine Shop.
•	(7) Proposed use of building michities of the Non-hexardous
	(7) Proposed use of building (10) Non-hazardous (10) Non-hazardous (10) Type of construction (1, 2, 3(4)or 5 Building Code Occupancy Classification (1, 2, 3(4)or 5 Building Code Occupancy (1, 2, 3(4)or 5 Building Cod
	711) Any other building on louising an att
	Yes or No
	and an additional story to the building.
	No Plumbing work to be pet to the Mo
	7 500 - 1 718) Helpht of building and and
2	(15) Ground floor and subsequently constructing a new door opening and subsequently
	(17) Detailed description of work to be done the detailed a continual door therefor.
	furnishing and this state of
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	He to be closer than 6'0" to
,	(18) No portion of building or structure or scaffolding used during construction, to be closed when the See Sec. 365. California Penal Code.
	any wire containing more than 150 volts. See Johnson Address 375 Mission Street  (19) Supervision of construction by U. E. Johnson Address 375 Mission Street
	(19) Supervision of construction by
	(20) General contractor Not selected yet
. :	Address
	Address
	(21) Architect
	Address California Certificate No. 62h7
	old Warton Street, Sen Francisco, Calliornia
	Address. 247 Ratrice states of the construction described in this applica- (23) I hereby certify and agree that if a permit is issued for the construction described in this applica- tion, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with, tion, all the provisions of the permit and all laws and employees harmless from all costs and 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 damages which may accrue from use or occupancy of the permit. The foregoing covenant shall be bind- anything else in connection with the work included in the permit. The foregoing covenant shall be bind- anything else in connection with the work included in the permit. The foregoing covenant shall be bind- anything else in connection with the work included in the permit.
	anything else in connection with the work included in the permit. The foregoing covering shall be anything else in connection with the work included in the permit. The foregoing covering the anything else in connection with the work included in the permit. The foregoing covering the anything else in connection with the work included in the permit. The foregoing covering the anything else in connection with the work included in the permit. The foregoing covering the anything else in connection with the work included in the permit. The foregoing covering the anything else in connection with the work included in the permit. The foregoing covering the anything else in connection with the work included in the permit. The foregoing covering the anything else in connection with the work included in the permit.
	(24) Owner Pacific Gas and Electric Company (Phone Sy. 4-4614 Bureau)
	Address 245 Market Street
	By J. D. Worthington Address 245 Market Street  By J. D. Worthington Authorized Architect, Engineer or General Contractor
<u> </u>	By J. D. Worthington Address 245 Market Street  By J. D. Worthington Address 245 Market Street  Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.  PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR  APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.

instruction and the second of the second	* .		OFFICIAL COP
Approved: Zone M / CPC Sethack	Approved: Jun Jamelatione andy. Tumpist structured plans to be submitted and apparaised before	Illus intellection has become A	1 DG. FORM  1 APPLICATION OF RECTION OF COMMENT
Department of City Planning  Approved:	for the location terms is performed. 1/6/61  Structural Engineer, Rureau of Building Inspection  Approved:	NORTH	FOR PERMIT TO ERECT  1. pe. STRUCTURE  (1, 2, 3, 4)  Location and region of Inthesis and
	Department of Public Health	STREET	Fled Cost (74,000) Approved:
Bureau of Fire Provention & Public Safety  Approved:	Approved: 12 4/29-61 SH fully 6-30-61	Lot No	JUL 6-1961
	Approved:	Workmen's Compensation Insurance Policy or Certificate on file with Central Policy Bureau  No Workmen's Compensation Insurance Policy of Certificate on file for reason of exclusion checked.	Superintendent, Bureau of Building Inspection  Permit No. 275378
Challet Alicokorenerskef Plan Checker, Bureau of Building Inspection	Art Commission Approved:	(b) Casual labor and to be employed.  (c) Services or labor to be referred in return for aid or share ance only, received from any religious charitable or relief organization.	Certificate of Final Completion:  16056 - 6-27-62  Issued 195



Write in Ink-File Two Copies

#### CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

DEPARTMENT OF PUBLIC WORKS BLDG. FORM

PROPERTY OF THE PAIN DE

1

APPLICATION FOR BUILDING PERMIT FOR TYPE 1—2—3—4 STRUCTURES

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING

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: (1) Location of Lot. Massached by side of the state of Allertain and the Streets (3) Total cost 8 (3) (4) Use of building Power Switching Caucitate (5) Occupancy 1 21v. 1

Building Code Classification (6) Size of lot: Front.... #33.... ft., rear.............. ft., depth of lot. 344-3/4...... ft., (7) Ground floor area of building . 21727..... .....square ft. Yes or No (Must be shown on Plot Plan if answer is Yes) (8) Any other building on let. 119, (10) Design live load for floor 450 and 150 psr (see Awg. 10. 41/334) Note: Sect. 2215, S. F. Building Code, "The full live load for which each floor or part of a floor in a commercial or industrial structure is designed shall be indicated on the drawings filed with the application and also be indicated on a small scale floor plan suitably framed under glass and permanently affixed to the structure and maintained in a conspicuous location in a public hall or corridor on each floor, etc." (11) Supervision of construction by J. E. Journal Address 42 Market St., & site Address (14) Engineer J. D. Montain toon California Certificate No. 247 Address 45 Marken 122, 150 Francisco (15) I hereby certify and agree that if a permit is issued for the construction described and approved in (16) 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 harmiess 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. (16) Owner Pablic Jas and Wieserie Jempany und Alegaria Jampung

Greet, San Francisco Phone No. Ext. 554 (Nooyns)

(For contact by Sureau) Address - 1 Market 15., der Francisco Owner's Authorized Agent inchesionner's Authorized Sachttam. Engineer grusanstal Cantestar.

PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SECT. 808, SAN FRANCISCO BUILDING CODE.

No portion of building, structure or scaffolding to be closer than 6 ft. to any wire containing 750 volts or more or 3 ft. for less than 750 volts. California State Law. (See Section 301 of Building Code.)

		र ।	OFFICIAL COPY
Approved: M-2  Zone CPC Setback Sout	Approved:	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	BLDG. FORM  No. 2 6 2 3 C
8 0/ 2 Aug 1 De Planning	LOROBUE 9/10/63  Civil Engineer, Bureau of Building Inspection	NORTH  HUMBOLD STREET	Mak Carpentian Owner  120 TILINOIS  FOR PERMIT TO ERECT!  SPRUCTURE  (1, 2, 3, 4)
Approved:	Approved:	WEST  TAUL STREET  STREET  EAST	Location Dimball # 5 .  Illimain &
	Department of Public Health	STREET	Filed And 7 1963  REFER TO Dept. of Health  Bur of Engineering
Ed. C. ull 8/13/63	Approved: A SEPARATE PERMIT IS REQUIRED FOR DRIVEWAYS AND STREET SPACE  ALL ENCROACHMENTS IN THE OFFICIAL STREET OR SIDEWALK AREAS MUST BE GRANTED IN WRIT- ING BY THE DIRECTOR OF PUBLIC WORKS OR BY	SOUTH	WPPROVED 3
Bureau of Fire Prevention & Public Salety  Approved:	RESOLUTION OF THE BOARD OF SUPERVISORS. ALL ENTRANCES, BOTH PEDESTRIAN AND VEHI- CULAR, SHALL MEET THE SIDEWALK GRADE. ALL RAMPING SHALL BE INSIDE OF PROPERTY.	NO PORTION OF BUILDING, STRUCTURE OR SCAFFOLDING TO BE CLOSER THAN 6 FT. TO ANY WIRE CONTAINING 750 VOLTS OR MORE OR 3 FT. FOR LESS THAN 750 VOLTS. CALIFORNIA	Dept Poplic orks U  SEP 1 3 1963  Physic Lary  Superinterment
	Bureau of Engineering Approved:	3 FT. FOR LESS THAN 750 VOLTS, CALIFORNIA STATE LAW (SEE SEC. 301 OF BUILDING CODE).	Superintendent, Bureau of Building Inspection  Permit No.
M. Valenia 8/13/63	Art Commission	I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION	Certificate of Final Completion:
Plan Checker, Bureau of Building Inspection	1 1	OWNER'S AUTHORIZED AGENT	Issued 18

DEPARTMENT Ó Â BUILDING INSPECTION

(1) Location:

(2) Size of lot:

front

rear

average

ft.

depth

on 🛛

yes 📗

# APPLICATION FOR BUILDING PERMIT FOR TYPE 1-2-3-4 STRUCTURES

Date Mugnet 7-1963

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:

#### 

#### BUILDING DESCRIPTION.

(5) Will street space be used

during construction?

·	201201110 2000	HII II O H	
(6) Type of Building: 🔯 1	2 3	. 4 1 Hr.	□и
(7) Use of building	(8) Оссирансу	(9) Number of Dwelling	Units
	Bldg. Code Classification	Slab on	ly
(10) Ground Floor Area	(11) Height at the Center	(12) Number	(1/3) Number of
56 sq. FL	Line of Front of Bldg.	of Stories	Basements
(14) Is building designed for additi	onal stories?	•	
yes; how many	· · · · · · · · · · · · · · · · · · ·		<u> </u>
□по	4	(15) Total Cost	3000
(16) Will sub-sidewalk space be us	ed? 🔲 yes	Ø no	
(17) Design Live Load for floors: (	To be posted, in commercia	al and industrial building	gs)
Janslamer 3	8,300 #	· · · · · · · · · · · · · · · · · · ·	
12.0			
Piles 15 lon	1		
18) Supervision of construction by	P. D. + E.	Address 2	45 market-1

(19) General contractor MAK Capharalian California License No.

Address 5 1 9 California California License No.

(20) Architect or Engr. B. 4 6 California Certificate No.

(for design)

Address Telephone

(21) Engineer or Archt. P. B. 4 6 California Certificate No.

(for construction)

Address Telephone

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 hamless 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.

Address 5/9 Calaffernia Phone No. E 2-7624

By Lembre Address Same

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 REFER TO:  BLDG. FORM 339040	
Department of Public Health  Appropriate  Department of Public Health  Dept. of Public Health  Dept. of Public Health	
MAY 23 1967 Line FOR PERMIT TO MAKE Parking Authority Department of City Planning  TO BUILDING	Ожпет
Provided the following conditions are complied with:  Provided the following conditions are complied with:  Approved:  Provided the following conditions are complied with:  Location South side of Humboldt Street, East of Illinois Street.	47A
Fire Code.  Art Commission  Approved:  Total Cost \$ 30,000.00 of	
Bureau of Fire Prevention & Pupilic Safety  Boiler Inspector  Approved:  Approved:	
MAY 2 6 1967	79
Approved:  Approved:	
Civil Engisher, Bureau of Building Inspection  Approved:  Parking Authority  No portion of building or structure  No porti	
No portion of building or structure or scat- folding used during construction to be closer than 6'0' to any wire containing more than 750 volts. See Sec. 385 California  Penal Code.  No portion of building or structure or scat- noted hereon.  Permit No. 3073357  Bureau of Engineering  Penal Code.  No portion of building or structure or scat- noted hereon.  Durant or Departments  Permit No. 3073357  Laured  Laur	

THE REPORT OF THE PROPERTY OF

## Write in Ink-File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

BLDG FORM	r of public works			ingenia de la Sala de la companya dela companya del companya de la	
•	APPLICATIO	n for building p	CENTRAL ERMIT	PERMIT BURI	BAU
<b>3</b>	additions, a	LTERATIONS OR RE	ÉPAIRS	, ,	₹,
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tion and for the	is hereby made to the Depar nce with the plans and speci purpose hereins fter set for	th.	is of San Francisc rewith and accord	to for permissio	n to
(L) Location:	South side of Humbolt	Street, East of I	llinois Str <del>e</del> et		
(2) Total Cost	(\$)30,000(8) No. of	StoriesJ.	IAL Reservantion	Claibean Sin	~ 2 9
(7) Proposed	se of building Station Mark Use of building 1: Regulato	ering Building and or Test and Repair	Shops	milies None	SE
(9) Type of cor	istruction	(10)	184421 64446 848 ppolypeor		2 5
(11) Any other	struction 4. 1, 2, 3, 4, or building on lot NO yes or no	(must be shown or	Proposed Building C n plot plan if ansy	ode Classification Ver is yes.)	PPLICATIO
> Thoes cittle s	meration create an additions	al story to the building	g? No		2 2
18) Döss this i	alteration create a horizontal	l extension to the buil	yes or no lding? No		
14) Does this a	lteration constitute a change	of occupancy No	yes or no		差点
15) Electrical	work to be performedYes	yes o: (16) Plumbing	rno Work to be perfo	rmed No	OVAL OF THIS THE ELECTRICA
17) Automobile	runway to be altered or inst	talledNo	Energy	yes or no	Z
18) Sidewalk o	ver sub-sidewalk space to ba	yes or no repaired or altered	No		PROVAL
19) Will street	space be used during constr	uction?No	yes or no	•	A P
30) Write in de	scription of all work to be pe	erformed under this a			
Remodel c	existing metering build:	ing and walding ab	·)	* .	
	Management 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	*******************************	***************************************	*******************************	- <b>E</b>
	44 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -			*******************	. 6
	****************		A.C.S	CO - CIVIL	3
2) General Con	of construction by	e.C. Grubb Addi ed. Califor	ress124 e nia Licensi No		S
	Engineer B. W. Shackeli			No. 7306	Ē
Address	lgn) 245 Market Street	San Francisco	Certificate	OF CALL OF	8
(for constru	Engineer J. w. Science 1 Engineer J. Pirtz ection 124 Beals Street S	Сантогнія	Certificate No.	E CLO	2
ration all the	124 Beale Street, S ify and agree that if a permit e provisions of the permit a h. I further agree to save St	it is issued for the con	struction despriba	ed in this anali	ERMIT.
from all costs subsidewalk s foregoing cov	a. I further agree to save Set and damages which may acpace or from anything else in tenant shall be binding upon	an Francisco and its cerue from use or occu n connection with the	officials and employers upancy of the sid- work included in	thereto will be loyees harmless ewalk, street or the permit. The	S ISSU
successors an Owner <b>F</b> ac:	d assignees. Lfic Gas and Electric Co	Times of data pro	Mr. E.	int, their heirs, J. Ross	
Address 245	d assignees.  Ific Gas and Electric Co  Market Street, San Fran	cisco, California	. (Phone 781-42 For co	intract by Bureau	OTA PER
By Gerza Owner's Au CERTIFICAT OBTAINED MENT OF T	thorized Agent to be Owner's Aut TE OF FINAL COMPLETIO ON COMPLETION OF WOR HE BUILDING OR A CHA N FRANCISCO BUILDING iec. 304, San Francisco Build	Address 245 Mark thorized Amelian Engine IN AND/OR PERMIT NOR ALTERATION	et Street eer confidential T OF OCCUPANT INVOLVING A	OY MUST BE	RULDING
AND 809, SA Pursuant to S	N FRANCISCO BUILDING lee. 304, San Francisco Build onsible for approved plans a	CODE, BEFORE BU	JILDING IS OCC	TO SEC. 808. UPIED.	
Owner is resp	onsible for approved plans ar	nd application being k	s permit shall be tept at building si	posted on job. te.	•

FOR DEPARTMENTAL USE ONLY CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS REFER TO: Dept. Pub. Health ! Bur. Engineering APPLICATION FOR BUILDING PERMIT (TYPE 5 BUILDING) APPLICATION 'NO. Application is hereby made for permission to build in accordance with the plans and specifications submitted herewith and for the purpose set forth herein: punkan anatana hareanan 1201 ILLINOIS LOCATION N side HUMBOLDT 40 ft. EAST from TLLINGIS PICHO THE HEY PERMIT NO. 3 3 6 12 NO.3 7 76 G r. issuep \$ # 1400 Checked under 1968 Code, Box BUILDING DESCRIPTION LIN. 1 HR. HEAR AVERAGE DEPTH IS ANY OTHER T. FT. FT. ON LOWE HUMBOLDT Sπ, SAUTORUN YES WILL STREET YES! Y
CONSTRUCTED NOT DURING CONSTRUCTED OF THE CONSTRUCTION FT. ON LOTS NORTH STREET EMPORARY NUMBER OF DWELLING UNITS GUARD SHACK HEIGHT AT CEN LINE OF FRONT OF BUILDING FT STORIES GUARD SHACK 52 10 HOW MANY WITHOUT BASEMENT NUMBER OF STO CALIFORNIA LICENSE NUMBER LLINOIS WEST YET ARCHITECT OR ENGINEER IDESIGN ADDREES CALIFORNIA CERTIFICATE NUMBER TELEPHONE ARCHITECT OR ENGINEER IFOR CONSTRUCTION ADDRESS CÀ È PORNIA CERTIFICATE NUMBER STREET 23 RD ST. SOUTH

NOTE; Sect. 105, S.F. Bldg. Code. Change in use, No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with the requirements at this code for that use, and unless the Bureau of Building inspection and the Bureau of Fire Prevention and Public Safety have been noted.

Sect. 104, S.F. Housing Code. Any building or structure not erected for use as an apartment house, hotel, or dwelling, which is converted to an olfored for such use, shall conform to all the provisions of this part affecting an apartment house, hotel, or dwelling, as the case may be.

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 Sect. 304, 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 tovised drawings showing correct grade lines, cuts and fills together with complete delails of retaining walls and wall feetings required must be submitted to this bureau for approvel.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTEO, WHEN REQUIRED

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 the lows and aritimates applicable thereto will be compiled with. I further agree to ver Son Francisco and its officials and amplevers harmless from all costs and damages which may necture from user accupancy of the sidewalk, street or substitutionally the property of the sidewalk, and included in the permit. The foregoing covariant shall be binding upon the owner of sold property, the applicant, their helps, successors and assignees.

AC LACK	FIC	GAS	s	EL	εςτρις	Co.	
ADDRESS	. MAR	KET.	ST.	7	81-42 EPHONE	Ц	
PPLICANT	S SINAT	ME E		//	1//	00	
OWNE	S AUTHO	RIZED AL	ENT TO	BE WINE	A ARTHO PHIRAET	RIZED)	<u>55/</u>
APPROVAL	OF TH	S APPL	ICATION	DOES N	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		

APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLA-TIONS, A SEPARATE 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.

OFFICE COPY



CONDITIONS AND STIPULATIONS Approved: NONE C.P.C. Setback Date: Regeons Notified Mr. Approved: HOLD SECTION-Note date and Notified Mr. BUREAU OF FIRE PREVENTION & PUBLIC SAFETY Approved: Dates Notified Mr. Approved: Date:..\_ Reason: Notified Mr. Approved: Date:\_ Reason: processing. Notified Mr. DIRECTOR OF PUBLIC HEALTH Approva A SEPARATE PERMIT
IS REQUIRED FOR
LI DRIVEWAYS
LI STREET SPACE
LI SIDEWALK Dates\_ Reason: BUREAU OF ENGINEERING RY Natified Mr. Approved: Date:\_\_\_ Reason: Notified Mr. ART COMMISSION Approved: Dalet.... Regions ź. Notified Mr. I agree to comply with all conditions or stipulations of the various bureous or departments nated on this application, and attached Statements of conditions or stipulations, which are becoby made a part of this application.

OFFICE COPY

POR DEPARTMENTAL USE ONLY  N T O F PECTION  A POPONE D  JAN - 5 1972  Alfred Solding	APPLICATION FOR DEC.	POP SAN FRANCISCO OF PUBLIC WORKS DEMOLITION PERMIT	THE AMERICANON A(I
SUPENTENDENT, BUREAU OF SUILDING INSPECTION ERMIT No: FILING FEE NO. 6.34//	POTRERO GAS  (2) ASSESSOR'S NIGGE AND LOT		404920
NONE DEFICE CLABORATORY AND OF NUMBER OF EASEMENTS OR CELLARS (8) SIZE OF SQT REAR FT. FT.	C. STARET PROHITAGE ON A C. STARET PROHITAGE O	9106 #55 - Pos	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CALIFORNIA CERTIFICATE NO.	ADDRESS TELEPHONE ADDRESS TELEPHONE		
DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITION 4405, AND 4405.) OF THE SAN FRANCISCO BUILDING CONTINUE APPLICABLE ORDINANCES.  NO PORTION OF BUILDING OR STRUCTURE OR SCAPFOLDING TO B THAN 8'09' TO ANY WIRE CONTAINING MORE THAN 750 VOLTS. 1980, CALIFORNIA PENAL CODE.  ALL DEBRIS TO BE REMOVED FROM STREET, SIDEWALK AND LOT OR BE LEST IN A SANITARY CONDITION AND COMPLYING WITH 311.1,0 OF THE BUILDING CODE.  IN DEMOLITION INVOLVES ABANDONMENT OF SIDE SEWER, A MUST ORTAIN A SIDE SEWER PERMIT, SIDE SEWER WILL THEN BE PURSUANT TO SECTION SOLAS, BAN FRANCISCO BUILDING CODEMOLITION PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMIT SHALL BE POSTED ON THE JOB THE OWNER PERMITSHALL BE POSTED ON THE JOB THE PERMITSHALL BE POSTED ON THE JOB THE PERMITSHALL BE POSTED ON THE JOB THE PERMI	ITH SEC.  ABOVE INFORM DE AND SIDNS OF THE DEMO SIDNS OF THE SEC.  E CLOSEE I CERTIFY THAT E CLOSEE RAPIOY ANY PI E CLIOSEE RAPIOY ANY PI E CLIOSEE RAPIOY ANY PI ELATING TO M I FURTHER AGI EMPLOYEES THA CRUE FROM US WALK SPACE O INCLUDED IN T UPON THE OW CESSORS AND REPLICANT BLOCKED CWNEE  ODD, THE ADDRESS R OR HIS	Pacific Gas F B 77 Beaus S	ALL THE PRANCES APPLICATIONS I BANK I BANK I BENEFOR SAFET BY THE PROPERTY OF SUPERIY IN WITH THE MERK, THERE MERK, LECTRIC

THIS IS NOT A DEMOLITION PERMIT

NO WORK SHALL BE STARTED UNTIL A DEMOLITION PERMIT IS ISSUED

IITDING IVISEG	TOF CONDITIONS AND STIPULATIONS	
	APPROVED: HISTORIC LANDMARK? YES  NO 150	
	DEC 28 1971	
		EIN SANIOS
	APPROVED	
	DEMOLITION PROGRAM REQUIRED.  BUILDING NOT TYPE 5 OR MORE  THAN 2 STORIES:  BUILDING HARRESTOR	ASISSAGAL SINGLING AS UNSALAR
	APROYEO	
	Bando (m. 1904) 18 maret de la companya br>18 maret de la companya del companya del companya de la companya del la companya de la	ra i i i i i i i i i i i i i i i i i i i
	SPECIAL INSPECTION REQUIRED	SURRAL OF BUILDING INSPECTION
	APPROYED:	Togaly and San
	PREVENT TRUCK SPILLAGE FROM TRUCK OVERLOADING	REPAIR WILKS
	FROM TRUCK OVERLOADING	AQUA
	APPROVED:	BURBAU OF ENGINEERING
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THE RESERVE OF THE PARTY OF THE	FIRE PREVENTION INSPECTOR,	BUREAU OF BUILDING INSPECTION

Grade times as shown on drawings accompanying BLDG FORM Approved: this application are assumed to be correct. If actual 415569 Approved: THIS APPLICATION APPROVED grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills to-FOR SITE PERMIT ONLY. NO APPLICATION OF gether with complete details of retaining walls and WORK MAY BE DONE OR PROwall fortings required must be submitted to this Pacific Gas and Electric Co. GRESS BEYOND PHASE OF WORK bureau for approval FOR WHICH PLANS HAVE BEEN OFFICE GOP! NORTH APPROVED. STREET STREET J. AURBOLDT. 600 E. TAUROUS Location 1291 71 lines St. San Francisco Approved: As hoveny Approved: See related wells \$ 414 518 and shelter for turbine generators - not for NOT RESPOND TO DIST. OF Total Cost \$ 608,000 to man occupancy (except occasional maintenare). REFER TO Dept. of Bealth Secure permit from S.F.F.D. But of Engineering Department of Public Health STREET for fuel oil storage. SOUTH Approved: -- CHIVEWAYS Assessor's Block No Approved: NO PORTION OF BUILDING, STRUCTURE OR SCAFFOLDING: TO BE CLOSER THAN 5 FT. TO ANY WIRE CONTAINING 750 VOLTS OR MORE OR 5 FT. FOR LESS THAN 750 VOLTS. CALLFORNIA STATE LAW (SEE SEC. 30) OF BUILDING CODE). Superintendent, Bureau of Building Inspection Bureau of Engineering 73866 Approved: Permit No. Issued. Art Commission LAGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION. Certificate of Final Completion: Approved:

CAN THE TOTAL OF THE PROPERTY 
## CITY AND COUNTY OF SAN FRANCISCO

CENTRAL PERMIT BUREAU

,£,	FO	R TYPE 1:	2-3-4 STR	UCTURES		
			ת	MI6		
Application is hereby made emission to build in accordant excription and for the purpose l	ace with	the plans	of Public % and specifi	orks of the	City and Co	unty of San Francisco f
			ESCRI	PTION		• •
1) Location: North	☐ Eas	t side of	Numbol	dt		
600' feet North	•		rlling	is Stree	Name of Street t	
(2) Size of lot:		ny other bu		?	<b>⊋</b> γ¢≇	☐ no
front <u>900</u> ft.	(4) Is	utomobile r	unway to be		yes	[]} úo
pverage depth <u>1,700</u> ft.	(5) Wil dur	l sucet spacing construc	e be used		yes	☑ no
	вu	ILDINO	DESC	RIPTIO	אכ	
	]1	□ 2	<u> </u>	₩4	□1 Hr.	EN .
7) Use of building Two Gas	(8	Occupancy	,	(9) Numbe	of Dwelling	Unies
Turbine Generators		.Ģ ildg, Cole Cla	*sification	None	<b>=</b>	
(10) Ground Floor Area			ont of Bldg.	(12) Number of Stories		(13) Number of Basements
5,280 sq F (14) Is building designed for s		2.1   stories?	L PL	,	1	None
☐ yes; how n ※ no				(15) Total		<b>1</b> 8,000
(16) Will sub-sidewalk space	be used?		yes	L	€ no	, , , , , , , , , , , , , , , , , , , ,
(17) Design Live Load for flo		•			•	s)
			, , , , , , , , , , , , , , , , , , , ,		· · · · · · · · · · · · · · · · · · ·	
lB) Supervision of construction	by Pa	cific Gas	s & Elect	ric Co.	Address	77 Beale St.
19) General contractorNo						
Address			<del></del>		Telephone	
20) Architect or Engr. R. V. (for design)	Bettin	ger	1	<del></del>	California Ce	rtificate NoCE -7865 781-4211
Address 77 Beale S	±	ée l	78 11.		Telephone	781-4211
21) Engineer or Archt. R. V. (for construction)	Bertin	ger		<del></del>	.Californio Ce	rtificate No. CE-7865
Address <u>77 Beale S</u>	<u> </u>		······································		.Telephone	781-4211
I hereby certify and agree application, or in accompanyin struction will be compiled with form all costs and damages we space, or from anything else in at the premises designated the	g plans, v. I furth hich may vecaned crein. Th	all the pro er agree to y accrue fro tion with th te foregoing	visions of a save San F om the use e work auth covenant s	ill the laws rancisco an or occupant orized by th	and ordinand d its officials by of the side ois permit, or	res applicable to the co s and employees harmles ewalk, street, or sidewa any work performed on
the applicant, their beits, succ						
the applicant, their heirs, succ		ctric Co.	<del></del>			
22) Owner Pacific Gar	: & Ele		isco	·		781-4211 (For contact by Bureau)

THIS PERMIT AND THE APPROVED PLANS MUST BE KEPT ON THE JOB

			BULD INCOME
Approved:  Zone  CPC Setback  ROJECT IN A CATEGORY C. P. CCMM. FOUND AS NO SIGNIFICANT EFFECT ON STATICONMENT  3/30/13  AU. U. Fallun  Department of City Planning	Approved: S.S. FER:  1. TENSIONING & SPACING OF PRESTRESSING STEEL  2. CHUNDER TESTS - 3000 PSI CENC.  3. MILL TESTS PRESTRESSING STEEL  TELLIN FROM 5/21/13  Civil Engineer, Bureau of Building Inspection	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.  NORTH  STREET	I APPLICATION OF PROPERTY OF THE CONTROL OF THE CON
Approved: Secure permit from S.F.F.D. for Flam mable liquid for oil storage facilities.	Approved:  NOT REFERRED TO DEPT, OF PUBLIC HEALTH FOR CHECKING.  Plan Clocker  Department of Public Health  Approved:	STREET	Total Cost \$ 00.000 6 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Bureau of Fire Prevention & Public Safety Approved:	A SETARATE PEGINT  13 SE DURANTOR  D STATE SPACE  2 SETARATE  PO	Lot No. 5  Assessor's Block No. 4/175  Departion of building, structure or scaffolding to be closer than 6 ft. to	Dept. Public Works  MAY 3 1 19)  Alfred Soldlag  Extractioners
Plan Checker, Bureau of Building Inspection	Approved:  Ara Commission Approved:	ANY WIRE CONTAINING 750 VOLTS OR MORE OR 3 FT. FOR LESS THAN 750 VOLTS. CALIFORNIA STATE LAW (SEE SEC. 501 OF BUILDING CODE).  I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION.  OWNER'S AUTHORIZED AGENT	Superintendent, Bureau of Building Inspection  7/295 3 77 590  Issued MAY 31 1973 19  Certificate of Final Completion:  MAY 31 1973  Issued MAY 31 1973

OFFICIAL COPY

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF ATMENT OF PUBLIC WORKS
BUILDING INSPECTIGING, FORM

CENTRAL PERMIT BUREAU

#### APPLICATION FOR BUILDING PERMIT FOR TYPE 1-2-3-4 STRUCTURES

Date March 15, 1973

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:

l) Location:	North		ast side o	f_ Humbold	: Street		
•	区] South	. 🗀 🔻	est.	·		inte of Supel	
	□ North □ South		inst Jøst	( <u>Illinoi</u>	s Street Near	ent Crops Stree	yt .
2) Size of lott front 900	ft.	(3) [	s any other I yes, show	building on lo on plot plan.	c?	⊠ ves	□ no
rear <u>800</u>	i		s automobil narailed or	e maway to be	·	☐ yes	X no
depth 1,700	_ ft.		Vill street s bring const	nection?	•	yes	K) vo
		В	ULLDU	NG DESC	RIPTIO	N	
) Type of Building:		] [	□ 2	□ 3	□34	□l Hx.	□и
) Use of building Oil Retention	Basin		(8) Occupat G Blds, Cate	ncy Classification	(9) Number	of Dwelling None	Units
0) Ground Floor Ares	sg. Fr	- 1	(11) Height	at the Center Front of Bldg.			(13) Number of Basements
4) Is building design	-	dditio			1		None
	s: bow m	anv?					
		any?		······································	(15) Total C		
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Jyes School  16) Will sub-sidewalk  17) Design Live Load  18) Supervision of con  19) General Contractor  Address  10) Architect or Engr.  (for design)  Address  11) Engineer or Architect construction  Address  12) I hereby certify and lication, or in accommetion will be complimated to the construction will be constructed to	nstruction Not.  7 d agree panying ed with eges whitelse in equation ed there's, succe	on by sele	Pacific  Pacific  Cted yet  Mautz  ale St.  if a permit s, all the puther agree a structure of the foregoin and assign	is issued for revisions of alto save Sun From the use one work authoug covenant stees.	cetric Cad Cal Cal Cal Tel Cal Cal the construction in the laws arrancisco and or occupancy	dress 77 ifornia Lice ephone 7 ifornia Cerr ifo	s)  Beale Street  ense No.  clificate No. CE-5707  81-4211  clificate No.  ced and approved in the cand employees harm walk, street, or aldew
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# Write in Ink — File Two Copies CFTY AND COUNTY OF SAN FRANCISCO

DE DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

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ARRYING - GRADING	- QU		

## G \_ GRADING \_ EXCAVATION \_ FILLING

Strike out words NOT applicable Application is hereby made to the Department of Public Works of San Francisco for permission to proceed with the work as indicated in the plans and specifications submitted herewith (unless waived by the Superintendent) and in accordance with the description and for the purposes hereinafter set forth in Item No. 9 below. side of Humbolt (1) Location of Loca. (2) Total Cost (3) Area Involved 62,000 Sc. Ft. (4) Maximum Depth of Cut. (6) Amount of Material (5) Maximum Depth of Fill 5 (7) Does this Affect Adjoining Property? Yes or No (8) Where underpinning of adjacent property is necessary, complete engineering details must be approved by the Bureau of Building Inspection before excavation begins. (9) Write in description of all work to be performed under this application: (Reference to plans is not sufficient) Grading excavation and tank foundation well footing construction 2 (10) General contractor Contract Ket Guerde California License No. Phone No. Address. (11) Civil Engineer PV Bettinger California License No. 7865 CE Address 77 Beale St San Francisco CA Phone No 781-4211 (12) 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 the 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 subsidewalk 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. (13) Owner. Suc Francisco Phone No.

Address 2225

FRANCISCO	
FOR DEPARTMENTAL USE ONLY	
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Î		DESCRIPTION OF BUILD	DING AFTER PROPOSED ALTE	RATION (8) BLDG, CODE (1)	9) NO. OF DWG. UNITS
	(A) TYPE OF CONSTIL. 1-br C H	STORIES OF BASEME	ENTS O OPPICE	B-3	
	(18A) DOES THIS ALTERATION YES CREATE ADDITIONAL STORY TO BUILDING? NO	(10) IF YES, STATE  NEW HEIGHT AT  CENTER LINE OF FRONT:	(ITA) DOES THIS ALTERATION CREATE A ROPIZONTAL EXTENSION TO BUILDING? YES \$\inc\$ \(\text{LIG}\) \(\text{LIG}\) IS AUTO BUINWAY	VES TI LOZI WILL STREET SPACE	5Q. FT.
	(14) WILL SIDEWALK OVER YES SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED! NO	EXTEND BEYOND	HO TO BE CONSTRUCTED	NO I CONSTRUCTION?	NO CE
	(19) ANY OTHER EXISTING RIDG, YES ON LOT? (IF YES, SHOW ON PLOT PLAN) NO	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES [] (21) ELECTRICAL WORK TO BE NO (W PERFORMED?	YES 21 (22) PLUMBING WORK TO BE NO (1) PERFORMED?	NO 1X
	(23) GENERAL CONTRACTOR	AD 34.0	OKESS	CALIF. LICENSE	
	C241 ARCHITECT OR ENGINEER (FOR DE	AD AD	2653 - 7°	7 BEALS ST. Z	865 865
	(25) ARCHITECT ON ENGINEER (FOR COI	NSTRUCTION)	Control Colors	CALIF. CERTIFICA	
	NONE (ENTER NA	ME AND BRANCH DESIGNATION IF ANY.	. A	LDDRESS	
	Pale Co.		SBALB ST. S.F.	781-	-421
	(27) OWNER - LESSEE (CROSS OUT ON	ORK TO BE PERFORMED UNDER THIS AF		OT SUFFICIENT):	
	Existing boilding of	eonsists of 10 bays or rs of office use and re	emove the remainder 6	etion. It is proposed bays of shop use. The	re
\$25 \$25 \$25	to retain the 4 bay	sting wall at the 4th	bay: no work is to be	done to this wall exc	ept
	closing up two smal	Il wall openings with	construction to match	existing. Utilities	
	to be re-routed to	provide continued ser	vice to remaining buil	lding.	
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	first obtaining a Building Permit on 104.8.1, 104.C, 502, 502.1, 5on F	thorizing such change, See Sec. 103, rancing Building Code and Sec. 104	TUALS, CRESCRICAL DESCRIB	LED IN THIS APPLICATION, ALL THE P WS AND ORDINANCES THERETO WILL I	ROVISIONS OF THE
	Frencisco Housing Code, No portion of building or structu	ors or scaffolding used during constr e containing score than 750 valts. Se	ruction I CERTIFY THAT IN	THE PERFORMANCE OF THE ABOVE VOID IN VIOLATION OF THE LABOR CO	WORK I SHALL NOT
	385, California Penal Code. Persuant to Sec. 302.A.B., San Fr	uncises Skilding Code, the building	Permit RELATING TO WORK	KMEN'S COMPENSATION INSURANCE.	1
	application being kept at building si	wner is responsible for approved plante.  accompanying this application are a	PLOYEES HARMLESS	to save san francisco and 11s ( from all costs and damages w cupancy of the sidewalk, street	HICH MAY ACCRUE
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	STORY TO BUILDING?  (14) WHL SIDEWALK OVER SUIF-SIDEWALK SPACE BE BEPAIRED OR ALTERED?	YES   (15) WILL SUILDING	YES [ [16]	IS AUTO RUNWAY	YES 🔃	(17) WILL STREET SPA	VCE YES 🗆	
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	NOTES: (26) CONSTRUCTION LENGER (ENTER	NAME AND BEANCH DESIGNATION IF AN	vy.		ADDRESS	· · ·		
	IF THESE IS NO KNOWN CONS	TRUCTION LENDER, ENTER "UNKNOWN").	•	•			781-4211	
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	Participant to Sec. 2022A8, Son shall be posted on the job. The opplication being kept at building	Francisco Building Code, the building conter is responsible for approved pla	permit us and	I FURTHER AGREE	TO SAVE SAN	FRANCISCO AND IT	S OFFICIALS AND I	EM-
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PARE FILLED N.1.3 21 1974	FILING PER RICEIPT NO.	(1) STREET ADDRESS OF TON

# APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

OR PERMISSION TO TANS PER CONTRACTOR TO THE DESCRIPTION AND NAFTER SET FORTH:

432457 ₹;

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(44) TYPE OF CONSTR.	IN D NO	SA) NUMBER		EXISTING BUILDING			
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a change shall be made in the character of the occupancy or use without it obtaining a Building Fermi authorizing such change. See Sec. 103, 104.8, 4.8.1, 104.C, 502, 502.1, Son Francisco Building Code and Sec. 104, See Sec. 103, 104.8, ancisco Hauring Code.

portion of building or structure or scaffolding used during construction, be closer than 60° to any wire containing more than 750 volts. See Sec. 5, Colifornic Penal Code.

promit to Sec. 302.A.8, Son Francisco Building Code, the building permit ill be pasted on the job. The owner is respansible for approved plans and plication being kept at building site.

It is not a shown an drawings accompanying this application are assumed be correct. If actual grade lines are not the same as shown revised drawings using correct grade lines, cut and fills together with complete details of sining walls and wall footnings required must be submitted to this bureau for STIPULATION REQUIRED HERRING OF STIPULATION REQUIRED.

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S IS NOT A BUILDING PERMIT, NO WORK SHALL BE STATED UNTIL A
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dwellings all involoting materials must have a clearance of not less than two was from all electrical wires or equipment.

## APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CON-STRUCTION 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 HARMESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OF OCCUPANCY OF THE SIGHWAIK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE FERMIT, THE FOREGOING COVENANT SHALL BE BINDING UPON AND ASSIGNEES.

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\_\_ OWNER ARCHITECT ENGINEER

LESSEE

AGENT WITH POWER OF ATTORNEY

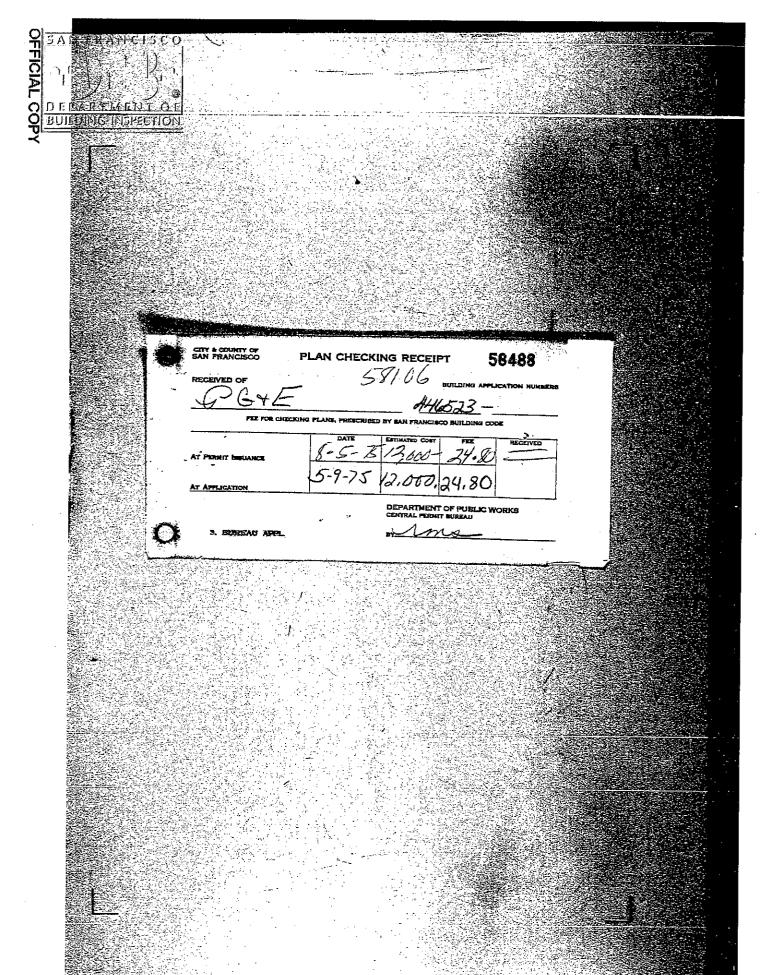
ATTORNEY IN FACT

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OFFICIAL

			A SANGTUR SALANGE SALA
Approved:  Zone M-7  CPC Setback  PROJECT BY A CATEGORY C. P. CONE. FOUN MAN BO MEMPERANK EFFECT ON ENVIRONMENT MAY 16 1975	Approved:	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.  NORTH	BLDG. FORM ( No. 44 CD23 APPLICATION OF PACIFIC CAR PRINTIPE CONT.)  PROPERTY CONT.
Department of City Plageling Approved:	Civil Engineer, Bureau of Building Inspection  Approved:  NOT FREEDOM TO DEST. OF PUBLIC HOLD TO DEST. OF SECKING.	STREET  Sindilii  Shapel A street  A street  Humboldt st.  Shapel A street  A street	Type 4-N STRUCTULE  (1,2,2,4)  Location N/S Humboldt Street  1450' E/O Illinois Street  Total Cost \$ [2,000° ]  Filed MAY 9-1975 19
Bureau of Fire Prevention & Public Safety Approved:	Department of Public Health  Approved:  A SEPARATE PERMIT IS RECINGED FOR  DRIVEWAYS  SIDEWALK	Lot No. 3  Assessor's Block No. 4175	REFER TO Dept. of Health Bur. of Engineering  Dept. Public Works  AUG 5 1375  Alful Holding
	Bureau of Engineering Approved:	CO PORTION OF BUILDING, STRUCTURE OR SCAFFOLDING TO BE CLOSER THAN 6 FT. TO ANY WIRE CONTAINING 750 VOLTS OR MORE OR 3 FT. FOR LESS THAN 750 VOLTS, CALIFORNIA STATE LAW (SEE SEC, 301 OF BUILDING CODE),	SuperIntendent, Bureau of Building Inspection  Permit No
Plan Chetishe, Bureau of Ballding Inspection	Art Commission	I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION.	Certificate of Final Completion:



IMPORTANT NOTICES

Na change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.8, 104.8, 1, 104.C, 502, 502.1, Son Pronoizio Building Code and Sec. 104, Son Pronoizio Fousing Code. No portion of building or structure or scaffolding used during construction, to be closer than d'0" to any wire controlicing more than 750 volts. See Sec. 385, California Penal Code.

502.1, San Frontsco Building Lose was used. When the control of the desertion of building or structure or scrifteding used during construction, to be doser than 60° for any wire containing more than 750 vols. See Sec. 385, Colifornia Penal Code.

Pursuant to Sec. 302.4.8, San Frontskie Building Code, the building permit shall be possed on the job. The event is responsible for approved plans and application being kept at building the event is responsible for approved plans and application being kept at building the.

Grade lines as shown an drawings accompanying this application are assumed to be current. If actual grade lines are not the same as shown revised drawings showing correct grade lines, and on drills together with complete details of retaining walls and wall fedition required most be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HERBIN OR 87 CODE MAY BE APPEALED.

SHEDING NOT TO BE OCCUPPED UNIT. CERTIFICATE OF RINAL COMPLETION IS POSICED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED IS POSICED ON THE BUILDING OR PERMIT FOR DISTORMING AND THE BUILDING OR PUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE BUILDING OR PUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE BUILDING OR PUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE BUILDING OR PUMBING WAIST BE OBTAINED. SEPARATE PERMIT FOR THE BUILDING OR PUMBING AND STEP SECONDED IT ANSWER S TYS? TO ANY OF ABOVE QUESTIONS (15) (15) (17) (20) (21) or (22), PERMIT S ISSUED.

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OWNER ARCHITECT DENGINEER \* D 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 ALLIAMS AND ORDINANCES THERETO WILL BE COMPUED WITH.

#### NOTICE TO APPLICANT

to conformity with the provisions of Section 3800 of the Lober Code of the Stote of California, the applicant shall have on file, or file with the Central Permit Bernaus, either Contribute (b) or (file or (file) adjuncted below or theil indicate hem (IV) or (fy) or (fy) below, whichever is applicable. Check one of the following methods of compliances:

- ( )
- plet the designed below or theil indicate livem (IV) or (VI) below, pleatile. Deck one of the following methods of completions: Certificate of Consent to Self-Insure Issued by the Director of Indiatrial Relations.

  Certificate of Workman's Compensation Insurance Issued by on admitted insurer.

  An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.

  The cost of the work to be performed 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 to as to become subject to the work on a compensation lews of Colfornia. I further active-wided ge that I understond, in the event that I should become subject to the workman's compensation provisions of the Labor-Code of Colfornia and I shall be deemed the country of the Code of Colfornia and I shall be deemed revision. I certify to the owner (or the agent of the owner) Itsus, and it is a shall be deemed revision. I certify as the owner (or the agent of the owner) Itsus, and it is performance of the work or which this Permit is issued, I will employ a coordinator who complies with the ventrand's compensation low or instructions in curried. Х

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#### NOTICE TO APPLICANT

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1 AGREE TO COMPLY WITH ALL CONDITIONS OR STRULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STRULATIONS WHICH ARE RESERVING A TART OF THIS APPLICATION.

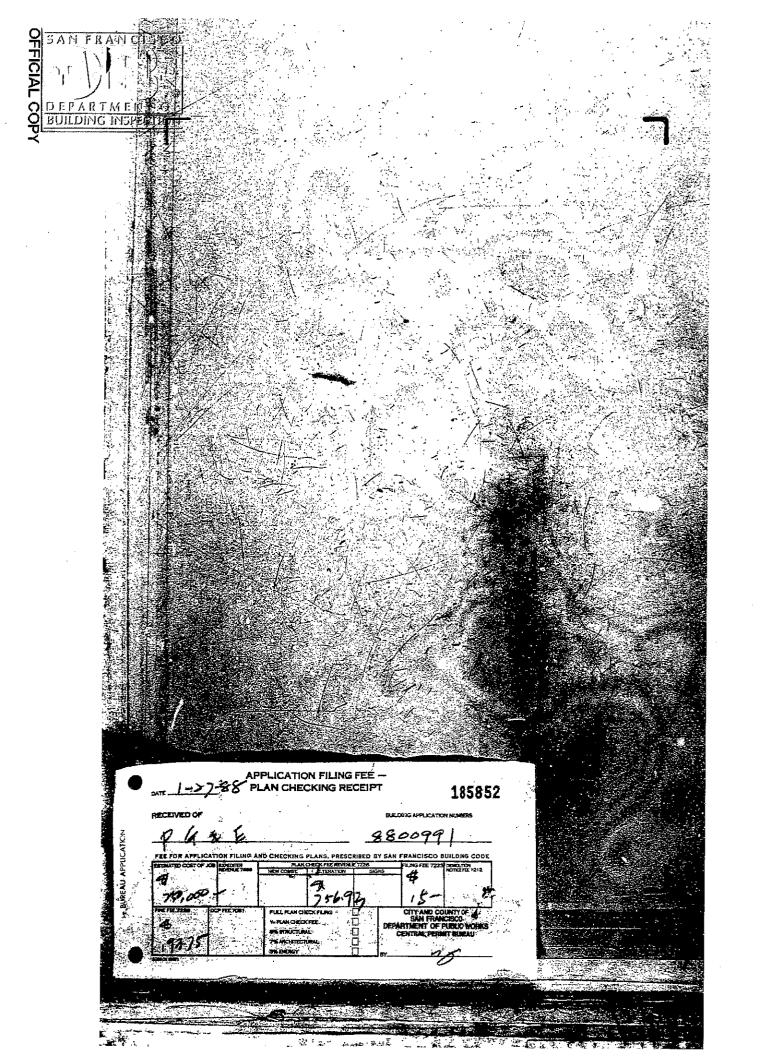
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ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(19) DOES THIS ALTERATION CREATE DECK OR HOME EXTENSION TO BUILDINGS

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IMPORTANT NOTICES

T. MAIDNE, BIA

No change shall be made in the character of the company 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 real-fielding used during construction, to be does than 60° to any wire containing more than 750 vote. See Sec. 385, California Read Code.

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. Mark the appropriate method of compliance below:

Certificate of Consent to Self-insure issued by the Director of Industrial Relations.

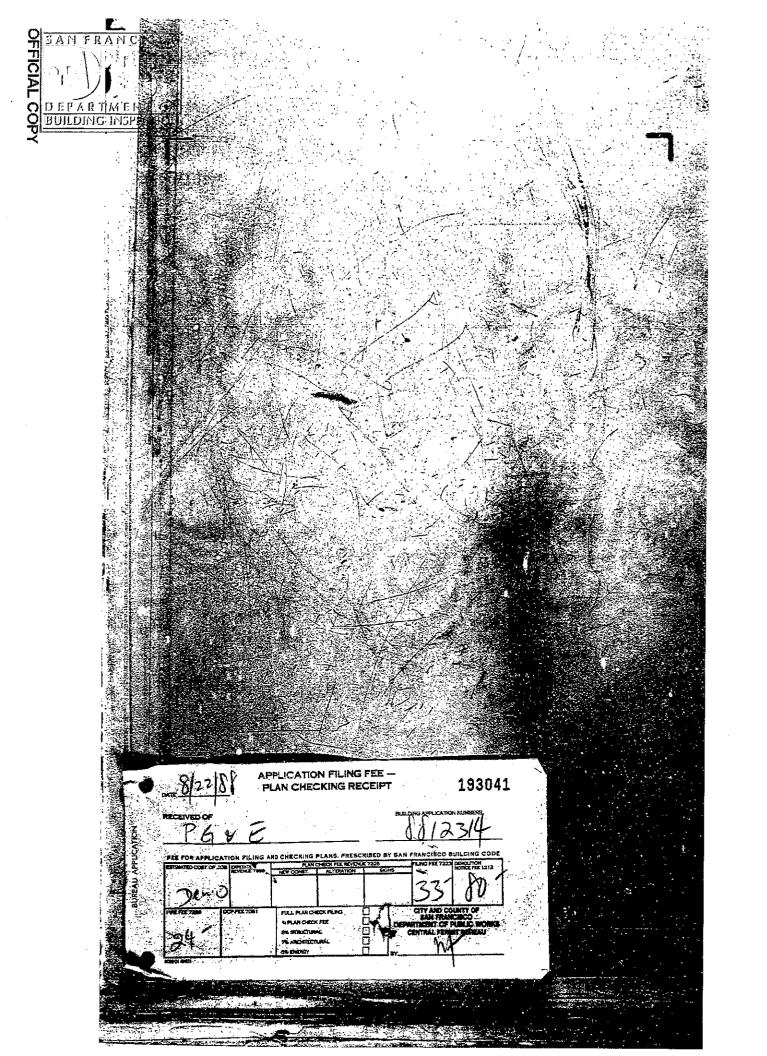
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The cost of the work to be performed in \$100 or less. The cost of the work to be performed in \$100 or less. I certify that I hat performance it his work to which this Permit Is issued, shad not employ any person In any momens to as to become subject to the workman's compensation loss of Colifornia, 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 Colifornia and full to comply forthwith with the provisions of Section 3000 of the labor Code, most the Permit herein applied for shall be desired revoked.



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- Mark the appropriate method of compliance between Cartificate of Consent to Self-insure issued by the Director of Industrial Relations.

  Cartificate of Workman's Compensation insurance issued by an admitted insurer.

  An exact capy or duplicate of () certified by the Director of (8) cartified by the insurer.

  The cost of the work to be performed in \$100 or less. I certify that in the performance of the work for which this Permit is issued, I shall are employ any personal on your manner or and the cost of the work manner to an other cost of the work manner of the cost of the work manner of the cost of



SPEARS APPLICATION FOR BUILDING PERMIT CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS ADDITIONS, ALTERATIONS OR REPAIRS APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS. OF SAN FRANCISCO FOR PREMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED VERY MADE ACCORDANCE WITH THE PLANS AND POST PROPERTY OF THE POST OF THE FORM 3 SOTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE OSHA NUMBER OF PLAN SETS APPROVAL REATO UN Parcel 196047 1201 ILLINOIS 57. 4232-6 ZAJ ESTIMATED COST OF CO INFORMATION TO BE FURNISHED BY ALL APPLICANTS DESCRIPTION OF EXISTING BUILDING COUP. CLASS 0 non 0 DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION 0 5 ries/Cham BZ 0 123 (12) WILL STREET SPA BE USED DUBNO CONSTRUCTIONS TES (12) ELECTRICAL WORK TO BE HELFORNAED? TES (13) PRUMBING WORK TO BE PERFORMED? res 🗦 HC,EC & Electric 1. 🔲 2 🔲 3. 🔲 ADDITIONAL INFORMATION -FORM 3 APPLICANTS ONLY COES THIS ALTERATIC CHEATE ADDITIONAL STORY TO SCHOOLOT YES (14) IF (17) IS YES, STATE
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No portion of building or structure ar scaffolding used during construction, to be then 60° to any wire containing more than 750 volts. See Sec. 385, Cal Penal Code. NOTICE TO APPLICANT

Code.

To San Francisco Building Code, the building permit shall be posted on the
te coverer is responsible for approved plans and application being kept at

Pursuant to Son transact beauting work.

Ob. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown an drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown remised drawings showing correct grade lines, our and lifts together with complete details of retaining walls and wall footings required must be submitted to this bureau for opproval. ANY SIPULAD REQUIRED REPORT OF BY CODE MAY BE APPRAILED.

BULDING MOT TO BE OCCUPED INITI. CERTIFICATE OF FINAL COMPLETION IS BULDING ON THE REPORT OF COCUPANCY GRANIED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRENG OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRENG AND PLUMBING SHUST SE COSTAINED, SEPARATE PERMIT FOR THE AMERICA FOR PLUMBING AND SET AS FERMING FOR THE MISTRY OF THE SECURITY OF THE APPLICATION TO SEPARATE OF THE APPLICATION OF PERMIT FOR THE APPLICATION OF PERMIT FOR THE APPLICATION OF PERMIT FOR THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF THE APPLICATION OF THE SECURITY OF THE APPLICATION OF

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APPLICANT'S CERTIFICATION

I MEDEBY CERTIFY AND AGREE THAT IF A PERMIT IS ASSUED FOR THE CONSTRUCTION
DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL
LAWS AND ORDENANCES THERETO WILL BE COMPILED WITH.

assume the defense of the City and County or County to County or County of County of County of County or County or County or County of the Star County with the provisions of Section 3800 of the Labor County or California, the applicant shall have on file or file with the Central Permit Bruser Confirmate (i) or (iii) or (iii) designated below or shall indicate in the County of County

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- Certificate of Consent to Self-insure issued by the Director of Industrial Relations. Certificate of Workman's Compensation Insurance issued by on admitted insurer. ( ) III.
- admitted insurer.

  An exact copy or duplicate of (i) certified by the Director or (ii) certified by the insurer.
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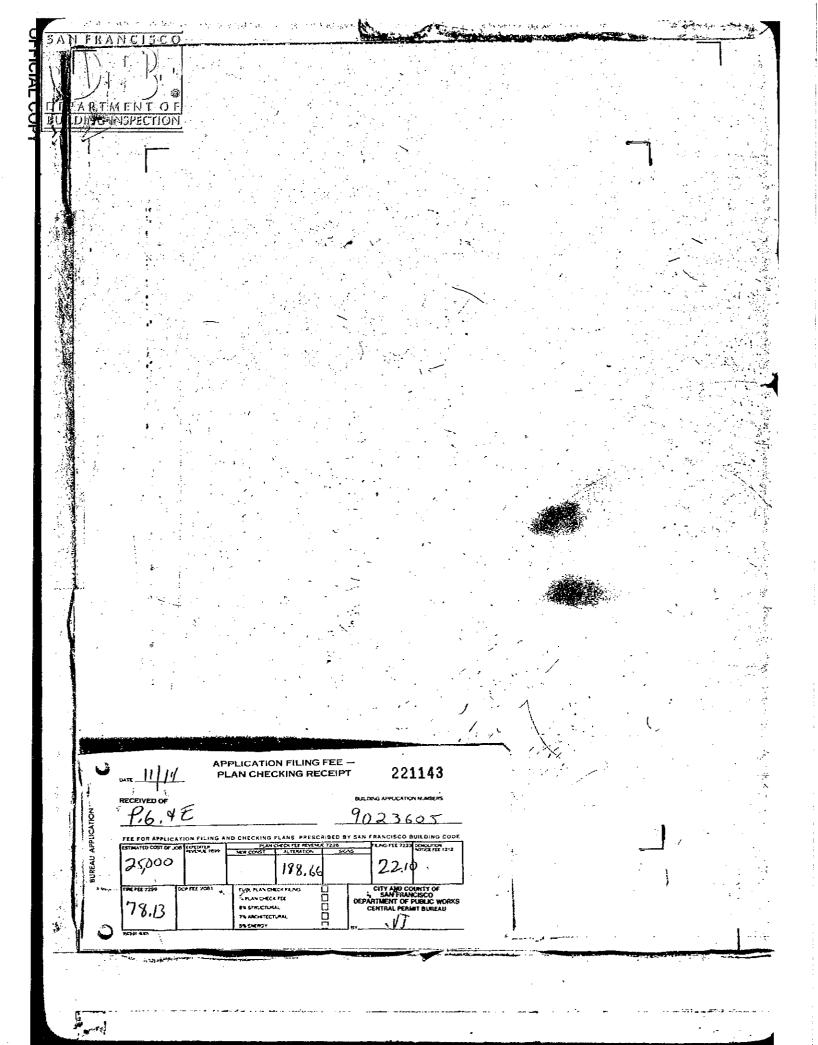
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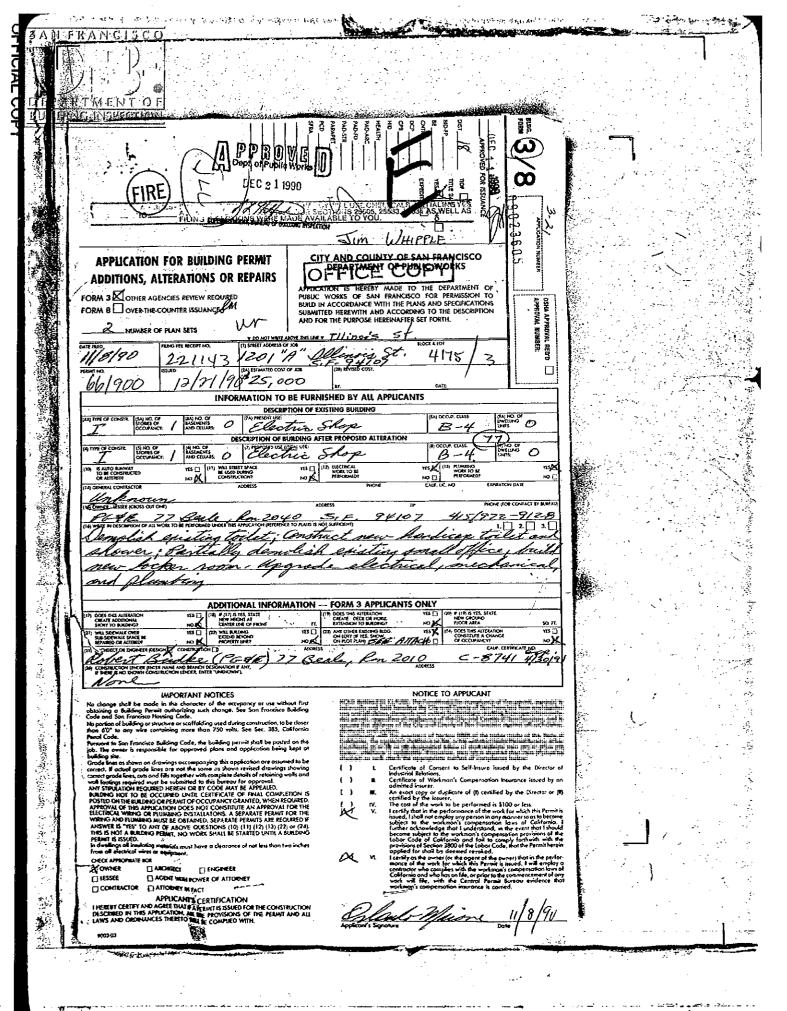
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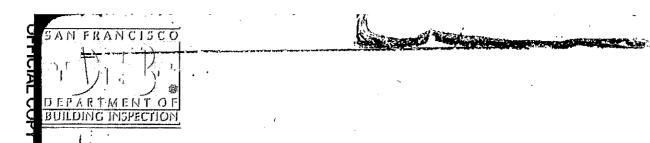
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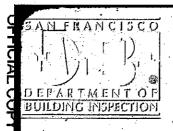


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Grode fines as shown an drawings accompanying this application are susuands to cornect. If actual grode fines are not the same as shown revised drawings showing cornect grode fines, cuts and like together with complete details of retaining walls and wall floodings required must be submitted to this bureau for apparent.

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The cost of the work to be performed in \$100 or less.

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DESCRIBED IN THIS APPLICATION, ALL THE PROMISIONS OF THE PERMIT AND ALL

LAWS AND DEDRUANCES THERETO WILL BE COMPARED WITH. Secured besantes

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Bureau of Fire Prevention and Public Safety	· · · ·		BLDG. FORM
		NORTH	No. 24262
Construct and install on building to satisfac- tion of Bureau of Fire Prevention the following ire protection equipment and appliances:		STREET	
ne protection equipment and appnances.	•		APPLICATION OF C
		15/46 Favorable	Vacific for V 26 6 Owner
		with engineer approval	FOR PERMIT TO ERECT
F. D. (Dry) Standpipes.			STORY FRAME BUILDING
Wet Standpipes	DIA.	ASP atters on BEST	
Yose Reels	Approved:	8 Olamenson	Location BLOCK 4179 APPROX
			1000' EAST OF TERMINUS
Tanks	Superintendent Bureau of Building Inspection		OF HUMBOLDT ST
Down-Pipes	Experimental Dates of Bulling Imperior		Cost \$ 6000 =
Automatic Fire Pumps	Approved: H-1 none	STREET	
Automatic Sprinkler System	Vienstag 8/30/11	SOUTH	Filed AUG 2 9 1946 193
Water Service Connection	City Planning Commission		
Ground Floor Pipe Casings			Approved: 175
Refrigeration Incinerators			11852
incinerators			TO SOMETH
			PRO VIII
•	Approved:		Dept Police War
			SEP1 21946
	Director of Public Health		a a Hiller
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	Approved:	据 1000 168 200 4 1 1 1 1 1 1 1 1	Mail - Build Dieg lead
			Superintendent Bureau of Building Inspection
	Department of Electricity		
1 1 1	Approved:		Permit No.
Approved:			0015
9/1/11	Bureau of Engineering	海副龙星 全次的数数 医多次定律	Issued 2 193
Bureau of Fire Prevention and Public Safety	Dureau VI Engineering		
Approved:	Approved:		Certificate of Final Completion
			Applied for193
Fire Marshal	Art Commission		Issued 193 No.

Central terms oureau r. Av. 2

Certificate of Final Completion must be obtained on completion of building, pursuant to Sec Waite in Ink—File Two Copies 1008 (N. S)

CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPEC**DEPARTMENT OF PUBLIC WORKS** 

CENTRAL PERMIT BUREAU

BLDG. FORM

## APPLICATION FOR BUILDING PERMIT FRAME BUILDING

	August 27, 1946 193
Application is hereby made to the Depa of for permission to build in accordance wing to the description and for the purpo	artment of Public Works of the City and County of San Fran
Location of LotSide of	Near foot of Humboldt Stree
00 Feet EAST of TERMINU	Is of Humbold St. No. Block No. 4/79
	(WITH) Basement.
Total Cost \$ 6,000,00	(Vertage 12) Dasement.
· ·	No. of rooms 1. No. of families
	Ft, Rear Ft. Deep
	Yea Yea
Contractor (DOES) carry Workm	
	ruction Department, Pacific Gas and Electric Con
	. , , , ,
	treet, San Francisco, California
IFORNIA will be complied with, whether the and keep harmless the City and C	is issued, that all the provisions of the BUILDING LAW IT-BACK LINE REQUIREMENTS AND THE FIRE ORDI F SAN FRANCISCO and the STATE HOUSING ACT Of er herein specified or not; and I hereby agree to save, in County of San Francisco against all liabilities, judgments
and expenses which may in anywise at ting of this permit, or from the use or oc	cerue against said city and county in consequence of the coupancy of any sidewalk, street or sub-sidewalk placed by comply with the conditions of this permit.
Architect	
Certificate No	License No. 2 City and County of San Francisco
State of Camornia	City and County of San Francisco
Address	City and County, of San Francisco
Address  Engineer I. C. Steele, Pagific Certificate No. 691	Gas and Risctric Company  License No.
Address  Engineer I. C. Steele, Pagific  Certificate No. 691 2  State of California	City and County of San Francisco  Gas and Electric Company  License No.  City and County of San Francisco
Address  Engineer I. C. Steele, Pagific  Certificate No. 691 2  State of California	City and County of San Francisco  Gas and Electric Company  License No.  City and County of San Francisco
Address  Engineer I. C. Steele, Pacific Certificate No. 691 State of California Address 245 Market Street, Plans and specifications prepared by	City and County of San Francisco  Gas and Electric Company  License No.  City and County of San Francisco  San Francisco 6, California
Address  Engineer I. C. Steele, Pacific Certificate No. 691 State of California Address  245 Market Street, Plans and specifications prepared by Other than Architect or Engineer	City and County of San Francisco  Cas and Electric Company  License No. City and County of San Francisco  San Francisco 6, California
Address  Engineer I. G. Steele, Pacific Certificate No. 691 State of California Address  Plans and specifications prepared by Other than Architect or Engineer  Address	City and County of San Francisco  Gas and Electric Company  License No. City and County of San Francisco  San Francisco 6, California
Address  Engineer I. C. Steele, Pasific Certificate No. 691 State of California  Address 245 Market Street, Plans and specifications prepared by Other than Architect or Engineer  Address  Contractor H. H. Larsen Company	City and County of San Francisco  Gas and Electric Company  License No. City and County of San Francisco  San Francisco 6, California
Address  Engineer I. G. Steele, Pacific Certificate No. 691 State of California Address 245 Market Street, Plans and specifications prepared by Other than Architect or Engineer Address Contractor H. H. Larsen Company License No. 3821 State of California	License No. City and County of San Francisco  San Francisco 6, California  License No. City and County of San Francisco  San Francisco 6, California
Address  Engineer I. C. Steele, Pactric Certificate No. 691 State of California  Address 245 Market Street, Plans and specifications prepared by Other than Architect or Engineer  Address  Contractor H. H. Larsen Company License No. 3821 State of California  Address 64 South Park,	License No.  License No.  City and County of San Francisco  San Francisco 6, California  License No.  City and County of San Francisco  San Francisco 7, California
Address  Engineer I. C. Steele, Pactric Certificate No. 691 State of California  Address 245 Market Street, Plans and specifications prepared by Other than Architect or Engineer  Address  Contractor H. H. Larsen Company License No. 3821 State of California  Address 64 South Park, Owner Pacific Gas and Elect	License No. City and County of San Francisco  San Francisco 6, California  License No. City and County of San Francisco  San Francisco 7, California
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DATE PRIED 6-3-94 258 75268 8-27	1201 (COM (LA) ESTIMATED COST (LA) ESTIMATED COST (ST.) (INFORMATION TO	ILLINOIS STREET BLOCK PRESSOR BLDG.) * XXX	ĐATE:	APPROVAL HOMBER:
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OF ATTESTS  (14) GENERAL CONTRACTOR  PACIFIC GAS & ELECTRIC  (15) OWNER - LESSEE (CROSS OUT ONE)  PACIFIC GAS & ELECTRIC  (16) WHERE AN DESCRIPTION OF ALL WORK TO BE PERFORM	ADDRESS  CO. 77 BEALE STRE	ET SAN FRANCISCO, CA (	NO XI) WORLTON EMPIRED CALIF. INC. NO. EMPIRED CALIF.	NO DATE  C UTILITY  E (FOR CONTACT BY BUREAU)  173-3586
REINFORCE BRICK PARAP FENCE AREAS BELOW PARA (REF DWGS 364229 & 364	ETS. APETS.		1	1. 2. 3.
[17] BOGS THIS AUTEANION YES [] OPERITE ADDITIONALL	ADDITIONAL INFORMA	TION — FORM 3 APPLICANT  119) DOES THIS ALTERATION CREATE DECK OR HOPF. EXTENSION TO SULPONG?	S ONLY  TES [] (20) # [19] IS YES, STATE  NO 90   FIGOR AREA  FIGOR AREA	
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(A) CONSTRUCTION LINESS (THER HAVE AND BLACK) IF THERE IS NO ENOUGH CONSTRUCTION LINES IN  IMPORTANT  No change shall be made in the character philiping a Buildier of Buildier.	NOTICES		NOTICE TO APPLICANT The Permittee(s) by occeptance of s	the germit gares/1 to

No change shall be made in the character of the accupancy or use without first obtaining a Building Permit outherising such change. See San Francisco Building Sode and San Francisco Building such change. See San Francisco Building of the San Francisco Building of the San Francisco Building as construction, to be closer than 60° to any with containing more than 750 volts. See Sec. 385, California Persal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The aware is responsible for approved plans and application being kept at building site.

Pursuant to San Francisco Building Code, the building permit shall be posted an life job. The awner 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, cots and fills together with complete details of relating walls and wall footings required must be submitted to this bureau for approach and strength and the strength of the strength of the strength of the submitted of the strength of the submitted and strength of the submitted of the strength of the submitted of the sub

CHECK	APPROPRIATE	BOX

OWNER [] LESSEE ARCHITECT TO ENGINEER

["] 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 THEPETO WILL BE COMPUED WITH.

HOLD HARMLESS CLAUSE: The Permittee(s) by occapiones of the permit, agree(s) to indemnify and hold hormless the City and County at San Franctice from and diginist any and all claims, demands and actions for domines setulting from perations under this permit, regardless of negligence of the City and County of San Francisco, and in demands and actions.

In conformity with the provisions of Section 3800 of the Labor Cade of the State of Colifornia, the applicant shall have on file, or file with the Contal Permit Bureau, either Certificate (i) or (ii) or (iii) designated below or shall indicate item (iV) or (V) or (V) below, withchaver is application, the opportunity in the Charle Contal Permit Bureau, either the Charle Permit Bureau, either, item (V) or (V)

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- it is apprecise, it newwer, item try is enecked men nem (e) must be Mork the appropriate method of compliance below:

  Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.

  Certificate of Workman's Compensation Insurance issued by an admitted insurer.

  An exact copy or duplicate of (i) certified by the Director or (ii) certified by the Insurer.

  The cost of the work to be performed it \$100 or less.

  Learlify that in the performance of the work for which this Permit is issued, I shall not amploy any person in acy manner so as to become subject to the workman's compensation lows of Colifornia. 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 Colifornia and fall to comply farithwith with the Labor, Code of Colifornia and fall to comply farithwith with the Labor, Code of Colifornia and fall to comply farithwith with the Labor, Code of Colifornia and fall to comply farithwith with the Labor, Code of Colifornia and fall to comply farithwith with the content of the own for the complex of the complex of the conflornia and fall to comply farithwith with the content of the complex of the complex of the conflornia and fall to comply farithwith with the content of the conflornia and fall to comply farithwith with the content of the conflornia and fall to comply farithwith with the content of the conflornia and who can tall the complex of the complex of the work (or which was the conflornia and who has not file, or prior to the complex or conflornia and who has not file, or prior to the complex or conflornia and who has not file, or prior to the complex or conflornia and who has not file, or prior to the complex content of the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflornia and the conflorni

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		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.	

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ORM 8 OVER-THE-COUN		· '	BUILD IN	I ACCORDANÇE	WITH THE PLA	INS AND SPECI	FICATIONS	APPR
_ /		ا مام		ED HEREWITH / R <b>T</b> HE PURPOSE			SCRIPTION	DVA.
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UMB (SA) NO. OF STORIES OF OCCUPANCY: 1	(6A) HO, OF BASEAULATS AND CELLARS:	POWERPLA	NT			B-4	TOWN TOWN	<sub>]≥t</sub> U
		ESCRIPTION OF BU	ILDING AFT	ER PROPOSED A	LTERATION		(80)	
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IS) OWNER - LESSEE (CROSS OUT ONE)	, IKI	DEALE SIRE	ET SF.	ESS (413	1 973-330 ≀P	Q FUBL	PHONE (FO	R CONTACT BY BUREAU)
PACIFIC GAS & ELEC	TRIC CO. PO	D Box 7700 <b>0</b> 0	SF. C	94177		(415)	<u> 1973-3586</u>	
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17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?		YES, STATE ICHT AT LINE OF FRONT		DOES THIS ALTERATION	PEIGANIS O	AE2 [] (50) 15 (15)	IS YES, STATE GROUND I ARSA	
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DONALD F, WILLOUGH	CONSTRUCTION [])		ADORESS				CALIF, CERT	
26) CONSTRUCTION LENGER (ENTER NAME A P THERE IS NO KNOWN CONSTRUCTION	ID I FUCE MI	AILCODE F8A.	P.O. I	30X 770000	ŞF, Ç	A 94177	C26447	
NONE	TELEGER BINGER JOHNSMIN	u r						

#### 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 Son Francisco Housing Code.

No parties of building or structure or scatfolding used during construction, to be closer than 60° to any wire containing more than 750 volts. See Sec. 385, California Parad Code.

than 60° to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Son Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approvad plans and application being kept at building view.

Oracle fines as thown an 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 tagether with complete details of retaining walls and wall foolings required must be wibmitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR 87 CODE MAY BE APPEALED FLOW IS BUILDING NOT TO BE OCCUPIENCY GRANIFED, WHEN REQUIRED.

BUILDING NOT TO BE OCCUPIENCY GRANIFED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE EFECTRICAL WIRNING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRNING AND PLUMBING INSTALLATIONS. AS EXPRAITE PERMIT FOR THE WIRNING AND PLUMBING INSTALLATIONS. AS EXPRAITE PERMIT SAR REASWER 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 OWIRE A SUITIONS PERMIT IS ISSUED.

In alvellings oil insulation materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK	APPROPRIATE	BOX	

X OWNER \_\_ lessee

X; ENGINEER

[]] ARCHITECT AGENT WITH POWER OF ATTORNEY

CONTRACTOR CATTORNEY IN FACT

APPLICANT'S CERTIFICATION

THEREBY 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 COMPUED WITH.

## NOTICE TO APPLICANT

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permitten(b) by acceptance of the permit, agrae(s) to indemnify and hold hormless the City and County of San Francisco from and against any and all claims, demands and action for admages 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 Cade of the State of Couldrains, the applicable and confidence of the State of Couldrains, the applicable of the State of

)	J.	Certificate of Consent to Self-Insure issued by the Director of

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Certificate of Consent to Self-Insure issued by the Director of indivitial Roleitons.

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		HOUSING INSPECTION DIVISION  Lagree to comply with all conditions or stipulations of the ratious bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.	
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Pacific Ga	s & Electric Co.	77 Beale	Street San Franci	sco, CA (415	)973~3586 P		Utility
Pacific Ga	s & Electric Co.		Street San Franci:	sco, CA 9417	7 (415)973-	3586	
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	MTTTOUGHDY, PEAE, RNAME AND BRANCH DESCRIATION IS A BRACTION LENDER, ENTER "UNKNOWN").		F6A, P. O. Box 77	ADDRESS	941// CZb4.		
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	IMPORTANT NOTICES		LOID HYBRILE	NOTICE NOTICE: The Benefit	TO APPLICANT	t.d	

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit outherizing such change. See San Francisco Building Cade and San Francisco Building used during construction, to be closer than 60° to any wire containing more than 750 wits. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is esponsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be carrect. If actual grade lines are not the same as shown revised drawings showing correct grade lines, out a not life together with complete details of motaling walls and wall footings required must be submitted to this bureau for approval. ANY STIPULATION RECOURCED HEREIN OR AT CODE MAY BE APPELED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTEO ON THE BUILDING OR PERMIT OF COCCUPANCY GRANTED, WHEN RECURED. APPROVAL OF HIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE EXECUTED. APPROVAL OF HIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE EXECUTED. APPROVAL OF HIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE WIRMO AND PLUMBING MISTALLATIONS. A ESPARATE PERMITS ARE REQUIRED IN ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). HIS IS NOT A BUILDING PERMIT IS ISSUED.

In dwellings all including materials must have a clearance of not less than two inches from all desired wires or equipment.

CHECA APPROPRIED DA

CHECK APPROPRIATE BOX

[] ARCHITECT (T) OWNER

g" ENGINEER

(T) LESSEE

[ ; AGENT WITH POWER OF ATTORNEY

CONTRACTOR CATTORNEY IN FACT

APPLICANT'S CERTIFICATION
I HEREBY CERTIF 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 VILL BE COMPUTED WITH.

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 only and all dishins, demonds and actions for damages restiting from appreciations under this permit, regardless of negligene of the City and County of San Francisco, and to assume the determs of the City and County of San Francisco, and to assume the determs 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 an file, or tile with the Cental Fermil Bureaus, either Carlificate (b) or (b) or (til) designated below or shall indicate time (ty) or (y) or (v) bolow, whichever is applicable. It however, tem (19) is checked then tiem (V) must be checked as well, Mark the appropriate malma (V) is checked then tiem (V) must be

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ſ	}	<ol> <li>Certificate of Consent to Self-Insura (stued by the Director of Industrial Relations.</li> </ol>
(	)	Certificate of Workman's Compensation Insurance issued by an

Certificate of Workman's Compensation insurance issued by an admitted insurer.

An exact copy or duplicate of (i) certified by the Cirector or (ii) certified by the insurer.

The cost of the work to be performed is \$100 or loss.

The cost of the work to be performed is \$100 or loss.

Learlify that in the performance of the work for which this Perent is issued. I shall not employ any person in any manner so as to become subject to the workman's compensation lows of Califlarnia. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the tabor Code of Califlarnia and full to comply farthwith with the provisions of Section 3500 of the Labor Code, that the Permit therein applied for shall be deemed revoked.

Learlify 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 complices with the work man's compensation laws of Califlarnia and who has an ille, or prior to the commencement of any work will file, with the Central Permit Byreau evidence that workman's compensation insurance is carried.

Moraled f. Willoughle 6/17/94 Applicant's Signature

HOUSING INSPECTION DIVISION

Lagree to comply with all canditions or stipulations of the various bureous 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

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RIMENT OF MON TANK	DEPARTMENT OF PUBLIC WORKS
NG INSPECTIC	APPLICATION FOR DEMOLITION PERMIT
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C 51076 55 25' 0 972 4576  OWNER RUME  Forrest Sullivan PG&E 123 Mission S	NOTE: THE BAY AREA AIR QUALITY MANAGEMENT
TO EMONE	PHONE 771-6000 EXT. 217 FOR DETAILS.
UTILITY DISCONNECTION ELECTRIC: 861-8000 X 324 TELEPHONE NUMBERS: PG & E: 781-4214 X 3788	PT & T: 553-3055 VIACOM WATER: 558-3186 CABLEVISION: 495-6200 X 361 or 357
: IMPORTANT NOTICES  Demolition work shall be performed in accordance with the San Francisco Cade and other applicable ordinances	
No portion of building or structure or scaffolding used during construe closer than 6.0° to any wife containing more than 750 volts. See Caffornia Penal Code.	ruction, to acknowledge that a understation, in the overt max is smooth excount Sec. 385, subject to the workman's compensation provisions of the Labor Code of California and fell to comply forthwith with the provisions of Section 3800 of the labor Code that the Permit herein arcifect for
Purguant to the San Francisco Building Code, the demolition permit shall on the job. The owner is responsible for approved plans and applical kept at building site.  All debris to be removed from the street, sidewalk, and lot Premises	Iton being (v.) VI. I certify as the owner for the agent of the owner) that in the per- formance of the work for which this Permit is issued, I will employ
in a senitary condition and complying with the Building Code.  - If demolition involves abandonment of side server, applicant must obtate the server permit. Side server will then be blocked.	ain a side California and win has on the control Permit Bureau avidance that work will fifth, with the Central Permit Bureau avidance that work man's compensation insurance is carried.
Applications for demolition of Historic Lundmarks will be referred to the Commission.  ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.	□ CONTRACTOR    □ AGENT WITH POWER OF ATTORNEY
THIS IS NOT A DEMOLITION PERMIT. NO WORK SHALL BE STARTED UNTIL AFTER THE PERMIT HAG BEEN ISSUED.	Townest Lucture Janet
HOLD HARMLESS CLAUSE The Permittod(s) by acceptance of the permit, agree(s) to indomnify thermless, the City and County of San Francisco, from and against an	ny and all Address and location where work is to be done.
claims, demands and actions for damages resulting from operations to permit, regardless of passive negligence of the City and County of San Franc APPLICANT'S CERTIFICATION	under this  Usec.   Contify that I am a licensed contractor and that my license is in full force and effect.
I certify that I have read this application and state that the above info- correct. I agree that if a permit is issued for the demolition describe application, all the provisions of the permit, and all the laws and of applicable thereto, will be complied with.	ordinances OWNER-BUILDER SIGN BELOW
NOTICE TO APPLICANT	License Law (Chapt. 9, Div. 3,B. and P. Code) because: (Check one)
Figure 2 California, the applicant shall have on file, or file with the Permit Bureau, aither Carllicate (I) or (II) or (II) or in the control inclease item (V) or (V) or (V) below, whichever is applicable, if them (V) is checked then inten (V) must be checked as well. Market he amended to compliance below.	Ng / / /
<ul> <li>L. Certificate of Consent to Self-Insura issued by the Director of Relations.</li> <li>II. Certificate of Workman's Compensation Insurance Issued by an Insurance Insurance Insurance Insurance Insurance</li> </ul>	
III. An exact copy or duplicate of (i) certified by the Oirector or (i) by the insurer.	(II) certified Owner's Signature or Name Authorized Agent (Must be owner's authorized architect or engineer)

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DATE: to APPROVED His poer application ARTMENTOF REASON JING INSPECTION HISTORIC LANDMARK? NOTIFIED MR REASON: " If the image of this document appears less sharp than this notice, it is due to the quality of the original. APPROVED. NOTIFIED MR DATE: REASON: DEMOLITION PROGRAM REQUIRED.
BUILDING NOT TYPE V OR IS
MORE THAN 2 STORIES, OR
MORE THAN 25 FEET IN HEIGHT. NOTIFIED MR. APPROVED: DATE: -REASON: casto care gui cult inflatificação sing 超显光点 474 SPECIAL INSPECTION PERSONS NOTIFIED REASON: APPROVED: NOTIFIED MR. DURING DATÉ: APPAS NOTED ONT IANS PROCESSING REASON: NOTIFIED MR. BUREAU OF ENGINEERING REASON: NOTIFIED MR. YAPPROVED: REVIEWED BY FIRE DEPT DATE: REASON: FIRE DEPT INSPECTIONS NOT REQUIPED 囚 NOTIFIED MR. DATE: REASON: NOTIFIED MR. TAGREE TO COMPLY WITH ALL CONDITIONS OR STIPULA DEPARTMENTS NOTED HEREON.

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OCT - 4 1995

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

PORM 3 STHER AGENCIES REVIEW REQUIRED

NUMBER OF PLAN SETS

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> > APPROVAL MERG

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CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTER HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREMAFTER SET FORTH

1201 5,100

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

			DESCRIPTION OF EXISTING BUILDING	
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			MICRIPTION OF MALDING AFTER PROPOSED ALTERATION	
CANCEL COMMENTS	3	ME CELLAS	(2) PROPOSED USE (LEGAL USE)	B COLUMN COLUMN
			- CON MINISTER ST. C. A.	

MONE TO BE SON WICH TIE MAN LAWNELFIRE PROTECTON (SUD) BRA6000

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			ADDITIONAL INF	ORMATION -	- FORM 3 APPLICANTS	ONLY		
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•	WALL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPARKED OR ALTEREDY	YES ☐ HO BQP	EXTEND BETCHD PROPERTY LINEY	мо еди	(23) ANY OTHER EXISTING BLOG, ON LOTZ (IF YES, SHOW ON PLOT PLAN)	YES ☐ (	24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	Y£5 □ NO <b>]</b> £3
=	A RECEIPTED OF THE TAXABLE PROPERTY.	AND RESIDENCE TO	TALL COL	Amment			CAIR CONTRIBEATE	

CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESCRIATION & ANY, IF THERE IS NO KNOWN CONSTRUCTION LINES, ENTER "LINKNOWN").

## IMPORTANT NOTICES

IMPORTANT NOTICES

IMPORTANT NOTICES

No change shell be made in the character of the occupancy or use without first obtaining a Building Permit authorising such change. See San Francisco Building Code and San Francisco Housing Code.

No porthan of building or structure or scatfolding used during construction, to be closer than 60° to any wire containing more than 750 volts. See Sec. 385, Colifornia 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 after.

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 nearest grade lines, are and fill segeritor with complete decisis of retaining walls and wall featings required must be submitted to this bursou for approval. APT STEMATION REQUIRED MIGREN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPRED DATIS OF COURT AND APPROVAL FOR THE ELECTRICAL WIRTHOUGH SOND FERMIT OF OCCUPRANCE GRANIED, WHEN REQUIRED.

APPROVAL OF THE BUILDING OF PERMIT OF OCCUPRANCE GRANIED, WHEN REQUIRED IN 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 UNITL A BUILDING PERMIT IS ISSUED.

In dwalkings all insulating materials must have a clearance of not less shan two inches from all selectrical wires or equipment.

CHECK APPROPRIATE BOX

CHECK APPROPRIATE BOX OWNER

[] ARCHITECT () ENGINEER

AGENT WITH POWER OF ATTORNEY

COCONTRACTOR ( ) ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I MEREBY 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 COMPUED WITH.

NOTICE TO APPLICANT

NOTICE TO APPLICANT

HOLD HARMISSS CLAUSE: The Permitted; 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 distins, demands and actions for damages resulting from experitions 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 dolars, 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 tile, or file with the Central Fermit Bureau, either below, whichever is applicable, if the development, then the City and County of the Code of the State of California, the applicant shall have on tile, or file with the Central Fermit Bureau, either below, whichever is applicable, if the dame, then the Code of the State of checked as well. Mark the appropriate method of compliance below.

r a opplicable. It however, Hem (VI) is checked then from (VI) must be Mork the appropriation emitted of compliance below:

Certificate of Consent to Self-insure issued by the Director of industrial Relations:

admirited insurer.

An exact copy of supplicate of (I) certified by the Director or (II) certified by the insurer.

The cost of the work to be performed is \$100 or less.

I certify that in the performance of the work for which this Permit is issued, it shill not employ any person in any monner to as to become subject to the workman's compensation laws of Celffernia. I further ocknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Lobar Codes of Celffical and folia or comply furtherist with the copy of the permit and permit and the comply for the workman's compensation in the sevent field in the copy of the comply for the permit harding applied for shall be deemed ravoked.

I certify as the owner (or the appet of the owner) that in the performance of the work for which this Permit is issued, I will employ a contructor why complies with the workman's compensation laws of Colifornia and who has an ide, or prior to the commencement of any work will fill, with the Central Fermit Bureau evidence that

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		FIRE-RESISTIVE RELATIONSHIP, AND REQUIREMENTS PER CHAPTER 17	Vielax 1
		AND TABLE NO. 17-A SFBC BUILDING REPECTOR, BUR. OF BUDG INSP.	NOTIFIED MR.
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SAN FR	NCISCO DECO 7 1995	CITY AND COUNTY OF SAN FRANCISCOS DEPARTMENT OF BUILDING INSPECTION  APPLICATION FOR BUILDING PERMIT
DEPAR BUILDIN	MENT OF TOP	FORM TYPE I - I - III - IV Building Story TYPE V Building
7-24	SHI WANTED TO SHIP	APPLICATION IS HEREBY MADE FOR PERMISSION TO BUILD IN ACCOMDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND FOR THE PURPOSE SET FORTH HEREIN:  1201 Tulinous ST
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 	POTRERO POWERPUT 415	695-2273
 	IMPORTANT NOTICES  No change shall be made in the character of the occupancy or use without first obte Permit authorizing such change. See San Francisco Building Code and San Fra Code.  No portion of building or structure or scaffolding used during construction, to be of any wire containing more than 750 volts. See Sec. 385, California Penal Code.  Pursuant to the San Francisco Building Code, the building permit shall be posted owner is responsible for approved plans and application being kept at building site.  Grado lines as ehown on drawings accompanying this application are assumed actual grade lines are not the same as shown rovised drawings showing correaty.	and hold harmless the City and County of San Francisco from and against any and all datans, demands and actions for demands and suctions for definition and county of San Francisco, and to assume the defense of the City and County of San Francisco against all such datams, demands or autions.  In conformity with the provisions of Section 3800 of the Lebor 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 (iv), whichever is applicable, if however item (iv) is checked eltem (iv) must be checked as well.

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 (9 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.

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

OFFICIAL COPY

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## APPLICANT'S CERTIFICATION

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I 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, I have and will maintain a cartificate of consent to salf-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 at the Labor Code, for the portamence of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Cerrier		······	
Policy Number			
The cost of the	work to be done in \$100 or lose		

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any mannor 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 fall to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit iterein 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 amploy a contractor who complies with the workers' compensation laws of Guildrate and who, prior to the commencement of any work, will fije a completed copy of this form with the Central Permit Bureau.

9.1B.95

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	adree 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.	NOTH ILD WIT.

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www.page-turnbull.com

417 S. Hill Street, Suite 211 Los Angeles, California 90013 213.221.1200 / 213.221.1209 fax 2401 C Street, Suite B Sacramento, California 95816 916.930.9903 / 916.930.9904 fax 417 Montgomery Street, 8<sup>th</sup> Floor San Francisco, CA 94104 415.362.5154 / 415.362.5560 fax





# POTRERO POWER STATION HISTORIC RESOURCE EVALUATION- PART 2

SAN FRANCISCO, CALIFORNIA [17125]

PREPRARED FOR: ASSOCIATE CAPITAL



FEBRUARY 2, 2018



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## I. INTRODUCTION

This Historic Resource Evaluation (HRE) Part 2, containing a Proposed Project Analysis, has been prepared at the request of Associate Capital for the Potrero Power Station.<sup>1</sup> This report is associated with the HRE Part 1, which was prepared by Page & Turnbull and finalized on January 29, 2018.

Potrero Power Station is located in San Francisco's Central Waterfront neighborhood, south of the Pier 70 mixed-use project. It is within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and a 40-X Height and Bulk District (**Figure 1**). It sits on an irregularly shaped industrial site that is bordered by 22<sup>nd</sup> Street to the north, the San Francisco Bay to the east, 23<sup>rd</sup> Street to the south, and Illinois Street to the west. The subject site is addressed as 1201 Illinois Street and encompasses the following Assessor Parcel Numbers: 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018. The site functioned as a sugar refinery from 1881 to 1951 and as a power plant from 1902 to 2011.

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House, the Compressor House, and Station A. The Meter House, Compressor House, Station A, and Gate House were also found to contribute to the California Register-eligible Third Street Industrial District. In addition, the HRE Part 1 found that Unit 3 and the Boiler Stack contributed to the Third Street Industrial District with an extended period of significance of 1872 to 1965. All six buildings are considered historic resources for the purposes of CEQA. Page & Turnbull evaluated the other buildings, structures, and landscape features on the site and found them to be ineligible for listing in the California Register individually or as part of a historic district or cultural landscape in association with either Spreckels' sugar refinery or the Pacific Gas & Electric power station.

The proposed project includes the demolition of Station A, the Gate House, the Meter House, and the Compressor House. Demolition is considered an impact on an historic resource for the purpose of CEQA and project impacts on these individual historic resources will not be further considered in this report. Unit 3 and the Boiler Stack are proposed to be retained and rehabilitated, though Unit 3 may be demolished if the block is determined to be used for residential rather than hotel use. It will be assumed for the analysis in this report that Unit 3 will be demolished. The remainder of the site would be redeveloped into a mixed-use site with commercial, residential, and outdoor public space.

Because the proposed project includes the demolition of contributors to the Third Street Industrial District, the primary purpose of this report is to assess the effects on integrity and eligibility of the historic district, as well as compatibility of new construction, in order to determine if the proposed project has any potential impacts on the historic district according to the California Environmental Quality Act (CEQA).

February 2, 2018
Page & Turnbull, Inc.

<sup>&</sup>lt;sup>1</sup> The subject site has also been referenced in prior documentation as the "Potrero Power Plant."



Figure 1: Project site (colored yellow) and the Third Street Industrial District (outlined in red dashes).<sup>2</sup> Source: Google Earth; ESA, 2017.

## **METHODOLOGY**

This report follows the general outline provided by the San Francisco Planning Department for HRE Part 2 reports. As all of the buildings at the site of the proposed project have already been evaluated for their historic significance, this report does not include any historic research or historic

<sup>&</sup>lt;sup>2</sup> As of July 2017, the three large fuel storage tanks located between 22<sup>nd</sup> and Humboldt streets were demolished.

evaluations, but summarizes the previous evaluation findings. All photos of the site were taken by Page & Turnbull in June and July 2017.

This report uses the documentation from the HRE Part 1 to summarize the historic status and inform the character-defining features of the historic resources on the site and for the Third Street Industrial District. The report includes a project description and an analysis of potential impacts of the proposed project according to CEQA.

## II. SUMMARY OF HISTORIC STATUS

This section of the report summarizes the historic findings from the HRE Part 1.

#### POTRERO POWER STATION PROPERTY

The subject site includes three extant and previously documented individually eligible properties to the California Register: the Meter House (ca.1902), the Compressor House (ca.1924), and Station A (1901-02; 1930-31).<sup>3</sup> Ward Hill of Dames & Moore determined the period of significance for both the Meter House and Compressor House to span from their dates of construction to 1930, at which point the supply of cleaner and less expensive natural gas increased and reliance on manufactured gas diminished. These buildings were determined individually eligible based on their association with the Pacific Gas & Electric's (PG&E) gas manufacturing facility and their significance in the history of gas manufacturing in Northern California.

Though Station A (1901-02; 1930-31) was evaluated and found not to be an individual resource due to impacted integrity in the Dames & Moore report, it was subsequently identified as individually significant and eligible for listing in the California Register under Criteria 1 and 3 as part of expert testimony in 2002 in a case regarding the Potrero Power Plant Unit 7 Application for Certification.<sup>4,5</sup> The expert testimony was on behalf of the City and County of San Francisco. While there has been disagreement regarding the integrity of Station A among professional architectural historians, for the purposes of CEQA review, the San Francisco Planning Department takes the position that Station A is an individual historic resource.

The Gate House (ca.1914) was previously evaluated and found not to be an individual resource due to impacted integrity.

The Meter House, Compressor House, Station A, and the Gate House were all previously determined to be contributors to the Third Street Industrial District, which is a sub-district of the Central Waterfront/Potrero Point Historic District that was first identified by the San Francisco Planning Department in the Central Waterfront Survey in 2001 and documented in the Central Waterfront Survey Update in 2008. Additionally, Page & Turnbull evaluated a possible expansion of the Third Street Industrial District's period of significance (1872 to 1958) and found reason to expand the length of time to 1965 (see the next section for more information). This would make Unit 3 and the Boiler Stack, both built in 1965, contributors to the historic district.

## THIRD STREET INDUSTRIAL DISTRICT

The Third Street Industrial District is a sub-district of the Central Waterfront Historic District (also known as the Potrero Point Historic District) and was documented by Kelley & VerPlanck and Page & Turnbull in 2008. The Third Street Industrial District is a narrow, linear district that includes the blocks bounded by 18th Street to the north, Illinois Street to the east, 24th Street to the south, Third Street to the west, and the parcels that once constituted PG&E's Potrero Power Station and the

<sup>&</sup>lt;sup>3</sup> Page & Turnbull believes the construction date of the Meter House to be ca.1902, rather than the 1914 date recorded on the DPR 523 form, due to the fact that the building is depicted on the 1905 Sanborn Fire Insurance Map.

<sup>&</sup>lt;sup>4</sup> Station A includes: the Boiler Hall (1901-02; demolished in 1983); the Turbine Hall (1901-02); the Switching Center (1930-31); the Machine Shop Office (ca.1911); and the Machine Shop (ca.1915).

<sup>&</sup>lt;sup>5</sup> Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

remnants of the Western Sugar Refinery.<sup>6</sup> The district also includes several properties on the west side of Third Street between 20th and 22nd streets and the contiguous block bound by 19th, 20th, and Tennessee streets. The Third Street Industrial District is significant under Criterion 1 (Events) for association with the industrial development of the City of San Francisco and under Criterion 3 (Architecture) based on its collection of late-nineteenth and early twentieth-century American industrial buildings and structures that remain substantially intact. It was originally identified with a period of significance of 1872 to 1958. The end date for the period of significance was justified as 50 years prior to the time of survey in 2008, and cuts short a sustained period of productive industrial activity lasting until 1965, despite a post-World War II decline in employment.<sup>7</sup> The immediate area saw continuing industrial activity up until 1965, prior to a general decline in the late 1960s. Industrial productivity through 1965 and the area's subsequent decline suggest that the Third Street Industrial District's period of significance should be extended beyond 1958 to 1965.

The following table of contributing properties to the Third Street Industrial District is based on the table included in the 2008 DPR 523D form. Page & Turnbull reviewed all contributors in order to identify demolitions and major alternatives since the district was adopted and has provide additional comments on their current status in the "Remain Contributor" column below. Buildings highlighted in green are on the subject site.

APN	Address	Year Built	Resource Name	Notes	Remain Contributor?
	20 <sup>th</sup> Street	N/A	20 <sup>th</sup> and Illinois streets paving		Yes
3994 002	2085 3rd Street	1933	Gilmore Oil Co. Office Bldg		Yes
4045 002	2121 3rd Street	N/A	Seaside Oil Co. Plant	Demolished	No
4058 005	2289-2295 3rd Street	Pre-1900			Yes
4058 009	2201-2203 3rd Street	1919	Alberta Candy Company		Yes
4058 010	2225 3rd Street	1920s	M. Levin and Sons Warehouse		Yes
4058 010	2255 3 <sup>rd</sup> Street	1920s	Jos. Levin and Sons Warehouse	Demolished except for part of facade	No
4059 001A- 001B	815-825 Tennessee Street	1926	Bowie Switch Co.	Demolished except for facade	No
4059 008	2250 3rd Street	Post-1950			Yes
4059 009	2290-2298 3rd Street	1917; 1940	Anglo California Trust Co.		Yes
4059 011	724-728 20th Street	1948	Dr. Frank M. Close Medical Clinic		Yes
4108 003	2350 3rd Street	1927			Yes
4108 003J	2440 3rd Street	1937	Bertsch Machine Works		Yes
4108 003R	2360-2364 3rd Street	1939	Pellegrini Bros. Winery		Yes
4108 030	2400 3rd Street	1937	Goodyear Rubber Co.		Yes
4109 001	2301 3rd Street	1924	American Can Co. Building		Yes
4172 005	2530 3rd Street	1924	(1516-1510 Kentucky Street)		Yes
4172 007	2542-2544 3rd Street	1911	(1522 Kentucky Street)		Yes

<sup>&</sup>lt;sup>6</sup> Former Western Sugar Refinery warehouses located south of the subject site were determined eligible for listing in the National Register.

<sup>&</sup>lt;sup>7</sup> Survey methodology used 50 years as a cut-off date, which means that the period of significance has a shelf-life that needed to be updated as time passes.

4173 001	2501 3rd Street	1955	American Can Co. Southern Ext.		Yes
4175 006	1201 Illinois Street	1901-02; 1930-31	PG&E, Station A Power Plant		Yes
4175 006	1201 Illinois Street	N/A	PG&E, Pump House, Station A	Demolished	No
4175 006	1201 Illinois Street	Ca. 1902	PG&E, Meter House, Station A		Yes
4175 006	1201 Illinois Street	Ca. 1924	PG&E, Compressor House, Station		Yes
4175 006	1201 Illinois Street	Ca. 1914	PG&E, Gate House, Station A		Yes
4232 010	435 23rd Street	1923	Western Sugar Refinery Warehouses		Yes
4232 010	435 23rd Street	1929	Western Sugar Refinery Warehouses		Yes
4231 002	1300 Illinois Street	1957			Yes

As reflected in the table above, four contributing buildings have been demolished since the historic district was documented in 2008. The boundaries of the district have not changed, though. With an expanded period of significance of 1872 to 1965 that adds Unit 3 and the Boiler Stack, the district currently includes 25 extant contributing resources and 28 non-contributing properties (**Figures 2 - 4**). All of the non-contributing properties were reviewed, and aside from Unit 3 and the Boiler Stack at Potrero Power Station, none of the other properties changed status from non-contributing to contributing within the extended period of significance.



Figure 2. Map of Third Street Industrial District boundaries, showing correct boundary that includes the Western Sugar Refinery Warehouses at 435 23<sup>rd</sup> Street (map in 2008 DPR 523D form was incorrect). Detailed maps follow in Figures 5 and 6. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

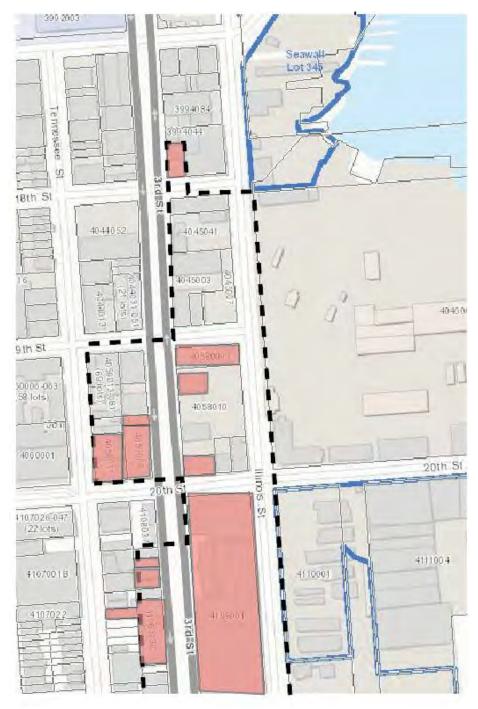


Figure 3. Detail view of the north portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map; edited by Page & Turnbull, January 2018.

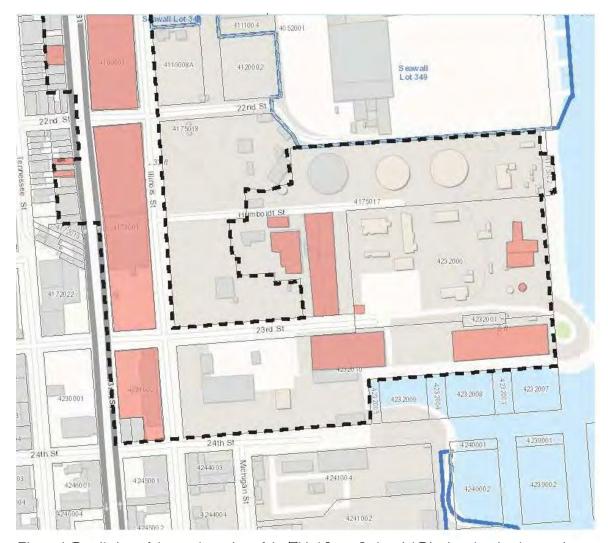


Figure 4. Detail view of the south portion of the Third Street Industrial District, showing lot numbers. Contributing properties are shaded red. Contributors that have been demolished since 2008 are not colored. Source: San Francisco Property Information Map, edited by Page & Turnbull, January 2018.

## **III. CHARACTER-DEFINING FEATURES**

This section provides lists of character-defining features identified in Page & Turnbull's HRE Part 1 for all historic resources, including Station A, the Meter House, the Gate House, the Compressor House, Unit 3, and the Boiler Stack. A separate table contains character-defining features of the Third Street Industrial District, as inferred from the Central Waterfront DPR 523D form authored by Kelley & VerPlanck and Page & Turnbull in 2008.

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Station A – inclusive of the Turbine Hall, Machine Shop, Machine Shop Office, and Switching Center – is primarily referenced as one resource throughout the HRE Part 1, with the exception of the Buildings Table, where the portions of Station A are described chronologically by date of construction. Rather than retain the chronological order featured in the HRE Part 1, the character-defining features table below groups the physical portions of Station A one after another for clarity. The Meter House, Gate House, Compressor House, Unit 3, and Boiler Stack follow. All numbers in the left column are referenced in the site plan (**Figure 5**), which is included in the HRE Part 1.

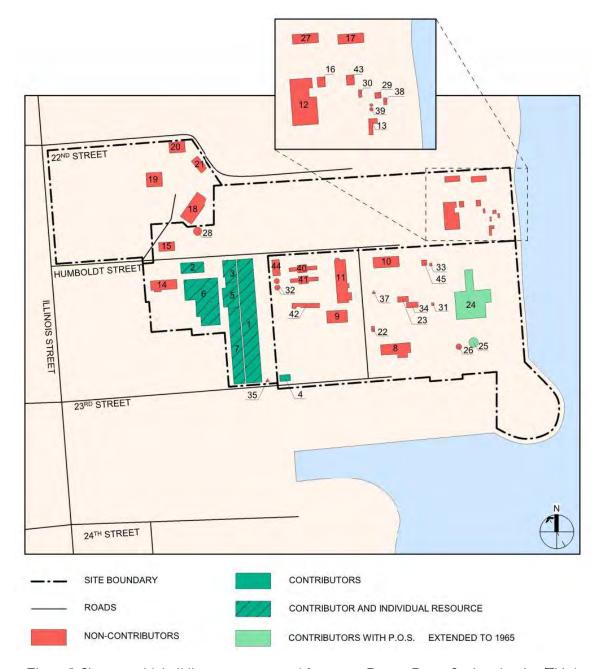


Figure 5: Site map with buildings, structures and features at Potrero Power Station showing Third Street Industrial District contributors and non-contributors. Map is not drawn to scale. Source: San Francisco Property Information Map, edited by Page & Turnbull.

# Potrero Power Station Historic Buildings - Character-Defining Features Table

1



East façade of Turbine Hall



South façade of Turbine Hall. The two left (west) bays constitute the adjacent Station A Switching Center, built in 1930-31.



North façade of Turbine Hall

Name: Station A Turbine Hall

Date of Construction: 1901-02; 1903

**APN:** 4175/017

- Rectangular plan
- Built out to lot lines between 23rd and Humboldt streets
- Four stories tall
- Massive brick masonry construction
- Classical decorative brick quoin patterning
- Multi-lite steel-sash windows at the north façade, deeply recessed
- Multi-lite steel-sash windows at the south façade
- Symmetrical window pattern at north and south facades; irregular window pattern at east façade (west façade not visible)
- Slightly-pitched gable roof with steel trusses; corrugated metal roof material at northern portion
- High volume and industrial character of interior



North façade of Machine Shop Office with addition to the right (west)

Name: Station A Machine Shop Office

Date of Construction: ca.1911

**APN:** 4175/017

# **Character-Defining Features:**

- Rectangular plan
- One story tall
- Reinforced concrete construction
- Flat roof
- Greek Revival features at the primary façade, including: gabled pediment; pedestrian entrance and full-height windows with corbels and triangular and arched pedimented hoods; pilasters topped with Doric capitals and egg and dart molding; and dentil cornice
- Concrete stairs parallel to facade

5



Machine Shop shown left and center, with the north façade of the Switching Center in the background and the east façade of Compressor House at right

Name: Station A Machine Shop

Date of Construction: ca.1915

**APN:** 4175/017

# **Character-Defining Features:**

- Irregular plan
- Tall single story
- Reinforced concrete construction with brick cladding
- Corbelled brick detailing at parapet
- Decorative brick quoin patterning
- Flat roof

/



West façade of Switching Center (south façade pictured above with the Turbine Hall)

Name: Station A Switching Center

Date of Construction: 1930-31

**APN:** 4175/017

# **Character-Defining Features:**

- Rectangular plan
- Four stories tall
- Concrete construction with brick cladding
- Multi-lite steel-sash windows
  - Flat roof
- Corbelled brick detailing at parapet
- Decorative quoin patterning
- Engraved signage reading "Station A" and "Pacific Gas and Electric Company"

February 2, 2018 Page & Turnbull, Inc.



West façade of Meter House



South façade of Meter House



East (left) and north (center) façades of Meter House

Name: Meter House; Gas Meter Shop

Date of Construction: ca.1902

**APN:** 4175/017

# **Character-Defining Features:**

- Rectangular plan
- One story
- Brick masonry construction
- Multi-lite wood-sash windows with concrete sill and brick arched lintel
- Multi-lite wood-sash lunette windows at the gable peaks of the west and east façades
- Rhythmic brick pilasters and cornice
- Dentil cornice
- Steel truss gable roof with a raised central monitor
- Partially glazed metal pedestrian doors
- Loading door opening at the west façade [metal roll-up door not historic]
- Volume and industrial character of interior
- Shortened north façade due to raised street grade

4



East façade of Gate House

Name: Gate House

Date of Construction: ca.1914

**APN:** 4175/017

- Rectangular plan
- Single story
- Brick masonry construction
- Flat roof
- Simple decorative brick cornice
- Rectilinear wood-sash transomed windows
- Brick window and door surrounds



North façade of Gate House



South façade of Gate House



West façade of Compressor House

Name: Compressor House

Date of Construction: ca.1924

**APN:** 4175/017

- L-shaped plan
- Tall one story
- Brick masonry construction
- Multi-lite steel-sash windows with decorative brick surround
- Brick parapet (partial stepped parapet at the east façade)
- Corbeled brick cornice
- Brick quoin patterning
- Round openings
- Loading door openings at all facades [metal roll-up doors not historic]
- Slightly pitched concrete gable roof with steel trusses
- Two monitor roof skylights
- Volume and industrial character of interior



North façade of Compressor House



East façade of Compressor House (at image right). Machine Shop at image left.



West façade of Unit 3

Name: Unit 3 Power Block: Generator, Turbine, Boiler, and Unit 3 Office

**Date of Construction:** 1965

**APN:** 4232/006

- Eight-story steel frame structure, primarily exposed
- Concrete elevator shaft
- Control room and offices of concrete construction
- Metal panel cladding and glazing of south office portion
- Industrial character with remnants of equipment infrastructure



North façade of Unit 3



South façade of Unit 3



South (left) and east (right) façade of Unit 3 Office



Boiler Stack, view looking southeast

Name: Boiler Stack

**Date of Construction**: 1965

**APN:** 4232/006

# **Character-Defining Features:**

- Reinforced concrete construction
- Tapered form
- 300-foot height
- Crow's nest walkway
- Exterior metal ladder

#### Third Street Industrial District Character-Defining Features

Representative sample of contributors with historic uses:



Alberta Candy Company at 2201-2203 Third Street



M. Levin & Sons Warehouse at 2225 Third Street

**Location:** primarily along Third Street between 18<sup>th</sup> and 24<sup>th</sup> streets, with Potrero Power Station and Western Sugar Refinery Warehouse buildings to the east on 23<sup>rd</sup> Street

**Years Constructed:** primarily during the first half of the twentieth century

- Linear character of district along Third Street, with exception of Potrero Power Station site and Western Sugar Refinery Warehouses, which make the district L-shaped
- High concentration of manufacturing, repair, and processing plants and warehouses of industrial character
- Historic location of industries dependent on nearby waterfront and freight-hauling Santa
   Fe Railroad trains that ran along Illinois
   Street
- Buildings with the following typical features:
  - o Brick and concrete construction
  - o One to four stories in height
  - o Flat roofs
  - o Ornamented parapets
  - o Steel-sash and wood-sash windows
  - Rectilinear and arched window openings
  - o American Commercial style



Mixed-use commercial and boarding house at 2290 Third Street



American Can Co. Building on Third Street between 20<sup>th</sup> and 22<sup>nd</sup> streets



American Can Co. Building Third Street between 20<sup>th</sup> and 22<sup>nd</sup> streets



American Can Co. Building Third Street between  $20^{th}$  and  $22^{nd}$  streets

# IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects. CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps." Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

A property may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

- 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 (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 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 an 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 an 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 (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 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 Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.9

The Compressor House, Meter House, Station A, Gate House, Unit 3, and the Boiler Stack have been determined eligible for listing in the California Register and are therefore considered historical resources for CEQA review as defined under Category 3 above.

<sup>8</sup> Ibid.

<sup>&</sup>lt;sup>9</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

# CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT CEOA REVIEW PROCEDURES FOR HISTORIC RESOURCES

As a certified local government and the lead agency in CEQA determinations, the City and County of San Francisco has instituted guidelines for initiating CEQA review of historic resources. The San Francisco Planning Department's "CEQA Review Procedures for Historical Resources" incorporates the State's CEQA Guidelines into the City's existing regulatory framework. To facilitate the review process, the Planning Department has established the following categories to establish the baseline significance of historic properties based on their inclusion within cultural resource surveys and/or historic districts:

- Category A Historical Resources is divided into two sub-categories:
  - O Category A.1 Resources listed on or formally determined to be eligible for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only the removal of the property's status as listed in or determined to be eligible for listing in the California Register of Historic Resources by the California Historic Resources Commission will preclude evaluation of the property as an historical resource under CEQA.
  - O Category A.2 Adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register. These properties will be evaluated as historical resources for purposes of CEQA. Only a preponderance of the evidence demonstrating that the resource is not historically or culturally significant will preclude evaluation of the property as an historical resource. In the case of Category A.2 resources included in an adopted survey or local register, generally the "preponderance of the evidence" must consist of evidence that the appropriate decision-maker has determined that the resource should no longer be included in the adopted survey or register. Where there is substantiated and uncontroverted evidence of an error in professional judgment, of a clear mistake or that the property has been destroyed, this may also be considered a "preponderance of the evidence that the property is not an historical resource."
- Category B Properties requiring further consultation and review. Properties that do not meet the criteria for listing in Categories A.1 or A.2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA.
- Category C Properties determined not to be historic resources or properties for which the city has no information indicating that the property is a historic resource. Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information.<sup>11</sup>

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<sup>&</sup>lt;sup>10</sup> San Francisco Planning Department, "San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources," (San Francisco: October 2004).

<sup>&</sup>lt;sup>11</sup> Ibid.

As previously discussed, the Compressor House, Meter House, Station A, Gate House, Unit 3, and the Boiler Stack have been determined eligible for listing in the California Register eligible for listing in the California Register, and therefore each falls under Category A.2, "properties that have been determined to appear eligible for the California Register."

#### THRESHOLD FOR SUBSTANTIAL ADVERSE CHANGE

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." 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." The historic 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, the California Register. Thus, a project may cause an adverse change in a historic resource but still not have a significant effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In other words, a project may have an impact on a historic resource, and that impact may or may not impair the resource's eligibility for inclusion in the California Register. If an identified impact would result in a resource that is no longer able to convey its historic significance and is therefore no longer eligible for listing in the California Register, then it would be considered a significant effect.

In addition, according to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project adheres to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards), the project's impact "will generally be considered mitigated below the level of a significance and thus is not significant."<sup>15</sup>

<sup>&</sup>lt;sup>12</sup> CEQA Guidelines subsection 15064.5(b).

<sup>&</sup>lt;sup>13</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>&</sup>lt;sup>14</sup> CEQA Guidelines subsection 15064.5(b)(2).

<sup>&</sup>lt;sup>15</sup> CEQA Guidelines subsection 15126.4(b)(1).

# V. PROPOSED PROJECT DESCRIPTION

The following project description is derived from the Notice of Preparation (NOP) of an Environmental Impact Report and Notice of a Public Scoping Meeting, prepared by the San Francisco Planning Department (November 1, 2017, Case No. 2017-011878ENV).

The Potrero Power Station Mixed-Use Development project (proposed project) is located on an approximately 29.0-acre site along San Francisco's central bayshore waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the project sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project includes the demolition of about 20 existing buildings on the property, including four historic resources: Station A, the Gate House, the Meter House, and the Compressor House. The project proposes to retain and rehabilitate the Boiler Stack, and it may or may not retain Unit 3. Under the proposed land use program, the project may convert the Unit 3 power block on Block 9 into a hotel. In addition, the 300-foot tall Stack would be seismically stabilized and preserved. A plaza in front of Unit 3 and at the base of the Stack would connect the structure to a proposed Power Station Park. However, under the proposed flexible land use program, residential land use could be developed on Block 9 instead of a hotel, in which case, the Unit 3 power block would also be demolished. The remainder of the site would be redeveloped into a mixed-use site with commercial, residential, and outdoor public space.

The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

The proposed project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf) of new uses, including between approximately 2.4 and 3.0 million gsf of residential use (about 2,400 to 3,000 dwelling units), between approximately 1.2 and 1.9 million gsf of commercial uses (office, R&D/life science, retail, hotel, and PDR), approximately 925,000 gsf of parking, and approximately 100,000 gsf of community facilities. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space.

More specifically, Block 4, 12, and 14 would have a "Flex Residential or Commercial" land use designation, and Block 9/Unit 3 would have a "Flex Hotel or Residential" land use designation. Otherwise, blocks in the northwest and central interior portions of the project site would be designated "Residential," and blocks along the project site's north and south sides would be designated "Research & Development/Office." In the central-west area of the project site, Block No. 5 would be designated "Residential and District Parking Garage." Areas designated "Publicly Accessible Open Space" would be located along east-west and north-south axes within the interior of the project site and along the waterfront adjacent to the bay. Ground floor frontages along 23<sup>rd</sup> Street would host PDR use, and ground floors on blocks fronting the waterfront and open space areas would contain retail (e.g., outdoor cafes and dining). All other ground floors would contain active uses (e.g., neighborhood retail or residential units).

The proposed project would include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements. Transportation and circulation improvements would include creating a continuous street network, connecting to the Pier 70 Mixed-Use District Project directly north of the project site, establishing a new bus stop and shuttle service that the project would provide, and installing traffic signals at the intersections of Illinois Street at

23rd and Humboldt streets. The roadway network would be designed to be accessible for all modes of transportation, including vehicular, bicycle and pedestrian improvements. In addition to waterfront parks, proposed shoreline improvements could include construction of a floating dock extending out and above the tidal zone to provide access from the site to the bay for fishing and recreational watercraft. The proposed project would construct infrastructure and utilities improvements, including potable and emergency water and recycled water distribution; wastewater and stormwater collection; and natural gas and electricity distribution.

A Design for Development (D for D) would be adopted as part of the proposed Potrero Power Station SUD, which would articulate standards and guidelines for building design, open space character, and the public realm. The D for D would establish controls for bulk restriction, articulation, and modulation; building materials and treatment; building frontage utilization; design parameters for open space and streets; and parking and loading standards. Standards in the D for D would be mandatory, measurable, and quantitative design specifications. The design guidelines would be more qualitative and flexible.

Project design and construction would likely occur in seven overlapping phases, with each phase lasting approximately three to six years. The first phase of construction is anticipated to start on the southeast portion of the project site and the last phase of construction would end in the northwest portion of the project site. Total construction is estimated to occur over a 16-year period, from 2020 to 2036, but could occur over a somewhat longer or shorter period, depending on market conditions and permitting requirements.

Additional details regarding the project description are included in the NOP (see **Appendix**).



Figure 6. Proposed Land Use Plan. Source: Perkins+Will, 2017



Figure 7. Proposed Height District Plan. Source: Perkins+Will, 2017

# VI. ANALYSIS OF PROPOSED PROJECT IMPACTS AND COMPATIBILITY

This section discusses the potential effects of the proposed project, as described in the previous section, on identified historic resources as required by CEQA.

#### PROJECT-SPECIFIC IMPACTS ON HISTORIC RESOURCES AT THE SITE

The project proposes to retain and rehabilitate the Boiler Stack, a highly visible component of the Potrero Power Station that directly conveys the historic industrial functions of the site. Unit 3 may or may not be retained and rehabilitated as part of the project; it may be demolished if the block is determined to be used for residential rather than hotel use. Because of this ambiguity, the analysis of impacts assumes that Unit 3 will be demolished.

The proposed project also includes the demolition of four contributors to the Third Street Industrial District: Station A, the Gate House, the Meter House, and the Compressor House. The Meter House, Compressor House, and Station A have also been identified as individually significant resources. Due to the high number of historic resources proposed to be demolished (five of six), the project would have an impact on historic resources at the subject site.

#### THIRD STREET INDUSTRIAL DISTRICT: IMPACTS AND COMPATIBILITY

The Third Street Industrial District is primarily oriented linearly north-south along the Third Street corridor between 18th and 24th streets. The location of the industries on and near Third Street was dependent on the nearby waterfront and freight-hauling Santa Fe Railroad trains that ran along Illinois Street. The historic district contains a variety of heights and densities, as is typical with industrial land uses.

Contributors located at the Potrero Power Station site are located east of the primary portion of the district, at the tail of the L-shaped district. Separated from the primary portion of the district by a PG&E substation, the Meter House, Compressor House, Station A, and the Gate House are east of other Third Street-facing contributors to the district. Unit 3 and the Boiler Stack are located furthest east, at the edge of the San Francisco Bay. Station A is located immediately north of the western of the two Western Sugar Refinery Warehouses at 435 23rd Street, while Unit 3 and the Boiler Stack are located immediately north of the eastern of the two warehouses.

#### Impact of Demolition of Third Street Industrial District Contributing Resources

This section discusses the effects of demolition of contributing resources on the Third Street Industrial District's other contributors on and near the Potrero Power Station site, as well as on the district's overall integrity.

#### Effect of Demolition of Contributors at Project Site

Specific to the Potrero Power Station project site, the proposed demolition of Station A, the Gate House, the Meter House, and the Compressor House would increase the physical distance between the remaining contributor, the Boiler Stack (and Unit 3, if it is retained), and the primary portion of the district, oriented north-south along Third Street. This would further disconnect the Boiler Stack from the main portion of the district. The demolition of the other contributing buildings on the site would eliminate the Boiler Stack's site-specific context for its historic use, and the overall Potrero Power Station site would lose its historic industrial character.

However, the Boiler Stack (and Unit 3, if it is retained) would continue to convey the district's broader industrial themes and physically relate to the overall district via close proximity to the

adjacent Western Sugar Refinery Warehouses, provided the rehabilitation of the Boiler Stack retains its character-defining features.

#### Effect of Demolition on Historic District

Regarding the Third Street Industrial District at large, most of the contributing buildings are one- to four-story concrete industrial buildings, with a few concrete or wood-frame commercial buildings. They range in size from 25' frontages to a full block long. One corner commercial building was built in the late 1800s, but the rest of the buildings on Third Street were built in the 1910s to 1950s (three in the 1910s, six in the 1920s, three in the 1930s, one in the 1940s, and two in the 1950s). Beyond Third Street, the two Western Sugar Refinery warehouses are large concrete buildings constructed in the 1920s.

Thus, the contributing buildings on the Potrero Power Station property are some of the oldest in the district—particularly Station A, which was built in 1901-02 (with an addition in 1930-31), the Meter House from ca. 1902, and the Gate House from ca. 1914. These buildings contribute to the character-defining typology of large brick industrial buildings in the district, which would be largely lost with their demolition.

The district currently contains 25 contributing and 28 non-contributing resources. The proposed project would demolish five of the identified Third Street Industrial District contributors (if Unit 3 is demolished), leaving 20 contributors. Thus, with 20 contributors and 28 non-contributors, by the numbers, there would be an approximately 42 percent ratio of contributors to non-contributors in the district. As a result, the proposed project's demolition of contributors would further compromise the district's integrity and ability to convey its significance, and consequently its eligibility for listing in the California Register under both Criterion 1 (Events) and Criterion 3 (Architecture).

#### Compatibility of Proposed Project with Third Street Industrial District

The proposed project is currently in the conceptual design phase, so information is not known regarding architectural style, materials, or other characteristics that may be relevant to a discussion of compatibility with the nearby historic district. As mentioned earlier, a Design for Development (D for D) would be adopted as part of a proposed Potrero Power Station Special Use District (SUD), which would articulate standards and guidelines for building design, open space character, and the public realm.

Thus, this section discusses compatibility of the proposed project with the Third Street Industrial District as best as possible at the conceptual level, using Standard 9 of the Secretary of the Interior's Standards for Rehabilitation as guidance. Standard 9 reads: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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." 16

# Compatibility of New Construction on Contributors at Project Site

The new construction at Potrero Power Station would not physically affect the majority of the remaining contributors to the Third Street Industrial District, as the project does not involve additions or alterations to any buildings facing Third Street or the Western Sugar Refinery Warehouses at 435 23rd Street. The Boiler Stack would be restored and would retain its characteristic

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<sup>&</sup>lt;sup>16</sup> National Park Service, Secretary of the Interior's Standards for Rehabilitation. Website accessed on 3 January 2018 from: https://www.nps.gov/tps/standards/rehabilitation.htm

materiality and industrial form and height, but it would not continue to be used as a stack. Unit 3, if rehabilitated, would be converted to a hotel use; the design team has communicated that the industrial character with its concrete and steel frame structure would be retained.

The Third Street Industrial District is recognized for its concentration of manufacturing, repair, and processing plants and warehouses of industrial character. The proposed project would introduce residential use and a variety of commercial uses. The latter would include 645,738 gsf of R&D/life science space and 45,040 gsf in PDR (a total of 13 percent of the total gsf for the project), some of which may be categorized as light industrial uses. The R&D uses would be placed at the north and south sides of the site, while the PDR uses would be located in ground floor frontages on 23rd Street. Some of these buildings appear to be situated near the Boiler Stack (and Unit 3, if retained), and there is a possibility that they could be designed to reinforce an industrial character.

New public open spaces are proposed on the site that would introduce a non-industrial character; all are located along the waterfront at the east side of the project site or at the center of the site. Their presence would affect the setting of the Boiler Stack (and Unit 3, if retained).

Though the designs of the new buildings are as yet unknown, their heights are proposed to be between 65 feet immediately north-adjacent to the Boiler Stack (and Unit 3, if retained) and 125 feet to the west and north with a proposed 300-foot tower. In comparison, Unit 3 is approximately 150 feet tall and the Boiler Stack is approximately 300 feet tall. Though the immediately adjacent buildings would be shorter than the Boiler Stack (and Unit 3), the proposed new construction would represent a change from the current condition with regard to scale, density, setting, and feeling for the contributing resource(s), as well as the Western Sugar Refinery Warehouses immediately to the south.

#### Compatibility of New Construction on Historic District

Regarding the relationship between the new construction and the Third Street Industrial District at large, the new buildings would be taller than the average heights of buildings in the Third Street Industrial District, which stand one to four stories in height. The new buildings at the northwest corner of the Potrero Power Station project site would be closest to the north-south linear portion of the historic district. These buildings would look out upon the rear facade of the contributing three-story American Can Company building at 2501 Third Street. The new buildings would have residential uses, and would be 85 feet tall. These attributes are incongruous with the historic character and setting of the Third Street portion of the historic district. In this area, though, the new construction's density would be consistent with the density along Third Street.

The new buildings immediately north of the two- and three-story tall Western Sugar Refinery Warehouses on 23<sup>rd</sup> Street would have R&D/life science and office uses or residential uses that are 95' and 125' tall. Both the height and density would be incongruous with the historic character and setting of the southeast portion of the historic district.

The project's conceptual plan for new construction does not appear compatible with regard to the height and density of the proposed buildings, and would affect the integrity of the Third Street Industrial District's setting and feeling. However, disassociated from the demolition of contributing resources on the site, the density and height of new construction alone would not affect the historic district's overall integrity such that the district would no longer be able to convey its historic significance.

## PROJECT IMPROVEMENT MEASURES

As mentioned previously, the designs of the new buildings at Potrero Power Station have not yet been developed. The following project improvement measure would ensure greater compatibility with the historic district:

- The new construction should reference the industrial character of the surrounding area with the use of brick and concrete, large bands or punched openings with rectilinear multi-lite windows, and possibly some references to the American Commercial style such as the use of pilasters or simple cornices.
- Special care should be taken along 23<sup>rd</sup> Street and Illinois Street to design new buildings that reinforce the industrial character and help to unify this street with the contributing resources on Third Street.
- The design of buildings and streetscapes adjacent to the Union Iron Works National Register district should also reference the industrial character of the adjacent district.
- Public open spaces, streetscapes, and publicly accessible building spaces should feature art and artifacts that are historically significant and help to express the industrial and powergeneration history of the site and the industrial character of the historic district. Specifically, found objects on the site should be repurposed in coordination with a site-wide historical interpretation program.

#### VII. CONCLUSION

The proposed project at the Potrero Power Station involves the demolition of historic and non-historic buildings and structures and the construction of new buildings in San Francisco's Central Waterfront neighborhood. Five of the buildings proposed for demolition are contributors to the Third Street Industrial District; three of these buildings have also been identified as individually significant. The project proposes to retain and rehabilitate the Boiler Stack, and may or may not retain Unit 3. Due to the high number of historic resources proposed to be demolished (five of six), the project would have an impact on historic resources at the subject site.

The demolition of contributing resources on the site would eliminate the Boiler Stack's site-specific context for its historic use, and the overall Potrero Power Station site would lose its historic industrial character. It would affect the visual continuity of the Boiler Stack (and Unit 3, if retained) to much of the Third Street Industrial District, but the Stack would remain associated with the broader industrial themes of the district via the adjacent proximity of the contributing Western Sugar Refinery Warehouses. However, taking into account the four previous demolitions of contributors to the historic district since 2008, the proposed project's demolition of five contributors would further compromise the district's integrity and its eligibility for listing in the California Register under both Criterion 1 (Events) and Criterion 3 (Architecture).

The project's conceptual plan for new construction does not appear compatible with regard to the height and density of the proposed buildings, and would affect the integrity of the Third Street Industrial District's setting and feeling. However, disassociated from the demolition of contributing resources on the site, the density and height of new construction alone would not affect the historic district's overall integrity such that the district would no longer be able to convey its historic significance.

Nevertheless, when considering both demolition of contributing resources and new construction that would affect the historic district's integrity of setting and feeling, the proposed project would compromise the Third Street Industrial District's eligibility for listing in the California Register.

## **VIII. REFERENCES CITED**

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# **APPENDIX A: NOTICE OF PREPARATION**

San Francisco Planning Department, Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting (November 1, 2017)

# Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting

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

Date: November 1, 2017 Case No.: 2017-011878ENV

Reception: 415.558.6378

Project Title: Potrero Power Station Mixed-Use Development Project

415.558.6409

Zoning: M-2 (Heavy Industrial) and

PDR 1-G (Production, Distribution and Repair - General)

Planning Information: 415.558.6377

40-X and 65-X Height District

Block/Lot:

Lot Size:

Assessor's Block 4175/Lot 002, Block 4175/Lot 017, Block 4175/Lot 018,

Block 4232/Lot 001, Block 4232/Lot 006; and non-assessed Port and

City/County of San Francisco properties

Approximately 29.0 acres (1,262,300 square feet)

Project Sponsor California Barrel Company LLC

Erin Epperson - (415) 796-8945

e2@associatecapital.com

Lead Agency: San Francisco Planning Department

Melinda Hue - (415) 575-9041 Staff Contact:

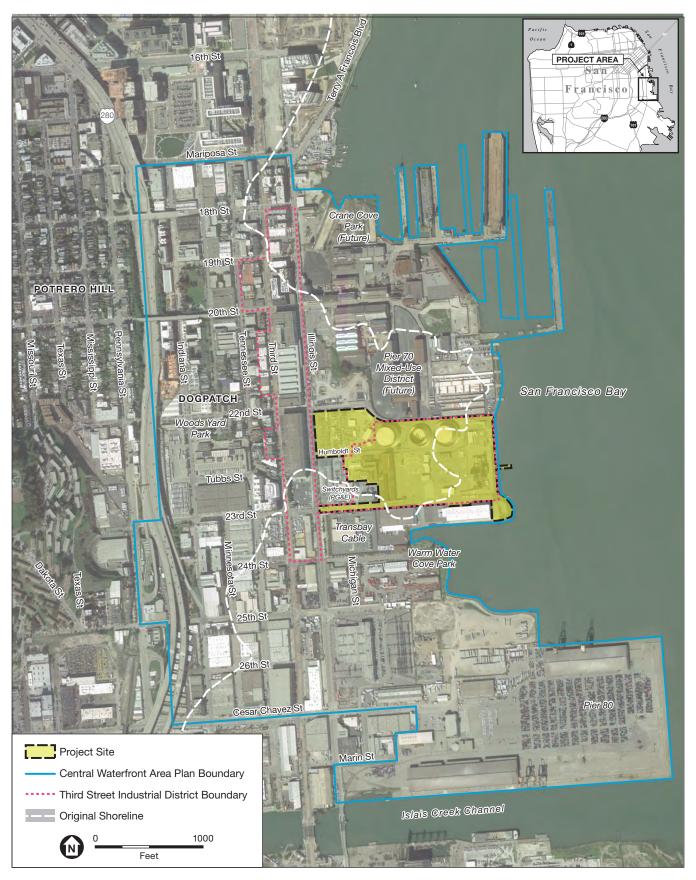
melinda.hue@sfgov.org

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: http://sf-planning.org/environmental-impact-reports-negative-declarations. The Planning Department also hereby gives notice of a public scoping meeting on this project.

# **PROJECT OVERVIEW**

The Potrero Power Station Mixed-Use Development project (proposed project) is located on an approximately 29.0-acre site along San Francisco's central bayshore waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the project sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space.

The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial [including office, research and development (R&D)/life science, retail, hotel, and production, distribution, and repair (PDR)], parking, community facilities, and open space land uses. **Figure 1** shows the project location.



SOURCE: Google Earth; ESA, 2017

Potrero Power Station Mixed-Use Development Project

Figure 1
Project Location

# Case No. 2017-011878ENV Potrero Power Station Mixed-Use Development Project

The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf), of uses, including between approximately 2.4 and 3.0 million gsf of residential uses (about 2,400 to 3,000 dwelling units), between approximately 1.2 and 1.9 million gsf of commercial uses (office, R&D/life science, retail, hotel, and PDR), approximately 925,000 gsf of parking, and approximately 100,000 gsf of community facilities. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space. A more detailed breakdown of proposed land uses is described below under *Project Characteristics and Components*.

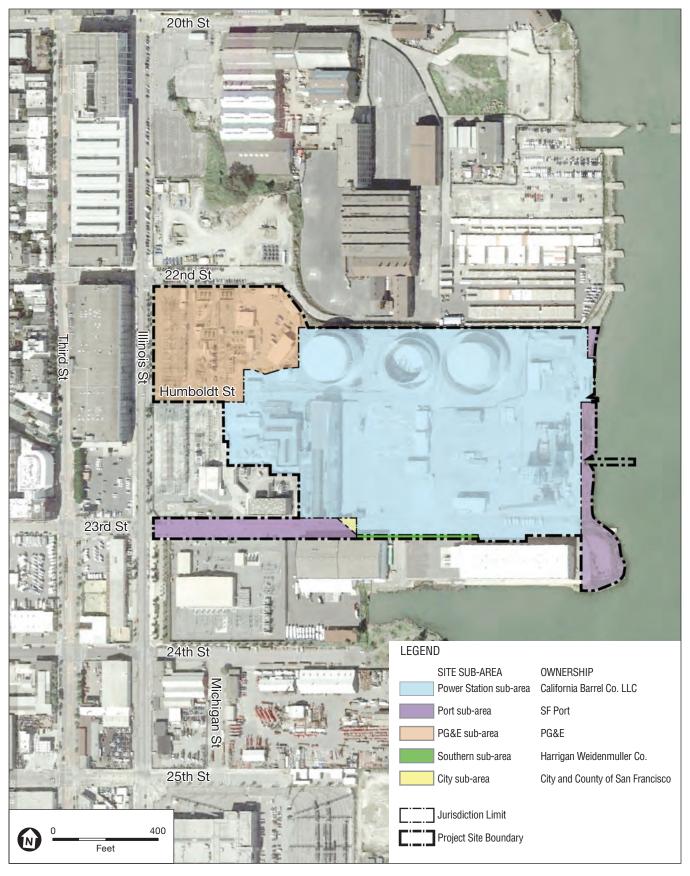
The proposed project would include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements. Transportation and circulation improvements include creating a continuous street network, connecting to the Pier 70 Mixed-Use District Project directly north of the project site, new bus stop and shuttle service that the project would provide, and installation of traffic signals at the intersections of Illinois Street at 23rd and Humboldt Streets. The roadway network would be designed to be accessible for all modes of transportation, including vehicular, bicycle and pedestrian improvements. In addition to waterfront parks, proposed shoreline improvements could include construction of a floating dock extending out and above the tidal zone to provide access from the site to the bay for fishing and recreational watercraft. The proposed project would construct infrastructure and utilities improvements, including potable and emergency water and recycled water distribution; wastewater and stormwater collection; and natural gas and electricity distribution.

Project construction would likely occur in seven overlapping phases, with each phase lasting approximately three to six years. The first phase of construction is anticipated to start on the southeast portion of the project site and the last phase of construction would end in the northwest portion of the project site. Total construction is estimated to occur over a 16-year period, from 2020 to 2036, but could occur over a somewhat longer or shorter period, depending on market conditions and permitting requirements.

#### PROJECT LOCATION

The project site is generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. The approximately 29.0-acre site is comprised of the following five sub-areas, shown in **Figure 2** and described below:

- *Power Station sub-area*—approximately 21.0 acres, currently owned by the project sponsor. This site includes a large portion of the site of the former power station formerly owned and operated by the Pacific Gas & Electric Company (PG&E) and by NRG Potrero LLC and their predecessors.
- *PG&E sub-area* approximately 4.8 acres owned by PG&E, located in the northwest corner of the project site, and also a portion of the site of the former power station.
- *Port sub-area*—approximately 2.9 acres owned by the City and County of San Francisco (the City) through the Port of San Francisco (Port), consisting of three noncontiguous areas. The largest area is 1.6 acres located between the Power Station sub-area and the bay; the second largest is 1.3 acres along 23rd Street between the Power Station site and Illinois Street; and the smallest piece is less than one tenth of an acre on the northeast corner of the site next to the bay.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Figure 2
Project Site Sub-Areas and Ownership

- *Southern sub-area* approximately 0.2 acres owned by Harrigan Weidenmuller Company, located south of the Power Station sub-area along 23rd Street.
- City sub-area The City owns a triangular-shaped area less than one tenth of an acre between the Power Station and Port sub-areas along 23rd Street.

The project sponsor has received letters of authorization from the City, Port, PG&E and Harrigan Weidenmuller Company to study the project on their respective properties.

#### EXISTING LAND USES AND SITE HISTORY

# **Existing Site Characteristics and Adjacent Uses**

Existing structures at the project site consist primarily of vacant buildings and facilities, as shown in **Figure 3**. The project site currently has little vegetation other than occasional ruderal weeds and unmaintained landscaping. Current uses on the Power Station sub-area include warehouses, parking, vehicle storage, and office space. Twenty-four structures remain on the site associated with the former power plant. The most prominent structures on the project site are the Unit 3 power block (including a 120-foot tall steel frame boiler structure and 40-foot tall turbine-generator-condenser structure, see Figure 3, Building Key No. 25) and the four-story concrete control room building (Key No. 22); the adjacent 300-foot tall concrete boiler exhaust stack (the "Stack" – Key No. 23); and the Station A buildings (including the four-story unreinforced masonry turbine hall building, see Key No. 16) and adjoining concrete with brick façade switching center building (see Key No. 15).

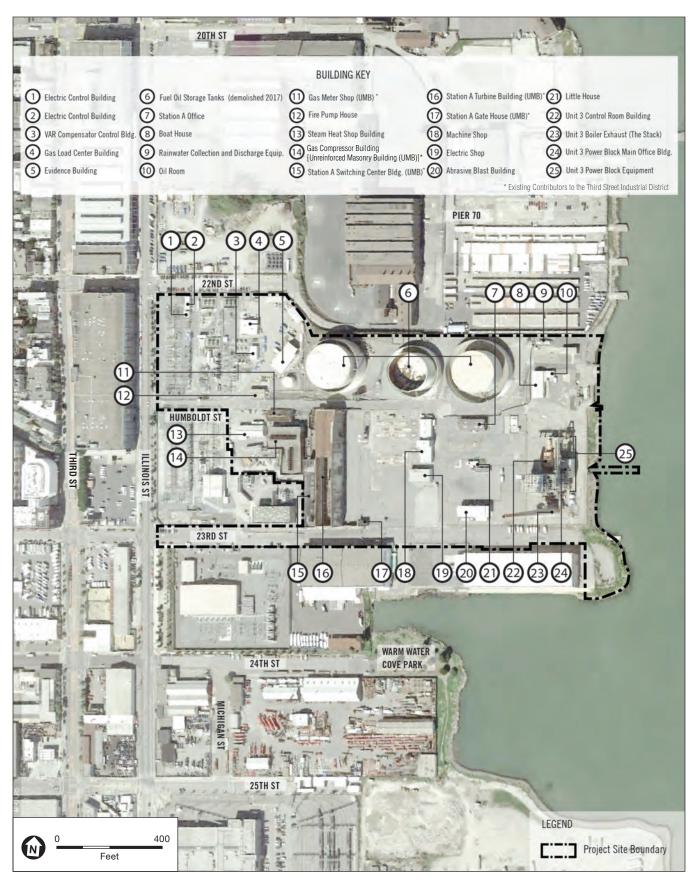
Although shown on Figure 3, the three large fuel oil storage tanks in the Power Station sub-area (see Key No. 6) were demolished in mid-2017 and are no longer present. PG&E is currently performing remediation of contaminants at the Power Station sub-area, as discussed further below under *Summary of Site Conditions*.

The PG&E sub-area is currently used by PG&E for storage and construction staging. It also houses power transmission equipment. The sections of the Port sub-area on the east side of the project site consist primarily of vacant land with unmaintained landscaping surrounded by a fence, rip rap, and some shoreline improvements. The sections of the Port and City sub-areas in the south portion of the project site, and privately-owned Southern sub-area, are currently part of 23rd Street and are paved.

The project site is located within the Central Waterfront neighborhood. Adjacent land uses in the general vicinity of the project site consist primarily of industrial, warehouse, and vacant uses. Directly to the north of the project site is the 35-acre Pier 70 Mixed-Use District Project, which is currently proposed for rehabilitation and redevelopment. This area consists of historic shipyard property that is now used for a variety of temporary uses, including event venues, artist studios, storage, warehouse, parking, recycling yard, and office space. The Pier 70 Mixed-Use District Project has been approved for development of up to approximately 5.3 million gsf of residential, commercial, retail/arts/light-industrial, and open space uses and improvements to existing structures; construction is planned to occur over several development phases from 2018 through 2029. San Francisco Bay lies directly east of the project site, with the site located along the central waterfront between

.

<sup>&</sup>lt;sup>1</sup> The Central Waterfront neighborhood includes all of the Dogpatch neighborhood and the eastern portion of the Potrero Hill neighborhood.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Figure 3
Existing Structures on Project Site

Piers 70 and 80. To the south of the project site, across 23rd Street, are commercial warehouse uses, including DHL Express and SF Storage, and the PG&E Transbay Cable converter station. Farther to the south, and along the bay shore is Warm Water Cove Park. To the west of the project site, across Illinois Street from the PG&E sub-area, is the American Industrial Center, a large, multi-tenant light industrial building. Adjacent to the project site to the west of the Power Station sub-area is PG&E's Potrero Substation, a functioning high-voltage transmission substation serving San Francisco. Farther west beyond the American Industrial Center are the residential areas of the Potrero Hill and Dogpatch neighborhoods. The nearest existing residential uses are located on Third Street west of the project site.

## Zoning and Land Use Designations

**Zoning and Height and Bulk Districts**. The Power Station sub-area is zoned M-2 (Heavy Industrial) and located in a 40-X Height and Bulk District. The Port sub-area is zoned M-2 (Heavy Industrial) and PDR-1-G (Production, Distribution and Repair – General) and is located in a 40-X Height and Bulk District. The PG&E sub-area is zoned M-2 (Heavy Industrial) and located in the 40-X and 65-X Height and Bulk Districts. **Figure 4** shows the existing zoning at the project site.

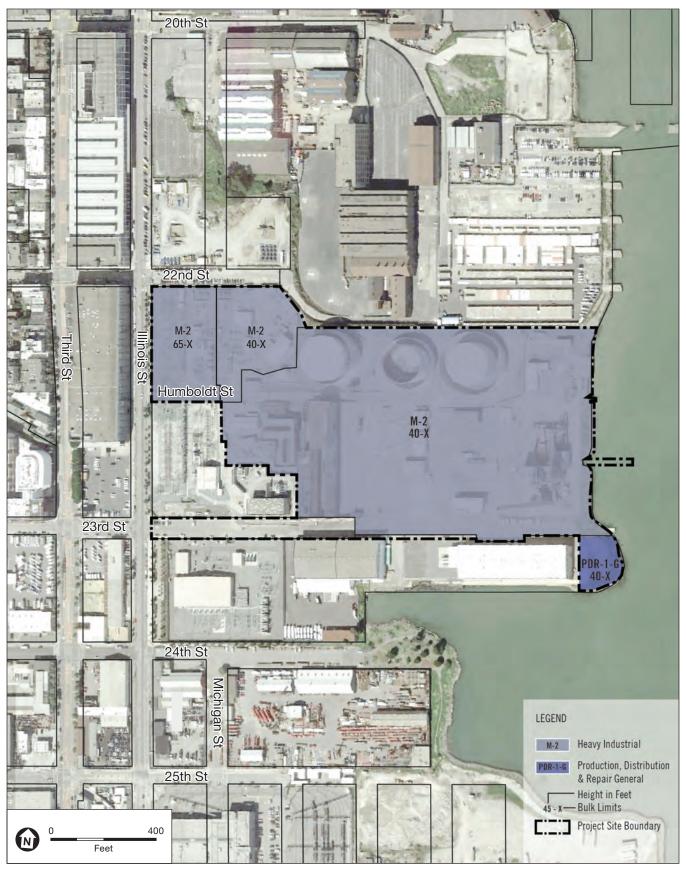
General Plan Land Use Designations. The project site is located within the southeastern portion of the Central Waterfront Area Plan (shown on Figure 1), which is one of the four plan areas covered by the Eastern Neighborhoods Area Plan that was adopted in 2009. Goals for the Central Waterfront include: "encourage development that builds on the Central Waterfront's established character as a mixed-use working neighborhood;" "establish a land use pattern that supports and encourages transit use, walking, and biking;" and "better integrate the Central Waterfront with the surrounding neighborhoods and improve its connections to the Port land and the water's edge."

**Port Waterfront Land Use Plan.** The waterfront parts of the Port sub-area are located within the southern waterfront portion of the Port's Waterfront Land Use Plan, which was adopted in 1997 and is being updated. Objectives for the Port's southern waterfront include: "enhance public access and open space."

# Summary of Site Conditions

The project site has been used for various power producing and industrial activities since the mid-1800s. Starting in the 1870s and continuing until the 1930s, PG&E and its predecessors used the northeastern portion of the site for manufactured gas plant operations. Around 1910, PG&E began operating a power plant on the site, which continued to be operated by NRG Potrero LLC and its predecessors after PG&E sold the site in 1999. The power plant ceased operations in 2011. Hazardous materials from these and other industrial operations have been identified in the soils and groundwater at the site. When it sold the property, PG&E retained the responsibility to characterize and remediate soil, soil gas, and groundwater, and remediation of the site is currently underway under the oversight of the San Francisco Regional Water Quality Control Board (regional board), irrespective of the proposed project.

Geosyntec Consultants, Phase I Environmental Site Assessment, Former Potrero Power Plant, San Francisco, California. August 19, 2016.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

Figure 4 Existing Zoning on Project Site

For the purposes of remediation, the project site is divided into five remediation areas,<sup>3</sup> with one additional offshore remediation area for a total of six, as depicted on **Figure 5**. The remediation process for each of these areas includes conducting sampling; preparing a risk assessment; implementing appropriate remediation measures; preparing a risk management plan; and executing deed restrictions for current and future land owners. In general, PG&E's remediation plans involve removal of affected soils in some areas, in-place stabilization of areas with cement mix where affected soils are deeper, and installation of a durable cover across the entire site.

Remediation is complete at two of these six areas, comprising 60 percent of the site (i.e., the Station A remediation area, and North Switchyard and General Construction Yard remediation area), the other four are currently in various stages of the remediation decision-making process, as summarized below.

- Station A remediation area (approximately 13 acres)—Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present in the soil. In 2015, the regional board approved a risk management plan for the Station A area that includes leaving the soil and groundwater in place and installing a durable cover to prevent contact with site soils. On February 13, 2017, the regional board issued a no further action letter for the Station A area. <sup>4</sup> The regional board recorded a land use covenant that restricts future uses of the Station A area to industrial and commercial uses and requires compliance with the risk management plan. Other more sensitive land uses, such as residential, parks or playgrounds, are permitted in this area if the pre-agreed procedures specified in the risk management plan are completed and the regional board provides written approval. The project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. In some instances, it is anticipated that the findings of the risk assessment will show that the cover remedy imposed for commercial/industrial use is also protective for residential use so no additional remedial actions would be required. In many instances, it may be necessary to install vapor barriers or vapor recovery systems in residential buildings, and it is also possible targeted removal of contaminants may be necessary to allow residential use.<sup>5</sup>
- **Unit 3 remediation area** (approximately 1.5 acres)—This remediation area includes the Unit 3 power generation facility, which was shut down in 2011. Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present. On September 15, 2017, the regional board approved the site investigation report and human health risk assessment for the Unit 3 area. Based on similarities between this area and the Station A area, the regional board anticipates that the appropriate remedy for this area will include installation of a durable cover as well as preparation of a risk management plan and deed restriction, and PG&E is now in the process of updating

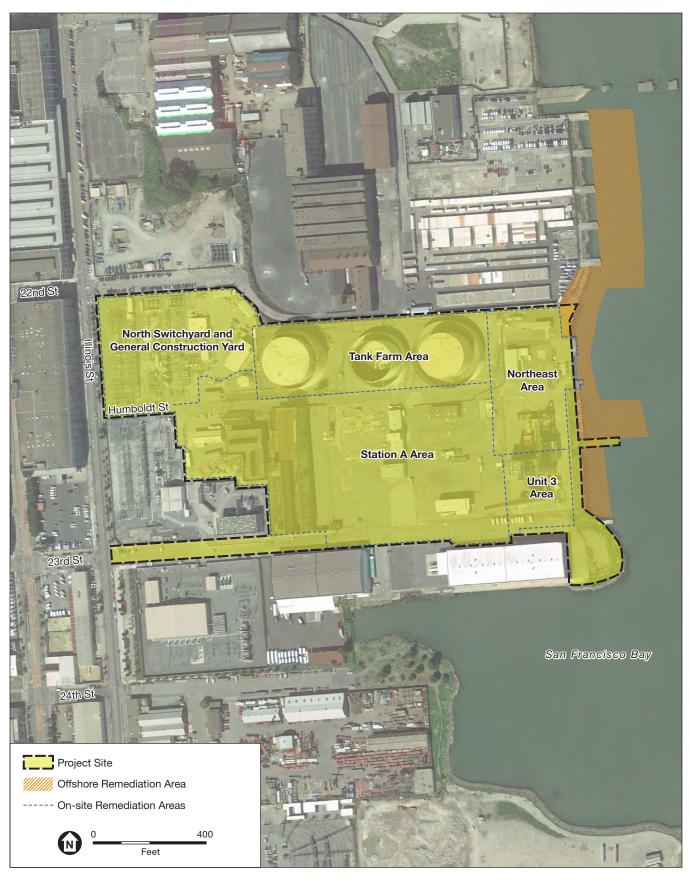
SAN FRANCISCO PLANNING DEPARTMENT

<sup>&</sup>lt;sup>3</sup> Paul Hastings, 2017. Memorandum to Environmental Science Associates from Gordon Hart and Lisa Lowry regarding Potrero Power Plant Overview of Site Conditions, Ongoing Remediation, and Planned Development. October 13, 2017.

San Francisco Bay Regional Water Quality Control Board, No Further Action, Station A Area, Former Potrero Power Plant, 1201 Illinois Street, City and County of San Francisco. February 13, 2017.

Paul Hastings, 2017. Memorandum to Environmental Science Associates from Gordon Hart and Lisa Lowry regarding Potrero Power Plant Overview of Site Conditions, Ongoing Remediation, and Planned Development. October 13, 2017.

San Francisco Bay Regional Water Quality Control Board, Approval of October 7, 2016, Former Unit 3 Power Generation Facility Investigation and Human Health Risk Assessment Report, Potrero Power Plant, City and County of San Francisco. September 15, 2017.



SOURCE: Geosyntec, 2017; Google Earth, 2017

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Figure 5
Remediation Areas

the plan for the Station A area to cover this area as well. PG&E anticipates that the final remedy could be in place by the end of 2017. It is expected that the same land use restrictions that apply to the Station A area for commercial and industrial uses will apply to the Unit 3 area, including the potential for a written variance by the regional board for a change in land use.

- Northeast remediation area (approximately 3.5 acres)—This area has been affected by releases from a former manufactured gas plant that was located on the Power Station sub area. Chemicals of concern have been identified in the soil, soil vapor, and groundwater in this area, and naturally-occurring asbestos is also present. The Northeast Area is covered by a durable cover consisting of building foundations, pavement, or hardscape. The human health risk assessment for this area concluded that vapor intrusion mitigation measures may be required if new structures for human occupancy are constructed. PG&E prepared a draft remedial action plan for this area in January 2016, and the regional board approved the plan in July 2016. Durable covers will be placed over the entire remediation area to prevent human contact with the soil, and long-term groundwater monitoring will be required. Remediation is expected to begin in 2018. As part of the final remedy, it is anticipated that land uses in this area will be restricted to industrial or commercial uses and that the regional board will require compliance with a remedial action plan similar to the one for the Station A area, described above, including the specified provisions for changing future land uses to more sensitive uses. As with Station A, the project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.
- Tank Farm remediation area (approximately 4 acres) This area included three large above-ground fuel tanks formerly used to house fuel oil and blended mixtures of distillate fuels consisting of Jet A, kerosene, and diesel. The tanks were removed in the spring of 2017, and PG&E is currently developing a work plan to investigate and characterize chemicals of concern in the soil, soil vapor, and groundwater. It is anticipated that PG&E will complete investigation of the Tank Farm Area and develop a remedy consisting of a durable cover, risk management plan, and deed restriction that allows use of the property for commercial/industrial uses. PG&E projects that the remedial action plan will be completed by the end of 2019. The final remedy is expected to include a risk management plan that will likely contain procedures for seeking regional board approval for changes in land uses to more sensitive uses, similar to that described above for the Station A area. As with Station A, the project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.
- *North Switchyard and General Construction Yard remediation area* (approximately 4.8 acres, within the *PG&E sub-area*)—Chemicals of concern have been identified in the soil and groundwater in this area, and

SAN FRANCISCO PLANNING DEPARTMENT

California Regional Water Quality Control Board, San Francisco Bay Region, Resolution No. R2-2016-0027, Approval of the Remedial Action Plan for: Potrero Power Plant Northeast Area and a Portion of the Southeast Area of Pier 70, Potrero Power Plant Site, 1201 Illinois Street, City and County of San Francisco. July 7, 2016.

Geosyntec Consultants, Phase I Environmental Site Assessment, Former Potrero Power Plant, San Francisco, California.

August 19, 2016

naturally-occurring asbestos is also present; no information is available on chemicals in soil vapors. In 2012, the regional board issued a no further action letter for this portion of the PG&E property; at that time, the regional board observed that this area was expected to remain in operation into the foreseeable future. PG&E prepared a site management plan that specifies requirements for the protection of human health and the environment during construction or maintenance activities such as soil excavation that could penetrate the durable cover or otherwise result in exposure to the site soil. The regional board and PG&E recorded a deed restriction for the North Switchyard and General Construction Yard in January 2012. The deed restriction requires maintenance of the site cap and compliance with the site management plan. The deed restriction also limits future land uses of the site to commercial and industrial purposes and specifies notification requirements for any excavation work greater than 50 cubic yards of soil. The site management plan provides that the plan be updated if there are changes in land use, and any updates to the plan must be approved by the regional board. As with Station A, the project sponsor plans to submit a request to the regional board for approval for residential use in the area, and anticipates approval of the request, after the regional board reviews a risk assessment, and determines what, if any, additional remedial measures must be implemented to ensure site conditions are protective of future residents. The same process and potential additional remedial measures described for the Station A area would apply in this area.

• Offshore remediation area (adjacent to the project site)— PG&E prepared a remediation plan for the Offshore Sediment Area in February 2017. The planned remedial approach for the offshore sediments includes dredging up to several feet of sediment from near the bay shoreline to remove those sediments with the highest concentration of hazardous substances. An engineered erosion protection cap or revetment will be placed over the affected area. PG&E's remedial action will also include replacement of the revetment constructed as part of an interim remedial measure in 2010, described above for the Northeast Area. Additional remediation is planned in the transition zone, 100 to 150 feet offshore. PG&E anticipates implementing the offshore sediment remediation in the spring of 2019.

### **Historic Resources**

A large portion of the project site is located within the Third Street Industrial District, which is eligible as an historic district on the California Register of Historical Resources, as identified as part of the Central Waterfront Historic Resources Survey Summary Report in 2008. This district, shown on Figure 1, encompasses the highest concentration of light industrial and processing properties remaining in the Central Waterfront District. The district includes good examples of the late 19th and early 20th century American industrial design.<sup>9</sup>

The project site contains four extant properties previously determined to be contributors to the Third Street Industrial District. The Meter House (ca. 1902) and the Compressor House (ca. 1924) were determined to be individually eligible for the California Register based on their associations with the PG&E gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. Station A (ca. 1901) and the Gate House (ca. 1901) were also determined to be contributors to the Third Street Industrial District,

Page & Turnbull, 2017. Potrero Power Station Historic Resource Evaluation—Part One. San Francisco, CA. Prepared for Associate Capital, September 1, 2017.

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but these two buildings were found not to be individual resources due to impacted integrity. These buildings were primarily constructed of brick in the American Commercial style.

No buildings on the project site are listed in the National Register of Historic Places.

#### PROJECT CHARACTERISTICS AND COMPONENTS

The Potrero Power Station Mixed-Use Development project would rezone and establish development controls for a multi-phased, mixed-use development at the project site. The project would include amendments to the General Plan and Planning Code, and create a new Potrero Power Station SUD. The SUD would establish land use controls for the project site and incorporate design standards and guidelines in a new Potrero Power Station Design for Development document (D for D). The Zoning Maps would be amended to show changes from the current zoning to the proposed SUD zoning. The Zoning Map amendments would also modify the existing height limits on the portions of the project site not owned by the Port. The proposed project would include market-rate and affordable residential uses, commercial mixed uses (including office and R&D/life science uses), hotel use, PDR uses, retail uses, community facilities uses and other active uses, and parking. The proposed project would also include public access areas and open space, playing fields and other active open space uses, shoreline improvements, an internal grid of public streets, shared public ways, and utilities infrastructure. Overall, the proposed project would construct up to approximately 5.3 million gsf of development.

**Table 1** summarizes the project's characteristics, including a description of the types and amounts of proposed land uses, details regarding proposed dwelling units, building height limits, vehicle and bicycle parking, and other descriptors. It should be noted that the proposed project incorporates a flexible land use program, in which certain blocks on the project site may be designated for either residential or commercial uses (referred to as "flex blocks"), depending on market conditions, and could affect the type and amount of land uses on those blocks. Accordingly, the proposed project could include between approximately 2.4 and 3.0 million gsf of residential uses (between about 2,400 and 3,000 dwelling units), and between approximately 1.2 and 1.9 million gsf of commercial uses. The proposed project would also include over 925,000 gsf parking, approximately 100,000 gsf of community facilities, and approximately 6.3 acres of open space.

The proposed project would demolish about 20 existing structures on the project site, including the two historic buildings in the Power Station sub-area—the Meter House and the Compressor House—which have been identified as eligible for the California Register. Two other historic properties in the Power Station sub-area—Station A and the Gate House—would also be demolished as part of the proposed project; these two properties have been identified as contributors to the historic Third Street Industrial District, but neither are considered individual resources because of their current lack of integrity. Under the proposed land use program, the project would rehabilitate Unit 3 power block, and convert the Unit 3 power block into a hotel. However, under the proposed flexible land use program, residential land use could be developed on Block 9 instead of a hotel, in which case, the Unit 3 power block would be demolished.

TABLE 1
POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT CHARACTERISTICS<sup>a</sup>

Project Characteristic	Metri	ic	
Project Site Size and Shape	Dimens	ions	
Area	29.0 acres		
Maximum Length and Width	Approximately 1,65	Approximately 1,650 feet by 950 feet	
Proposed Land Use Program <sup>b</sup>	Area (g	gsf)	
Residential	2,682,4	27	
Commercial (Retail)	107,4	107,439	
Commercial (Office)	597,7	723	
Commercial (R&D/life science)	645,7	738	
Commercial (Hotel)	241,5	574	
Commercial (PDR)	45,0	45,040	
Community Facilities	100,9	938	
Parking	946,981 5,367,860 gsf		
Total Building Area			
Proposed Dwelling Units	Number	Percentage (approximate)	
Studio	388	14.5%	
1-Bedroom	1,159	43.2%	
2-Bedroom	867	32.3%	
3-Bedroom	268	10.0%	
Total Dwelling Units	2,682	100%	
Proposed Parking	Numb	er	
Vehicle Parking Spaces <sup>c</sup>	2,622		
Car Share Spaces	50		
Bicycle Parking <sup>d</sup>			
Bicycle Parking Class 1	1,567		
Bicycle Parking Class 2	262		
Total Bicycle Parking	1,829		
Open Space	Area (gsf)		
Publically Accessible Open Space	Approximately 6.3 acres		
Private Open Space	36 square feet per unit if located on balcony, or 48 square feet per unit if commonly accessible to residents		
Building Characteristics	Area (gsf)		
Stories	5 to 30 stories		
Height	65 to 180 feet; one building at 300 feet		
Ground Floor	All blocks would include ground floor active/retail/production space		
Basements	All development blocks would allow grade level of vehicle parking spaces		

# TABLE 1 (CONTINUED) POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT CHARACTERISTICS<sup>a</sup>

#### NOTES:

gsf = gross square feet; R&D = research and development; PDR = production, distribution, and repair

- <sup>a</sup> All numbers in this table are approximate.
- b The proposed project includes a number of Flex Blocks, for which either residential or certain commercial uses may ultimately be selected. The numbers shown in this table show the anticipated development of the flex blocks, assuming either residential or commercial development at each flex block. The EIR will discuss the potential for variation in the total amount of residential and commercial development on the Flex Blocks.
- <sup>c</sup> 0.6 space per residential unit; one space per 1,500 square feet of commercial office, R&D/life science, or PDR uses; 3 spaces per 1,000 square feet of grocery store use.
- d The number of bicycle parking spaces reflects Planning Code requirements, as follows.
  - Residential: One Class 1 bicycle parking space for each dwelling unit up to 100 plus one space for every four units in excess of 100; one Class 2 bicycle parking space for every 20 dwelling units.
  - Office: One Class 1 bicycle parking space for every 5,000 square feet of occupied floor area; two Class 2 bicycle parking spaces up to 5,000 square feet of OFA plus one for each 50,000 square feet of OFA in excess of 5,000 square feet.
  - Laboratory and PDR: One Class 1 bicycle parking space for every 12,000 square feet of OFA; two Class 2 bicycle parking spaces up to 50,000 square feet of OFA, and an additional two for laboratory spaces in excess of 50,000 square feet of OFA.
  - Retail: One Class 1 bicycle parking space per 7,500 square feet of OFA; two Class 2 bicycle parking spaces plus one per 2,500 square feet up to 50,000 square feet.
  - Hotel: One Class 1 space per 30 rooms; one Class 2 space per 30 rooms and one Class 1 space per 5,000 square feet of conference space.
- <sup>e</sup> Basement parking is accounted for in the above line item for parking.

SOURCE: California Barrel Company, EEA PPA Application Package, Potrero Power Station Mixed Use Development, October 2017

# Proposed Land Use Plan

Figure 6 presents the proposed land use plan. As shown in Figure 6, Blocks Nos. 4, 12, and 14 would have a "Flex Residential or Commercial" land use designations, and Block No. 9/Unit 3 would have a "Flex Hotel or Residential" land use designation. Otherwise, blocks in the northwest and central interior portions of the project site would be designated "Residential," and blocks along the project site's north and south sides would be designated "Research & Development/Office." In the central-west area of the project site, Block No. 5 would be designated "Residential and District Parking Garage." Areas designated "Publicly Accessible Open Space" would be located along east-west and north-south axes within the interior of the project site and along the waterfront adjacent to the bay. Ground floor frontages along 23rd Street would host PDR use, and ground floors on blocks fronting the waterfront and open space areas would contain retail (e.g., outdoor cafes and dining). All other ground floors would contain active uses (e.g., neighborhood retail or residential units).

Under the proposed project, the existing Unit 3 power block is proposed to be rehabilitated and converted into a hotel, with public access at the ground floor and a rooftop bar. In addition, the 300-foot tall Stack would be seismically stabilized and preserved. A plaza in front of Unit 3 and at the base of the Stack would connect the structure to a proposed Power Station Park. However, as noted above, if residential land use is developed on Block 9 instead of a hotel, then the Unit 3 power block would be demolished.

The proposed project could include the construction of a dock to be used for fishing and to allow people to access the water from the project site. The facility would have a pile-supported fixed pier structure that extends out over and above the tidal zone. An approximately three-foot-wide, 80-foot-long gangway would extend from the fixed pier to a floating dock, which would be held in place by guide piles. The floating dock would be approximately 15 feet wide and 120 feet long, and composed of composite boxes with foam infill or reinforced concrete. The elevation of the pier structure is proposed to be slightly higher than current elevations of the shoreline to account for sea level rise in the future.



SOURCE: Perkins+Will, 2017

Potrero Power Station Mixed-Use Development Project

# Height and Bulk

**Figure 7** presents the proposed height district plan. The proposed project would include amendments to the Zoning Map on the portions of the project site not owned by the Port to modify the existing height limits of 40 and 65 feet to heights ranging from 65 up to 300 feet. As shown in Figure 7, proposed height limits would generally step up from east to west across the project site and then step down again towards Illinois Street. Block 9 and the eastern portion of Block 4 would have proposed height limits of 65 feet facing the bay. Blocks 1, 5 and 7 would contain up to 180-foot height limits, and Block 6 would have a 300-foot height limit. Several of the project site blocks (No. 1, 6, 7 and 8) would allow for podium structures with height limits (65 to 85 feet) lower than the upper level heights; and other blocks (4 and 5) would have split zoning heights.

# **Design for Development**

The Design for Development (D for D) would be adopted as part of the proposed SUD. The D for D would articulate standards and guidelines for building design, open space character, and the public realm. Standards in the D for D would be mandatory, measurable, and quantitative design specifications. The design guidelines would be more qualitative and flexible. The proposed Planning Code amendments (included in the SUD) and the D for D would, together, guide and control all development within the SUD after project entitlements are obtained. Subsequent submittals of proposed building designs would be evaluated for consistency with both the SUD and the D for D.

The D for D would establish controls for bulk restriction, articulation and modulation, building materials and treatment, building frontage utilization, design parameters for open space, streets, and parking and loading standards.

### **Open Space Improvements**

As shown in **Figure 8**, the proposed project would provide approximately 6.3 acres of publically accessible open space. These improvements are intended to complement the planned adjacent Pier 70 Mixed-Use District Project waterfront improvements; extend the Blue Greenway and Bay Trail through the project site; and create an urban waterfront space, activated by the proposed uses in the buildings adjacent to the waterfront-facing open spaces. Key components of the open space program area are described below:

- Waterfront Park and Potrero Nuevo Point Park. This proposed approximately 2.8-acre waterfront park
  would extend the Blue Greenway and Bay Trail from the Pier 70 Mixed-Use District Project through the
  project site, and provide spill-out spaces for retail, quiet spaces, waterfront viewing terraces, and a
  waterfront playground. The adjacent proposed Potrero Point Park on the Port sub-area would contain a
  1.2-acre park that would extend as a bulb-shaped area into the bay.
- Louisiana Paseo. This proposed 0.7-acre plaza-type open space adjacent to Blocks 6 and 10 would have spill out space for outdoor dining, and a path to the proposed Power Station Park.
- *Power Station Park.* This proposed 1.2-acre central green space would extend east-west through the interior of the project site and connect the Louisiana Paseo to the waterfront. This park would contain





flexible lawn spaces suitable to accommodate two adjacent U-6 soccer fields. <sup>10</sup> The portion of the proposed Power Station Park between the Louisiana Paseo and Maryland Street would be intended for community building activities such as an outdoor game room.

• *Rooftop Soccer Field.* A public open space is proposed on a portion of the roof of the parking structure on Block 5. This rooftop open space would include a 0.7-acre U-10 soccer field. <sup>11</sup>

# Vehicle Parking

As shown in Table 1, the proposed project would provide between 2,622 and 2,690 vehicle off-street parking spaces, depending on the final use of each flex block. No off-street parking would be provided for proposed retail uses on the project site. The proposed centralized parking facility to be located at the intersection of Humboldt Street and Georgia Street would contain approximately 756 parking spaces. All parking would be accessory to principal uses. Approximately 35 on-street passenger loading spaces would be provided along the internal streets and approximately 34 commercial delivery spaces would be provided, either through inbuilding loading docks or on-street loading zones along the internal streets. Additionally, the project would be designed with about 179 on-street parking spaces.

All development blocks would allow—but not require—parking one level below-grade or parking within above-grade podium levels wrapped with active uses. The proposed project would include 50 car-share parking spaces located in a limited number of on-street parking spaces, as well as in buildings with podium/underground parking and in the proposed centralized parking facility.

## Bicycle Parking

At least 1,417 Class 1 bicycle parking spaces would be located either on the ground floor of each building or in the first sub-grade level of each building, and in all events in the locations compliant with the Planning Code. The proposed project would include 259 to 262 Class 2 bicycle parking spaces, all of which would be located in the right-of-way adjacent to each building or in the publicly accessible open space. <sup>12,13</sup>

# **Transportation and Circulation Plan**

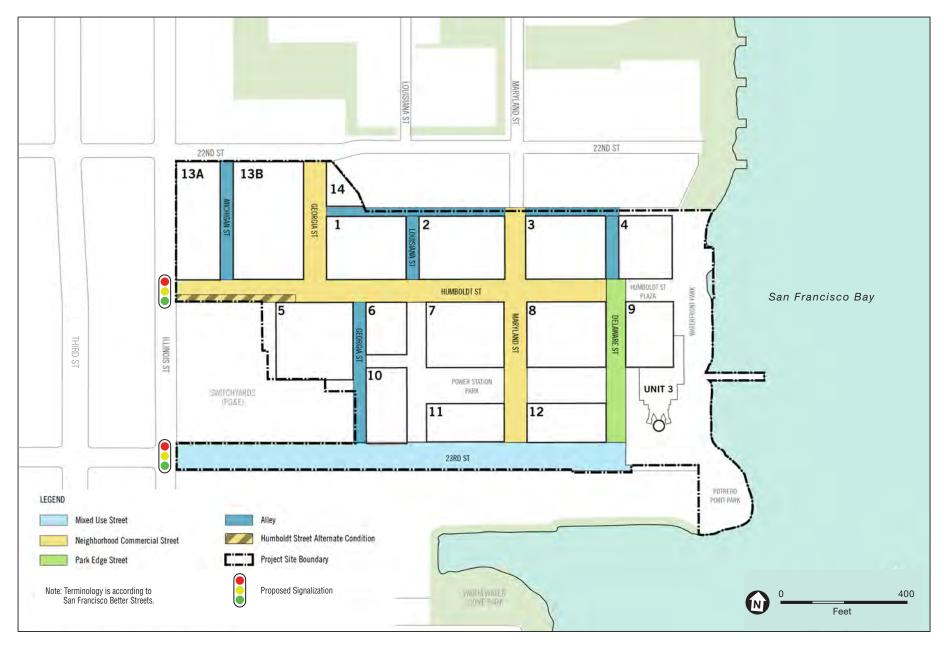
**Figure 9** shows the proposed street plan. The north-south streets include Michigan, Georgia, Maryland, and Delaware Streets, which would connect the project site to 22nd Street; Georgia, Maryland, and Delaware Streets would connect to 23rd Street, although Georgia Street would be slightly offset at Humboldt Street before connecting to 23rd Street. East-west streets include Humboldt and 23rd Streets, which would connect

<sup>&</sup>lt;sup>10</sup> U-6 soccer fields refer to soccer fields for children under six years old, and generally measure approximately 20 yards in width by 30 yards in length.

U-10 soccer fields refer to soccer fields for children under ten years old, and generally measure approximately 40 yards in width by 60 yards in length.

Average number presented; the actual number of bicycle parking spaces will vary based on the selected use of each Flex Block.

Section 155.1(a) of the planning code defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees" and defines class 2 bicycle spaces as "spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use."



# Case No. 2017-011878ENV Potrero Power Station Mixed-Use Development Project

to Illinois Street on the west and Delaware Street on the east. The proposed interior neighborhood streets are Georgia Street, Maryland Street, and Delaware Street, each in a north-south alignment. Delaware Street, north of Humboldt Street, would become a shared public way with the street and pedestrian walking surface at the same grade as it enters the Pier 70 Mixed-Use District Project. A service lane would be added at the northern boundary of the project site, straddling the property line with the Pier 70 Mixed-Use District Project.

As shown on Figure 9, the project includes a Humboldt Street alternate condition, which applies only to the westernmost segment of Humboldt Street located on PG&E property. The proposed project would expand the width of Humboldt Street along its entire extent across the project site, but this alternate condition would occur only if PG&E does not agree to the proposed street width on its property, in which case the roadway would be narrower along this segment.

The proposed street improvements would connect to the planned development in the Pier 70 Mixed-Use District Project to create a continuous street network in the project vicinity, and similarly, the planned extended Blue Greenway and Bay Trail would provide pedestrian access along the waterfront between the Pier 70 Mixed-Use District Project and the project site. Georgia, Maryland, Michigan, and Delaware Streets<sup>14</sup> would connect the project site to the Pier 70 Mixed-Use District Project.

The proposed project would include vehicular, bicycle, and pedestrian improvements to 23rd and Humboldt Streets to accommodate the anticipated increase in on-site activity.

The proposed new streets would provide access for emergency vehicles, on-street parking, and off-street passenger and freight loading. Humboldt, Maryland, and Delaware Streets would be designed as primary on-street loading corridors. The project site would be accessible for all modes of transportation via 23rd Street, Humboldt Street, Georgia Street, and Maryland Street, Michigan Street, Louisiana Street, and Delaware Street.

The proposed project would include the installation of traffic signals at the intersections of Illinois Street with both 23rd and Humboldt Streets.

**Transit.** A bus stop would be built on the project site to accommodate the proposed SFMTA "XX" bus route at the intersection of Maryland Street and 23rd Street. The proposed XX bus route would enter the project site on Maryland Street from the Pier 70 Mixed-Use District Project, and a bus layover would be located on 23rd Street between Maryland and Delaware Streets. The proposed bus layover would accommodate two, 40-footlong buses and would provide a bathroom facility nearby for drivers.

**Pedestrian and Bicycle Network.** The proposed project would include a pedestrian and bicycle network. It would allocate space for bike share dock(s) onsite and include a network of new pedestrian pathways and Class I and II bicycle facilities to contribute to the continuous Blue Greenway/Bay Trail that provides continuous waterfront access from the Embarcadero, including Crane Cove Park, Slipways Commons, and Warm Water Cove.

1

The connection on Delaware Street would be for pedestrians only.

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Transportation Demand Management. The proposed project would include a Transportation Demand Management program (TDM). With a goal of achieving a sustainable land use development, the TDM would prioritize pedestrian and bicycle access and implement measures to encourage alternative modes of transportation. Alternative modes of transportation would be encouraged through building a dense, walkable, mixed-use, transit-oriented development, encouraging bicycling and walking and prioritizing safety, especially for bicyclists and pedestrians.

Key strategies in the TDM would be bike sharing stations and other means to encourage bicycle use, unbundled parking, car-sharing services, and other approaches to discourage use of single-occupant private vehicles. The proposed project would implement amenities and education strategies regarding transportation choices, including real-time occupancy data for shared parking facilities and production of brochures and newsletters.

The TDM would also include a shuttle service program, anticipated to provide service at 15-minute intervals during peak times, and provide access to the BART 16th Street station and Caltrain station at Fourth and King Streets.

#### Infrastructure and Utilities

In addition to transportation and circulation improvements, the proposed project would develop other infrastructure and utilities systems to support the proposed uses. This would include the following:

- Potable Water. The project would construct potable water distribution pipelines within the planned streets that would connect to existing water lines in 23rd and Illinois Streets. To reduce potable water demand, high-efficiency fixtures and appliances would be installed in new buildings.
- Recycled Water. The project site is located within a designated recycled water use area, and the project
  would provide the piping needed to distribute recycled water when it becomes available, as required
  under San Francisco's Recycled Water Use Ordinance.
- *Non-potable Water*. Similarly, the project would comply with San Francisco's Non-potable Water Ordinance and would include the diversion and reuse of graywater and rainwater for toilet and urinal flushing and irrigation.
- High Pressure Water. The proposed project would include the extension of the high pressure auxiliary
  water supply system (AWSS) distribution line to the project site by connecting to the existing 14-inch line
  in Third Street at its intersection with 23rd Street. The line would be installed in 23rd Street to the
  intersection with Maryland Street, and then extend through the site, northerly in Maryland Street, and
  connect to the AWSS system proposed to be constructed under the Pier 70 Mixed-Use District Project.
- Wastewater. Wastewater from the project site is currently collected and conveyed in the existing
  combined sewer system within Illinois Street and treated at the Southeast Water Pollution Control Plant.
  The project would extend wastewater collection lines throughout the project Site. The wastewater within
  the Power Station sub-area would be collected and conveyed to a pump station on the eastern portion of
  the site. From the pump station a force main would convey the wastewater to the existing combined
  sewer system.

- Stormwater. The proposed project would include a stormwater management system that would meet the
  City's stormwater management ordinance. The system would be designed with low-impact design
  concepts and stormwater management systems, designed to retain and reuse some of the stormwater
  captured on site. The proposed project also may treat and discharge stormwater via outfalls to the bay,
  adhering to San Francisco Public Utilities Commission and Regional Water Quality Control Board
  requirements.
- Electricity. The project site has electrical service from existing overhead power lines adjacent to the site.
   The proposed project would extend underground electrical distribution lines to serve each proposed building. Other existing electrical facilities within the site will either be maintained or relocated.
- Natural Gas. There is existing natural gas service to the project site in Humboldt Street. The proposed
  project would extend natural gas distribution lines throughout the project site, connecting to the existing
  facilities on Illinois Street and 23rd Street.

# Sustainability Plan

The proposed project would establish a Sustainability Plan that outlines performance and monitoring criteria for its operation. To address the potential hazard of future sea level rise in combination with storm and high tide conditions, the proposed project would make physical improvements to the shoreline, such as berms, seawalls, or rip rap replacement. As part of the first construction phase, elevations at the shoreline would be increased by approximately 3 to 7 feet to address sea level rise risk and wave run-up, and the finished floor elevations for the ground floors of buildings on Blocks 3, 4, 8, 9, and 12 would be increased to take into account the potential 100-year flood with future sea level rise of up to 66 inches.

The proposed project would comply with the state's Title 24 energy efficiency requirements, the San Francisco Green Building Requirements for renewable energy, and the Better Roof Requirements for Renewable Energy Standards. At least 15 percent of the roof area of residential and commercial buildings would be equipped with roof-mounted or building integrated solar photovoltaic systems and/or roof-mounted solar thermal hot water systems. Different approaches to the energy system, including a district energy system distribution loop or capturing heat from the district's wastewater system, will be explored as part of the Sustainability Plan to be included in the proposed project.

#### PROJECT CONSTRUCTION

#### **Construction Schedule**

Construction of the proposed project is anticipated to occur in phases over the course of 16 years, from 2020 to 2036. The initial phase of construction (Phase 0), from 2020 to approximately 2022, would include demolition, site preparation and rough grading for the entire project site, including construction of interim surface parking improvements for use by construction vehicles as well as site users prior to the construction of permanent parking facilities.

After the initial construction phase (Phase 0), there would be seven construction phases corresponding to seven areas, each consisting of two to three blocks and associated areas for streets and open spaces. Construction duration in each area would range from five to six years, with construction activities occurring

up to six days a week. Nighttime construction activity would likely occur during Phase 1, before there is residential occupancy in the project site. Throughout the project site, construction activities in each area would commence following completion of remediation activities in that area, and all construction would be conducted consistent with requirements of the applicable regional board-approved risk management plan.

**Figure 10** shows the proposed seven areas for the construction phasing, and **Table 2** presents the anticipated construction schedule for each phase. However, Phases 6 and 7 would be within the PG&E sub-area, and construction of these areas and the adjacent street improvements would only occur when and if PG&E authorizes construction of these phases.

TABLE 2
CONSTRUCTION SCHEDULE BY PHASE 15

Construction Phase	Start	Finish	Duration
Phase 0	2020	2022	3 years
Phase 1	2021	2026	6 years
Phase 2	2023	2027	5 years
Phase 3	2025	2029	5 years
Phase 4	2027	2032	6 years
Phase 5	2029	2033	5 years
Phase 6	2030	2034	5 years
Phase 7	2031	2036	6 years

# **Demolition, Soil Excavation and Grading**

As noted above, the project would require demolishing about 20 structures, encompassing about 100,000 square feet.

The proposed grading plan would maintain the existing drainage patterns of the project site, with elevations sloping gently west to east toward the waterfront. The proposed elevations of the public access areas and proposed buildings along the waterfront, and as noted above, would include protection from sea level rise.

Although PG&E's environmental remediation activities are independent of the project, the project may include excavation by the project sponsor of contaminated soil and other remedial measures to the extent the regional board requires such activities to allow residential use or to address previously unknown contaminants discovered during the course of project construction. Soil excavation would also occur during construction of the proposed project, including, for example, to allow construction of subterranean parking garages.

<sup>&</sup>lt;sup>15</sup> All dates in Table 2 are approximate estimates and could be affected by market conditions, PG&E's remediation process, the City's permitting process, among other factors.



# **Building Foundations**

Construction of the proposed project would require deep foundations for moderately to heavily loaded structures built in areas outside (bayward) of the historic 1851 shoreline (shown on Figure 1), but shallow foundations made with spread footings with slab-on-grade or a structural mat foundation could be used inland of the historic 1851 shoreline. Structures in the vicinity of the historic 1851 shoreline may be founded on intermediate foundations using spread footings or a structural mat foundation, underlain by improved soil. Shallow foundations are currently anticipated for Phases 2, 4, 6, and 7. Deep foundations are anticipated during Phases 1 and 3. Phases 1, 3, and 4 may involve intermediate foundations.

Deep foundations would be comprised of steel pipe-piles driven to bedrock. Pile driving operations would likely be performed over a maximum duration of six weeks per building, with about two piles installed per hour, on average, and approximately 400 to 500 piles per structure. The maximum pile length for the project is anticipated to be 70 feet, and pile diameters are anticipated to range from 14 to 16 inches in diameter. The project would include controlled rock fragmentation on the project site as an alternative to blasting, where appropriate.

# REQUIRED PROJECT APPROVALS

The proposed project is subject to review and approvals by several local, regional, state, and federal agencies. Certification of the Final EIR by the San Francisco Planning Commission, which would be appealable to the San Francisco Board of Supervisors, is required before any other discretionary approval or permits would be issued for the proposed project. The proposed project may require major project approvals and/or plan amendments from the following:

# **Federal Agencies**

U.S. Army Corps of Engineers

Possible Clean Water Act section 404/Rivers and Harbors Act section 10 Permit

U.S. Fish and Wildlife

 Approval and/or permits for potential impacts to federally listed species under the federal Endangered Species Act

National Marine Fisheries Service

- Possible Essential Fish Habitat Consultation
- Possible Federal Endangered Species Act Consultation

# State and Regional Agencies

San Francisco Bay Conservation and Development Commission

Approval of permits for improvements and activities within the commission's jurisdictions

Regional Water Quality Control Board - San Francisco Bay Region

Approval of Section 401 water quality certification

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- Approval of requests for residential or other sensitive uses in areas with a land use covenant restricting such uses without regional board approval
- Site-specific approval of soil disturbance activities under the applicable Risk Management Plan
- General Construction Stormwater Permit

#### Bay Area Air Quality Management District

• Approval of any necessary air quality permits (e.g., Authority to Construct and Permit to Operate) for individual air pollution sources, such as boilers and emergency diesel generators

#### California Public Utilities Commission

Approval of any relocated PG&E operations, if applicable

#### California Department of Fish and Wildlife

 Approval and/or permits for potential impacts to state-listed and California Department of Fish and Wildlife managed species under the California Endangered Species Act.

# **Local Agencies**

#### San Francisco Board of Supervisors

- Approval of general plan amendments
- Approval of planning code amendments and associated zoning map amendments
- Approval of a Development Agreement
- Approval of Final Subdivision Map
- Approval of street vacations, dedications and easements for public improvements, and acceptance (or delegation to Public Works Director to accept) of public improvements, as necessary

#### San Francisco Planning Commission

- Certification of the Final EIR
- Approval of Proposition M Office Allocation per Planning Code section 321, to the extent applicable
- Approval of Special Use District Design for Development
- Initiation and recommendation to board to approve amendments to the general plan
- Initiation and recommendation to the board to approve planning code amendments adopting a Special Use District and associated zoning map amendments
- Recommendation to board to approve a Development Agreement

#### San Francisco Port Commission

- Adoption of findings regarding Public Trust consistency, if applicable
- Consent to a Development Agreement and recommendation to the board to approve, if applicable
- Approval of project construction-related permits for property within Port jurisdiction
- Approval of Construction Site Stormwater Runoff Control Permit

# San Francisco Department of Building Inspection

• Issue demolition, grading, and site construction permits

#### San Francisco Public Utilities Commission

Consent to Development Agreement

San Francisco Department of Public Works

- Review of subdivision maps and presentation to the board for approval
- Consent to Development Agreement
- Issuance of public works street vacation order, if applicable

#### San Francisco Municipal Transportation Agency

- Approval of transit improvements, public improvements and infrastructure, including certain roadway improvements, bicycle infrastructure and loading zones, to the extent included in the project, if any.
- Consent to Development Agreement.

## San Francisco Fire Department

Consent to Development Agreement

#### San Francisco Department of Public Health

• Oversee compliance with San Francisco Health Code Article 22A (Maher Ordinance)

#### SUMMARY OF POTENTIAL ENVIRONMENTAL ISSUES

The San Francisco Planning Department is preparing an Environmental Impact Report (EIR) to evaluate the environmental effects of the proposed project on the environment. The EIR 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 is an informational document for use by governmental agencies and the public to aid in the planning and decision-making process. The EIR will disclose any physical environmental effects of the project and identify possible ways of reducing or avoiding its potentially significant impacts.

The EIR will address all environmental issue topics required under CEQA. The EIR will evaluate the environmental impacts of the proposed project resulting from construction and operation activities, and will propose mitigation measures for impacts determined to be significant. The EIR will also identify potential cumulative impacts that consider impacts of the project in combination with impacts of other past, present and reasonably foreseeable projects. The EIR will address all environmental topics in the San Francisco Planning Department's CEQA environmental checklist. Key environmental topics that will be addressed in the EIR are listed below.

- Land Use and Planning
- Population and Housing
- Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind and Shadow
- Utilities and Service Systems

- Public Services
- Recreation
- Biological Resources
- Geology, Soils, and Paleontological Resources
- Hydrology, Water Quality, and Sea Level Rise
- Hazards and Hazardous Materials
- Mineral and Energy Resources
- Agriculture and Forestry Resources

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 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 resources 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.

#### **FINDING**

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the state CEQA Guidelines, sections 15064 (Determining Significant Effects) and 15065 (Mandatory Findings of Significance), and upon the magnitude and nature of proposed project construction and operations as described in the above project description.

#### PUBLIC SCOPING PROCESS

Pursuant to the State of California Public Resources Code section 21083.9 and California Environmental Quality Act Guidelines section 15206, a public scoping meeting will be held to receive oral comments concerning the scope of the EIR. The meeting will be held on **Wednesday**, **November 15, 2017 at 6:30 p.m. at the project site located at 420 23rd Street**, **San Francisco**, **California**. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted at this meeting and until 5:00 p.m. on **December 1, 2017**. Written comments should be sent to Melinda Hue, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103; by fax to 415-558-6409 (Attn: Melinda Hue); or by email to melinda.hue@sfgov.org.

If you work for a responsible state 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.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning 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.

10/30/17

Date

Lisa Gibson

**Environmental Review Officer** 

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# **Historic Resource Evaluation Response**

Case No.:

2017-011878ENV

Project:

Potrero Power Station Development Project

Project Address:

1201 Illinois Street

Zoning:

M-2 (Heavy Industrial),

PDR-1-G (Production, Distribution & Repair -1- General),

P (Public) Zoning District

40-X, 65-X Height and Bulk District

Block/Lot:

4232/006, 4232/001, 4175/002, 4175/017, and 4175/018

Date of Review:

August 27, 2018

Staff Contact:

Allison Vanderslice

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Rachel Schuett (415) 575-9030

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# PART I: HISTORIC RESOURCE EVALUATION

#### PROPERTY DESCRIPTION

The project site is located in San Francisco's Central Waterfront neighborhood along the San Francisco Bay. Historically known as Potrero Point, the project site is within the California Register-eligible Third Street Industrial Historic District and just south of the National Register-listed Union Iron Works Historic District. The Dogpatch Landmark district is directly adjacent to the western boundary of the Third Street District, several blocks west of the project site.

The project site is within a PDR-1-G (Production, Distribution & Repair -1- General), M-2 (Heavy Industrial) Zoning District, and P (Public) Zoning District and a 40-X and 65-X Height and Bulk District. It sits on an irregularly shaped industrial site that is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. The address is 1201 Illinois Street and encompasses the following Assessor Parcel Numbers: 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018. The site has a long industrial history dating back to the 1850s, which includes the California Sugar Refinery, later the Western Sugar Refinery, from 1881 to 1951, and as a power plant from 1902 to 2011 associated primarily with the Independent Electric Light and Power Company, San Francisco Gas & Electric Company, and Pacific Gas & Electric Company (PG&E).

#### Pre-Existing Historic Rating / Survey

The subject property was surveyed in 2001 by the City of San Francisco as part of the Central Waterfront Cultural Resources Survey. The findings of the survey were adopted by the Planning Commission on

June 13, 2002 by Motion No. 16431. The survey findings were updated in 2007-2008. As part of the update, the 2001 Central Waterfront Historic District was revised and the Third Street Industrial District was identified as a sub-area within the Central Waterfront Potrero Point Historic District. This historic district was endorsed by the Landmarks Preservation Advisory Board on May 7<sup>th</sup>, 2008. Due to the identification of individually-significant resources and contributors to the Third Street Industrial District within the subject property in the 2001/2008 Central Waterfront survey, the subject property is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review process.

#### Individually-Eligible Historic Resources

Evaluated by historian Ward Hill for Dames & Moore in 1999, the Meter House (ca. 1902) and the Compressor House (ca. 1924) were both found to be individually eligible for listing in the California Register under Criterion 1 (Events) based on their association with PG&E's gas manufacturing facility and their significance in the history of gas manufacturing in Northern California. These findings were adopted in the Central Waterfront survey in 2002, as discussed above. The Department concurs with these findings.

The 1999 Dames & Moore report determined that Station A (1901-02; 1930-31) was significant under Criterion 1 for its importance in the history of the City's electrical power industry. Yet, due to impacted integrity Dames & Moore found Station A not to be an individual resource. In 2002, during testimony before the California Energy Commission (known at the time as the California Energy Resources Conservation and Development Commission) on the Potrero Power Plant Unit 7 Application for Certification, architectural historian Christopher VerPlanck presented on the behalf of the City and County of San Francisco that Station A should be considered an individually-significant resource.<sup>2</sup> VerPlanck argued that Station A should be considered individually significant due to the building's significant association with the early history of PG&E and power generation in San Francisco and that the building did retain integrity. Based on this testimony, the Department finds that Station A is an individually-significant historic resource under Criterion 1.

#### Third Street Industrial District

A Central Waterfront Historic District was first identified in the Central Waterfront Historic Resources Survey Summary Report and Context Statement by the San Francisco Planning Department in 2001. The Third Street Industrial District was fully documented in 2008 as part of the Central Waterfront Potrero Point Historic District. The district is significant under Criterion 1 (Events) for association with the industrial development of the City of San Francisco. The Pacific Gas & Electric facility is identified as one of the significant industrial developments within the district. The district is also significant under Criterion 3 (Architecture) based on its collection of late-nineteenth and early twentieth-century American industrial buildings and structures that remain substantially intact. The district's period of significance is from 1872 to 1958 and 27 district contributors were identified. The year 1872 signifies the construction of

<sup>&</sup>lt;sup>1</sup> Tim Kelley, "State of California Department of Parks and Recreation District Record: Central Waterfront Historic District," July 21, 2001. Kelley & VerPlanck and Page & Turnbull, "State of California Department of Parks and Recreation District Record: Potrero Point Historic District," March 20, 2008.

<sup>&</sup>lt;sup>2</sup> Christopher VerPlanck, "State of California State Energy Resources Conservation and Development Commission, In the Matter of: Mirant's (Formerly Southern Energy) Potrero Power Plant Unit 7, Docket No. 00-AFC-4, Prepared Testimony of Christopher VerPlanck Regarding Cultural Resources," July 10, 2002.

the earliest known building in the area (the Thompson House at 718 Twenty-Second Street), and 1958 marked 50 years before 2008, the year in which the updated context and district record was authored.

The Third Street Industrial District is a primarily linear, roughly L-shaped, district that is focused along Third Street between 18th Street to the north and 24th Street to the south. The district extends to the east to include the parcels that once constituted PG&E's Potrero Power Station (the project site) and the remnants of the Western Sugar Refinery (to the south of the project site). Character-defining features of the district include: important industrial facilities along the waterfront, including PG & E's Station A complex and the Western Sugar Refinery warehouses; high concentration of manufacturing, repair, and processing plants and warehouses dependent on road and railroad distribution systems; building heights between one and four stories; taller ground floors with mezzanines; concrete, stucco, brick, or corrugated metal cladding; ornamented parapets; steel-sash and wood-sash windows; rectilinear and arched window openings; and flat roofs. The district contributors within the project site are primarily constructed of unreinforced brick in the American Commercial style, are located along the waterfront, and are associated with the City's early power generation history, an important industry along the waterfront.

#### CEQA HISTORIC RESOURCES EVALUATION

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.

As discussed above, the proposed project site includes three extant and previously documented properties individually eligible for listing on the California Register: the Meter House, the Compressor House, and Station A. The Meter House, Compressor House, Station A, and Gate House were also found to contribute to the California Register-eligible Third Street Industrial District.

A Historic Resource Evaluation (HRE) Part I (dated January 29, 2018) by Page & Turnbull evaluated all remaining buildings, structures and landscape features for eligibility to the California Register. Based on the HRE Part I, no additional individually-eligible resources or districts were identified within the project site. Specifically, no additional historic district or cultural landscape associated with either the California Sugar Refinery or the Pacific Gas & Electric power station was identified. The Department concurs with these findings.

#### Third Street Industrial District: Period of Significance Extension

Unit 3 and the Boiler Stack stand within the boundaries of the Third Street Industrial District but were not considered district contributors when the Central Waterfront survey findings were adopted as they were outside the district's period of significance (1872-1958). The 1958 date was justified as 50 years prior to the time of survey in 2008. Based on review of the district records, 1965 is identified as the start of the decline in manufacturing and industry in the area and therefore marks another potential end date for the district's period of significance. The Department has determined that the period of significance should be extended from 1958 to 1965, resulting in a period of significance from 1872 to 1965. Within this expanded period of significance, Unit 3 and the Boiler Stack qualify as district contributors as they contribute to the

industrial history of the Third Street area, the power plant history of the project site, and are prominent industrial features and visual icons of the Central Waterfront. No other elements on the project site qualify as district contributors based on the extension of the period of significance as no other building or structure constructed between 1958 and 1965 appears to have significance. Additionally, per Page & Turnbull's review, extension of the period of significance will not change the status of any buildings or structures outside of the project site. The Department concurs with this determination.

Based on the previously evaluated resources and the HRE Part I, the properties summarized on the below table are therefore considered historic resources for the purpose of review under CEQA:

Resource Name	Period of Significance	Historic Resource Applicable Criteria
Compressor House	ca.1924	Individually eligible CRHR Criterion 1 (Events); Contributor to Third Street Industrial District
Gate House	ca.1914	Contributor to Third Street Industrial District
Meter House	ca.1902	Individually eligible CRHR Criterion 1 (Events); Contributor to Third Street Industrial District
Station A	1901-02; 1930-31	Individually eligible CRHR Criterion 1 (Events); Contributor to Third Street Industrial District
Unit 3	1965	Contributor to Third Street Industrial District
Unit 3 Boiler Stack	1965	Contributor to Third Street Industrial District

For a detailed description of these resources, identification of character-defining features, and a detailed historic context see the Historic Resource Evaluation Part I Revised (Dated January 29, 2018) and Historic Resource Evaluation Part II (Dated February 2, 2018) by Page & Turnbull.

#### CEQA HISTORIC RESOURCE DETERMINATION

Historical Resource Present
☐ Individually-eligible Resource
Contributor to an eligible Historic District
Non-contributor to an eligible Historic Distric
No Historical Resource Present

PART II: PROJECT EVALUATION			
PROPOSED PROJECT	□ Demolition		New Construction

## PROJECT DESCRIPTION

The proposed project is located on an approximately 29.0-acre site along San Francisco's Central Waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. California Barrel Company LLC, the project sponsor, seeks to redevelop the site for a proposed multi-phased, mixed-use development and to activate a new waterfront open space. The proposed project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf) of new uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space.

The proposed project includes the demolition of about 20 existing buildings on the property, including three individually eligible historic resources: Station A, the Meter House, and the Compressor House. As discussed above, Station A, the Meter House and the Compressor house are both individually-eligible resources and contributors to the Third Street Historic District. Also proposed for demolition, the Gate House is not individually-eligible but is a district contributor. The proposed project retains and seismically stabilizes the 300-foot tall Boiler Stack, and repurposes it as ground floor retail space occupying approximately 1,000 square feet, including adding openings to the stack structure. Under the proposed project, the project sponsor would repurpose and convert the Unit 3 power block, a contributing resource on Block 9, into a hotel, if feasible. Repurposing and converting Unit 3 would involve the removal of obsolete mechanical equipment, including the boiler and control room. The repurposed structure would not exceed the existing height of the 150-foot concrete elevator shaft, though two additional floors would be added, creating a 10-story building. In some areas, the building envelope would increase to create a floor plate suitable for a hotel. If it is not feasible to repurpose and convert Unit 3 into a hotel, Unit 3 would be demolished and replaced with a residential or hotel use on Block 9. Both Unit 3 and the Boiler Stack are district contributors.

## PROJECT EVALUATION

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

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

Califor	nia Register-eligible Historic District or Context:
	The project will not cause a significant adverse impact to a California Register-eligible historic
	district or context as proposed.
$\boxtimes$	The project <u>will</u> cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

To assist in the evaluation of the project, the Project Sponsor has provided:

• Potrero Power Station, San Francisco, California. Historic Resource Evaluation, Part 2 (February 2, 2018), prepared by Page & Turnbull.

Planning Department Preservation staff has reviewed and concurs with the project evaluation provided in the consultant report and has made the following project impact determinations. Project specific impacts are identified first, followed by a discussion of cumulative impacts to the Third Street Industrial District. Mitigation for each impact is identified.

#### **Project-Specific Impacts**

## Individually-Eligible Resources - Demolition

The proposed project includes the demolition of three resources individually eligible to the California Register: Station A, the Meter House, and the Compressor House. This demolition will remove historic materials, features, and spaces that characterize these resources and will result in physical destruction, damage or alteration such that the significance of the individually-eligible resources will be materially impaired. Demolition of an individually eligible resource is considered a significant and unavoidable impact on a historic resource for the purposes of the CEQA. While project impacts cannot be mitigated to less than significant, the following mitigation will reduce significant, unavoidable impacts to individual historic resources: HABS Documentation, Video Documentation, and Public Interpretation and Salvage Program.

#### Third Street Industrial Historic District – Demolition of Contributors

The proposed project includes the demolition of five contributors to the Third Street Industrial District: Station A, the Meter House, the Compressor House, the Gate House, and Unit 3. Unit 3 may be demolished and replaced by a new hotel or residential building or it may be repurposed as a hotel. Even if retained, changes to Unit 3 may not meet the Secretary of Interior Standards for Rehabilitation and it is assumed that the building will no longer contribute to the Third Street Industrial District. For this cultural resource impact analysis it is assumed that Unit 3 would be demolished as it is unknown if or to what extent the building will be retained.

The Department has determined that the proposed demolition of Station A, the Meter House, the Compressor House, the Gate House, and Unit 3 will cause a significant and unavoidable impact to the Third Street Industrial Historic District. This determination is based on the loss of the following character-defining features of the district's significance due to demolition of these contributors:

- Demolition of all of the contributing resources associated with the early-20th-century PG&E use on the project site would cause the loss of the district's association with the early history of power generation and gas manufacturing in San Francisco and Northern California.
- The contributing buildings to be demolished are some of the oldest in the district, particularly Station A (built in 1901-02, with an addition constructed in 1930-31), the Meter House (ca. 1902), and the Gate House (ca. 1914). The demolition of these three resources would reduce the district's representation of industrial buildings from this significant period in the city's industrial history.
- Station A, the Meter House, the Compressor House, and the Gate House contribute to the character-defining typology of brick industrial buildings in the district, which would be compromised with their demolition.
- The demolition of or substantial alterations to the Unit 3 Power Block would result in the loss of one of two district contributors (along with the Boiler Stack) associated with the district's final period of power-generation and industrial development dating to the 1960s.
- The five contributors that would be demolished help to connect the portion of the district along San Francisco Bay with the rest of the district clustered along Third Street. The loss of these five buildings would create a physical gap between the remaining waterfront contributors (Boiler Stack and the Western Sugar Refinery warehouse south of the project site) and the district contributors along Third Street.

Therefore, the demolition of these contributors results in the loss of the above characteristics that justify, in part, the district's eligibility for the California Register. Demolition of these five contributing buildings will remove historic materials, features, and spaces that characterize the historic district and justify the existing district boundary, and will result in physical destruction, damage or alteration such that the significance of the district will be materially impaired. Specifically, the loss of all contributors associated with the early history of the power industry in San Francisco. As the loss of these significant characteristics of the district cannot be mitigated, the demolition proposed by the project will result in a significant and unavoidable impact to the Third Street Industrial Historic District. While project impacts cannot be mitigated to less than significant, the following mitigation will reduce impacts to the historic district: HABS Documentation, Video Documentation, and Public Interpretation and Salvage Program.

#### Third Street Industrial Historic District - New Construction

As outlined above, the project proposes over 5 million square feet of new construction on the 29-acre project site. The proposed project consists of 14 development blocks with building heights ranging from 65 to 300 feet. The project also proposes new streetscapes, open space, landscaping, and infrastructure. The proposed project is currently in the conceptual design phase and details regarding architectural style, materials, or other characteristics that may be relevant to a discussion of compatibility with the Third Street Industrial District are in process. A Design for Development (D for D) would be adopted as part of a proposed Potrero Power Station Special Use District (SUD), which would articulate standards and guidelines for building design, open space character, and the public realm. The draft of the Potrero Power Station D for D is currently under review.

Given that detailed architectural plans for the proposed project have not been developed, that the proposed D for D and SUD are still under development, that the project would be phased over a number of years and implemented by different development teams, it is not currently possible to determine with certainty whether development of the project site would adversely affect the Third Street Industrial District. Under the proposed project, new construction could be of a size, scale, and density and/or could

use exterior materials that would be incompatible with the Third Street Industrial District; if so, this would adversely affect the integrity of the Third Street Industrial District's setting and feeling. Given the limited design detail available for the proposed project at this time, the proposed project's new construction could be incompatible with the Third Street Industrial District, which could be a significant impact.

Implementation of the Design Controls for New Construction Within the Third Street Industrial District, which will work in tandem with the D for D, would ensure that future new construction would be compatible with the character-defining features of the Third Street Historic District and would thereby reduce this impact to a less-than-significant level.

#### Off-Site Impacts to Historic Resources - New Construction

As discussed above, the Union Iron Works Historic District (Pier 70), which is listed in the National Register of Historic Places, stands directly to the north of the project site. Although the proposed project would have no direct physical impact on Union Iron Works Historic District, the proposed project could have an indirect visual impact on the district by altering its immediate visual setting. However, the recently approved Pier 70 Mixed-Use District project plans infill construction between Building 12 (on the Pier 70 site), the closest of the contributing properties that would be retained by the Pier 70 Mixed-Use District project to the project site, and the project site. The planned infill construction on the Pier 70 site would introduce a new roadway and new construction with heights up to 90 feet along the southern edge of the Union Iron Works Historic District. New construction from the proposed project would be more than 200 feet away from contributing properties of the Union Iron Works Historic District and heights of the closest project buildings would range from 85 to 180 feet.

While a visual relationship between contributing properties of the Union Iron Works Historic District and the historic resources on the project site may have existed historically, the construction of large storage tanks (now removed) along the northern edge of the project site during the 1960s and early 1970s would have visually interrupted the connection between such resources and would have previously affected the setting and association between Union Iron Works Historic District and the historic resources on the project site.

Additionally, new construction within the project site would be contemporary in design and materials and would not convey a false sense of historical development. As such, the character-defining features and form of the Union Iron Works Historic District would be clearly differentiated from the new development on the project site.

For these reasons, the indirect visual impacts of the proposed project and are not those of a project that "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by the lead agency for purposes of CEQA." (CEQA Guidelines section 15064.5(b)(2)(C)). This impact would be less than significant.

#### Rehabilitation of the Boiler Stack

The proposed project retains and seismically stabilizes the 300-foot tall Boiler Stack, and repurposes it as ground floor retail space occupying approximately 1,000 square feet, including adding openings to the stack structure. Seismic retrofit of the Boiler Stack may obstruct the hollow flue. Modifications to the

Boiler Stack include repurposing the base for ground floor retail, placing the industrial structure in the middle of a plaza, and material additions for seismic retrofit.

As the rehabilitation details for the Boiler Stack are still in the design phase, the Planning Department finds that the impact of the proposed rehabilitation to Boiler Stack to be potentially significant. Implementation of the Rehabilitation of the Boiler Stack and a Historic Preservation Plan and Review Process for Alteration of the Boiler Stack mitigation measures would reduce the impacts of rehabilitation and adjacent new construction to a less-than-significant level.

#### **Cumulative Impacts**

The analysis of cumulative impacts to historic architectural resources addresses all past, present, and reasonably foreseeable future projects within the boundaries of the Third Street Industrial Historic District, which, in addition to the impacts of the proposed project, may have a significant, adverse cumulative impact to the significance of the Third Street Industrial Historic District.

The following past, present, and reasonably foreseeable future projects have been identified within the the Third Street Industrial District:

- The project at 2121 Third Street (2010.0094E) resulted in the demolition of a district contributor, the Seaside Oil Co. Plant, a commercial fueling facility. New construction associated with this project was not found to cause an impact to the district.
- The project at 2255 Third Street (2002.1302E) resulted in the major alteration to the Jos. Levin and Sons Warehouse such that is no longer contributes to the district.
- The project at 815-825 Tennessee Street (Case 2013.0220E) resulted in major alteration to the Bowie Switch Co. such that is no longer contributes to the district. The project found that this demolition would not materially impair the district and that new construction was compatible with the district.
- The PG&E Pump House, a district contributor, had stood on the project site and was demolished in 2010.
- The 2290 Third Street project (Case 2005.0408E) approved demolition of a district contributor. However, this demolition has not yet occurred. Demolition permits were issued in 2016.
- The 2146 Third Street project (Case 2013.1109E) was determined in an HRER dated March 6, 2015
  to not be a district contributor. The demolition of the non-contributor and the new construction,
  which was determined to be compatible with the district's character, was determined by the
  Department to not cause an impact to the district.
- The 2177 Third Street/590 19th Street project (Case 2013.0784E) included the demolition of a noncontributor and new construction identified as compatible with the Third Street Industrial District. Therefore, the Department determined there was no impact to the historic district.
- Alternations to 2530 Third Street, a district contributor, are currently under review (Case 2017-011476PRJ).
- Demolition of 2230 Third Street (Case 2013.0531E), a district non-contributor, and proposed new construction is currently under review.
- Demolition of 2250 Third Street (Case 2014-001299ENV), a district contributor, and proposed new construction is currently under review.

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Collectively, these project result in the loss or the potential loss of seven district contributors due to demolition or major alteration since the district was adopted in 2008. The proposed project would demolish an additional five contributing resources for a total of 12, which would reduce the number of contributing resources from 29 to 17. The loss of 12 contributing resources would substantially reduce the number of overall contributors and weaken the architectural and spatial cohesion of the district. Therefore, the proposed project in combination with, these past, present and foreseeable future projects would have a significant cumulative impact on the Third Street Industrial District.

As noted above, the proposed project would account for five of the total of 12 contributing resources that would or may be demolished under the cumulative scenario. Additionally, as discussed above, the proposed project would result in a loss of all district contributors associated with early power generation in San Francisco and would result in a physical gap between the district contributors along the waterfront and the majority of the district along Third Street. Thus the proposed project would have a cumulatively considerable contribution to the significant cumulative impact on the Third Street Industrial District.

Therefore, the proposed project, in combination with past, present, and reasonably foreseeable projects, would result in a *significant* cumulative impact on historic architectural resources.

Date: 9/25/2018

# Mitigation Measures

- HABS Documentation
- Video Documentation
- Public Interpretation and Salvage Program
- Rehabilitation of the Boiler Stack
- Historic Preservation Plan and Review Process for Alteration of the Boiler Stack
- Design Controls for New Construction Within the Third Street Industrial District

Impacts upon archaeological resources are not addressed within this response.

# PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:

Allison Vanderslice, CEQA Cultural Resources Team Manager

cc:

Virnaliza Byrd, Environmental Division/Historic Resource Impact Review File

Rich Sucre, SW Team Principal Planner John Francis, Citywide Senior Planner