

# MEETING OF THE CIVIC DESIGN REVIEW COMMITTEE

Monday, August 21, 2023

2:00 p.m.

Hybrid Meeting

## Draft Minutes

Chair Stryker called the meeting to order at 2:03 p.m.

### 1. Roll Call

(00:22)

**Commissioners Present:** Kimberlee Stryker (Chair); Abby Schnair, Patrick Carney, Janine Shiota, Jessica Rothschild (arrived at 2:05pm)

**Commissioner Absent:** Seth Brenzel, Charles Collins

**Staff Present:** Ralph Remington, Alyssa Ventre, Paris Cotz

Chair Stryker announced the hybrid meeting instructions.

Paris Cotz announced public comment instructions.

Chair Stryker began the meeting reading the Arts Commission's land acknowledgement statement.

### 2. General Public Comment

(6:54)

There was no public comment.

### 3. Ocean Beach Climate Change Adaptation Project – Phase 3

(10:14)

Moffat & Nichol + SF DPW, Project Designer

Anna M. Roche (SFPUC) & Monica Scott (SF RPD), Project Managers

Paul De Freitas, Architect, SF DPW

James Munden, Landscape Architect, Munden Fry Landscape

The project team explained that this project has been a multi-agency effort between Rec & Park and the Public Utilities Commission. The team shared that the main updates since their last review are updates to the restroom, elements of the landscape, seat wall, beach access stair, the paving, and updates to the public art component.

The landscape architect shared updates to the landscape design. They explained that the overall changes focus on the public art, which will be fully integrated into Sloat Plaza. The team shared that the paving and seat walls at the lookout plaza will match the associated locations along the trail. The team shared that the seat walls now include skate deterrents, which also symbolize wave patterns and that the solar lighting has been updated. The team updated the paving pattern to be more integrated with the plaza.

The team shared the updated stair system and explained why it is not accessible. They said the railing has been updated to be consistent from the top to the bottom, made of marine grade stainless steel and aircraft cable guardrails infill. They said the update allows for unobstructed views while also coping with the coastal environment.

The team shared the selected public art, created by Mark Baush-Sasaki, *Listening Stones*, approved by the Visual Art Committee and Full Commission.

The team said they updated the restroom to be easier to maintain and to expose the interior elements to the exterior. They said the exterior remains the same as before with only one material change to modified ash wood that will weather the environment well.

Commissioners had questions about lighting around the restroom and the sculptures, as well as the relationship between pedestrians and bicycles. The team answered that the lighting did not change since their informal, which is in accordance with the Dark Skies Initiative, while also maintaining a safe place. The team said this area is not envisioned to be a nighttime activity place, so the trail, plaza and within the restroom will be illuminated, as well as ambient lighting

from the adjacent street, and bollard lights. The team explained that they were working with MTA in regard to the mixed use bike path. The stenciling on the roadway and signage will let people know when to walk and when to bike.

Commissioners lauded the team for being involved with the Public Art team early on, and how well the selected artwork fits into the site. Commissioners appreciated the shape and design, as well as the elegantly designed restroom, but warned the team about the climbability of the restroom leaving it vulnerable to graffiti. The team explained that the restroom materials included an anti-graffiti coating.

Commissioners asked about access to the beach besides stairs. The team explained that the project will be providing off-site access at Taraval, which is on National Park Service property. There was also a question about companion seating on the plazas, and the team shared that there are indeed spaces available for companion seating. Commissioners wondered whether the design language could be carried out in the staircase, adding curves to the lookout points and the team said they could try.

#### Public Comment:

Paula Katz said she was concerned about there being no ADA access, and thought it was legally required to have ADA access. Ms. Katz encouraged the team to find a way to create ADA access at Sloat Plaza instead of directing people to Taraval.

An anonymous caller wanted to know about whether the project complies with the Coastal Commission. Also wanted to know about environmental reports for traffic impacts, and whether this plan is in compliance with the city's emergency response plan.

The team responded that there is an egress plan in place, and that responses to the EIR will be posted this Fall. Project Manager Monica Scott offered her contact information, [monica.scott@sfgov.org](mailto:monica.scott@sfgov.org) for members of the public to get in touch with her.

Commissioner Schnair, seconded by Commissioner Shiota, moved to approve Phase 3 of the Ocean Beach Climate Change Adaptation Project.

The motion carried by the following vote:

Ayes: Carney, Rothschild, Schnair, Shiota, Stryker

#### **4. Sunol Valley Water Treatment Plant Ozonation Project – Phase 3**

*(1:00:57)*

Servando Molina, Project Designer, CDM Smith

Bryan Dessaure, Project Manager, SF PUC

Reggie Stump, Architect, (SF DPW BOA)

Myles Stevens, Landscape Architect, Stevens & Associates

The team laid out three minor changes that have been made since Phase 2. The team reminded commissioners of the site's remote location in Sunol, California with no public access.

The changes explained by the team include the removal of one window on the Ozone Generation Building, removal of two trees at Ozone Generation Building Garden, and landscape layout changes at the Ozone Generation Building Garden due to transformer size.

The team shared that there has been no changes to the architectural design of the buildings except for the removal of one storefront window due to conflicts with mechanical piping and equipment. The landscape architects explained the changes to the landscape design, the removal of two Madrone trees for security camera access and replaced with silk tassel trees as well as removal of groundcover shrubs due to new transformer size.

Commissioners wondered whether it would be possible to see the inner workings of the Ozone Generation Building through a picture window, and the team explained that there are glazed storefront doors that do allow for this.

There was no public comment.

Commissioner Schnair, seconded by Commissioner Shiota, moved to approve Phase 3 of the Sunol Valley Water Treatment Plant Ozonation Project.

The motion carried by the following vote:

Ayes: Carney, Rothschild, Schnair, Shiota, Stryker

#### **5. Treasure Island Water Resource Recovery Facility – Phase 2**

(1:09:53)

Calvin Huey, Project Designer, SFPUC  
Jignesh Desai, Project Manager, SFPUC  
Elizabeth Navarro, Architect, MWG Global  
Jamie Beckman, Landscape Architect, Merrill Morris Partners

The team shared that this project will be providing recycled water to the community. They explained the layout of the facility has been updated to accommodate compact water processes. They said the site has no public access but is in a visible location.

The team shared designs for the Administration Building and Maintenance Building, which will be formed out of poured in place concrete, with added wall reveals to break up the façade, in line with Phase 1 design. The team shared that the wall along Avenue M is the opportunity for art enrichment.

They said Avenue M is the largest opportunity for plant plantings, which will include all native plants, a hydroseed blend along with shrubs and grasses. The team shared the perimeter security enclosure, which is not meant to disrupt any views of the Bay and to celebrate the functions of the facility. The team explained the separate wetland fence to provide a barrier around the wetland and storm water basin while also allowing for full views of the wetland area. The team shared the exterior signage, which will be stainless steel brushed and backlit.

Commissioners had concerns about the harshness of the flat walls with no articulation. Commissioners also had questions about the status of the art wall. The team answered that they have been in communication with the SFAC public art team. Commissioners suggested having an informal work session, and to include public art staff in that meeting. The team was amenable to this suggestion.

Blair Randall, PUC Art and Education Program Manager, explained to commissioners the public art process for this particular project. He agreed with commissioners that the art should be evocative of the mission of the PUC.

Commissioners asked to see the material used for the fencing as well as renderings from the Bay Bridge.

Jackie von Treskow, Senior Program Manager SFAC, spoke about the art enrichment component. She said the original art work site was meant for the fencing, but after design changes, the two facades were identified of the artwork locations. She said the artwork would be integrated into the concrete rather than applied on top of. She said this is pending a meeting with the design team, and the project plan is headed to Visual Art Committee in September.

Commissioners commented that usually at Phase 2, material samples are presented, as well as any color used.

Commissioners suggested that the team is not ready to move on to Phase 3 and the art integration and material samples need to be seen to move forward. Commissioner proposed an informal meeting to discuss the art enrichment facilitation, instead.

There was no public comment.

## **6. Southeast Plant: Operations, Engineering, Maintenance Buildings (SEP 7 OEM) – Conceptual Review** (1:56:28)

Reggie Stump (SF DPW) & Greta Jones (SF DPW), Project Designers  
Shelby Campbell & Janelle Plummer, Project Managers, SF PUC  
Reggie Stump, Architect, SF DPW  
Nicholas Ancel, Landscape Architect, SF DPW

The team shared that this project was part of the original Biosolids Digester Facility (approved by Civic Design Review) but was eliminated due to budget. They said the site is located in Southeast San Francisco at the corner of Phelps and Jerrold Avenue, centrally located on the campus.

The team explained the challenges and needs of the site, as well as the program organization and massing of the buildings (operations, engineering, maintenance). The team said they wanted to create a campus feel with the entry to emphasize accessibility to all employees.

The team shared their design principles, which include responding to neighborhood context with massing, providing street level security, and provide privacy and daylighting at shops and locker rooms. They said other principles include providing sun control while providing views from within.

The team shared the landscape design, which included a shared street concept for operations and equipment lay-down area, while also providing pedestrian safety with pathways separated by planting area. They said the shared street can be used for access and parking.

Commissioners were glad to see the site move to the lot line on the corner to help invigorate the area. Commissioners were also glad to see change in materials from the original buildings while continuing the campus design language and wanted to ensure it would be carried forward.

Commissioners asked how this project can give back to the community. The team responded that as part of the original project, the Southeast Community Center was built. They said the will also be street improvements on Jerrold Ave, as well as wetlands planned for the future of the campus that will demonstrate the retention of storm water.

Commissioners asked the team to study the line of trees and how to keep them safe from large vehicles.

There was no public comment.

## **7. Dolphin Club Renovation – Small Project Review**

(2:24:53)

Mark Thomas, Architect, Hood Thomas

Tuan Louv, Architect, Hood Thomas

The team explained that this is a swimming and rowing club that is also open to the public and located at Aquatic Cove next to Hyde Street Pier. The team gave a historical overview of the building architecture.

The team shared the design concept, which includes replacement, renovations, and additions to portions of the site with updated facilities and like kind materials. They said updates include replacement of the weight room and kitchen, expanding the club offices and addition of two water facing outdoor decks.

The team has already received CEQA clearance from Historic Preservation, Rec and Park Approval, and will move onto general contractor selection and construction scheduled for later this year and early next year.

Commissioners asked whether there was an art component, and the team answered that there is none due to the project scope.

Commissioners wondered whether the original cupola could be more pronounced, and the team answered that they hope to preserve access and remain properly lit. Commissioners also asked whether the roof of the weight room could be minimized or utilized in a better fashion. The team explained that after discussion with their neighbors, Southend Rowing Club, the roof would need to remain neat and empty.

There was no public comment.

Commissioner Shiota, seconded by Commissioner Rothschild, moved to approve Small Project Review of the Dolphin Club Renovation.

The motion carried by the following vote:

Ayes: Carney, Rothschild, Shiota, Stryker

Commissioner Schnair left the meeting at 4:38pm.

## **8. Staff Report**

*(2:40:11)*

Chief of Staff Alyssa Ventre gave an update on the Rec and Park temporary structure that is happening at U.N. Plaza. She said it is a temporary project, less than two years, it will not require approval from the committee.

There was no public comment.



## **9. New Business and Announcements**

(2:42:30)

There was no new business or announcements.

There was no public comment.

## **10. Adjournment**

There being no further business, the meeting was adjourned at 4:46pm

Posted 8/29/23, 9:00am, pc

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## **Archives Available**

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