

Earthquake Safety and Emergency Response (ESER) Bond Neighborhood Fire Stations



- ESER Background
- Operational Characteristics
- Project Characteristics
- Project Chronology

Fire Station No. 16

2251 Greenwich Street, San Francisco

Appeal of Permit No. 2013.12.20.4680S

Board of Appeals

June 24, 2015



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Earthquake Safety and Emergency Response (ESER) Bond Background

“The purpose of the ESER Bond is to pay for repairs and improvements that will allow San Francisco to more quickly respond to a major earthquake or other disaster.”

- ESER Bond Report, March 2010

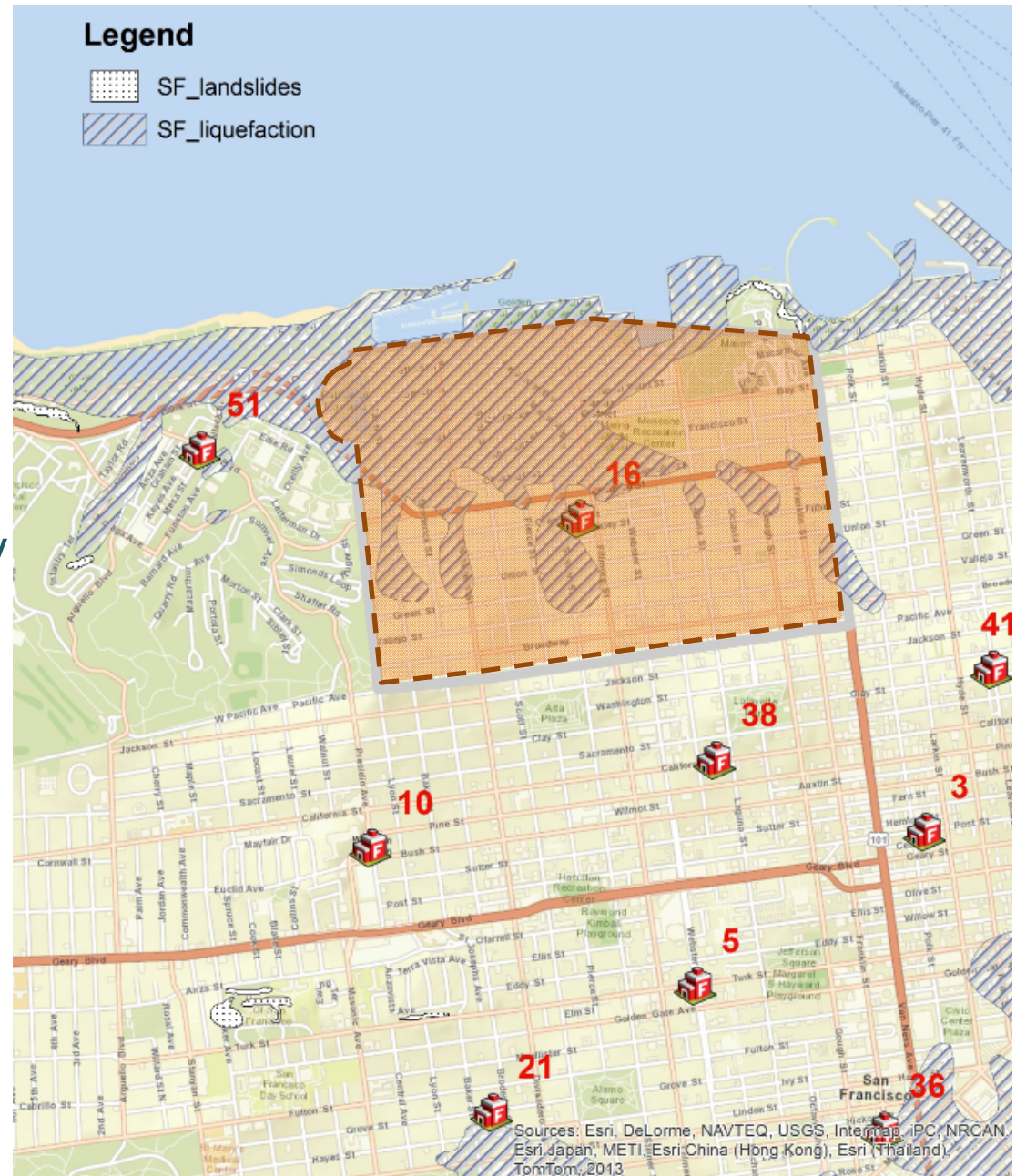
- ESER 2010 - \$65.1 million in funding for Neighborhood Fire Stations
- 23 Fire Stations have been improved or improvements underway
- Three (3) seismic replacement projects underway – Stations 5 (Western Addition), 16 (Marina), 35 (Embarcadero/South Beach)
- ESER 2014 – provides \$85 million in additional funding for Neighborhood Fire Stations

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Operational Characteristics:

- Fire Station 16 serves the Marina neighborhood – bounded by Pacific Ave, Van Ness Ave, and Lyon Street
- Two apparatus bays deploy one truck and one engine
- Nine fire fighters are stationed on each shift
- Jet skis and water rescue boats are stationed out of FS16; fire personnel trained in surf rescue



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Service Response

YEAR	E16 Response	T16 Response	FS16 Response	ST 16 Area Incidents
2010	1,954	1,177	3,131	2,230
2011	2,047	1,210	3,257	2,188
2012	2,059	1,245	3,304	2,303
2013	2,206	1,298	3,504	2,361
2014	2,310	1,261	3,571	2,424
2015*	858	479	1,337	990

* Data from 1/1/2015 to 5/18/15

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Project Characteristics

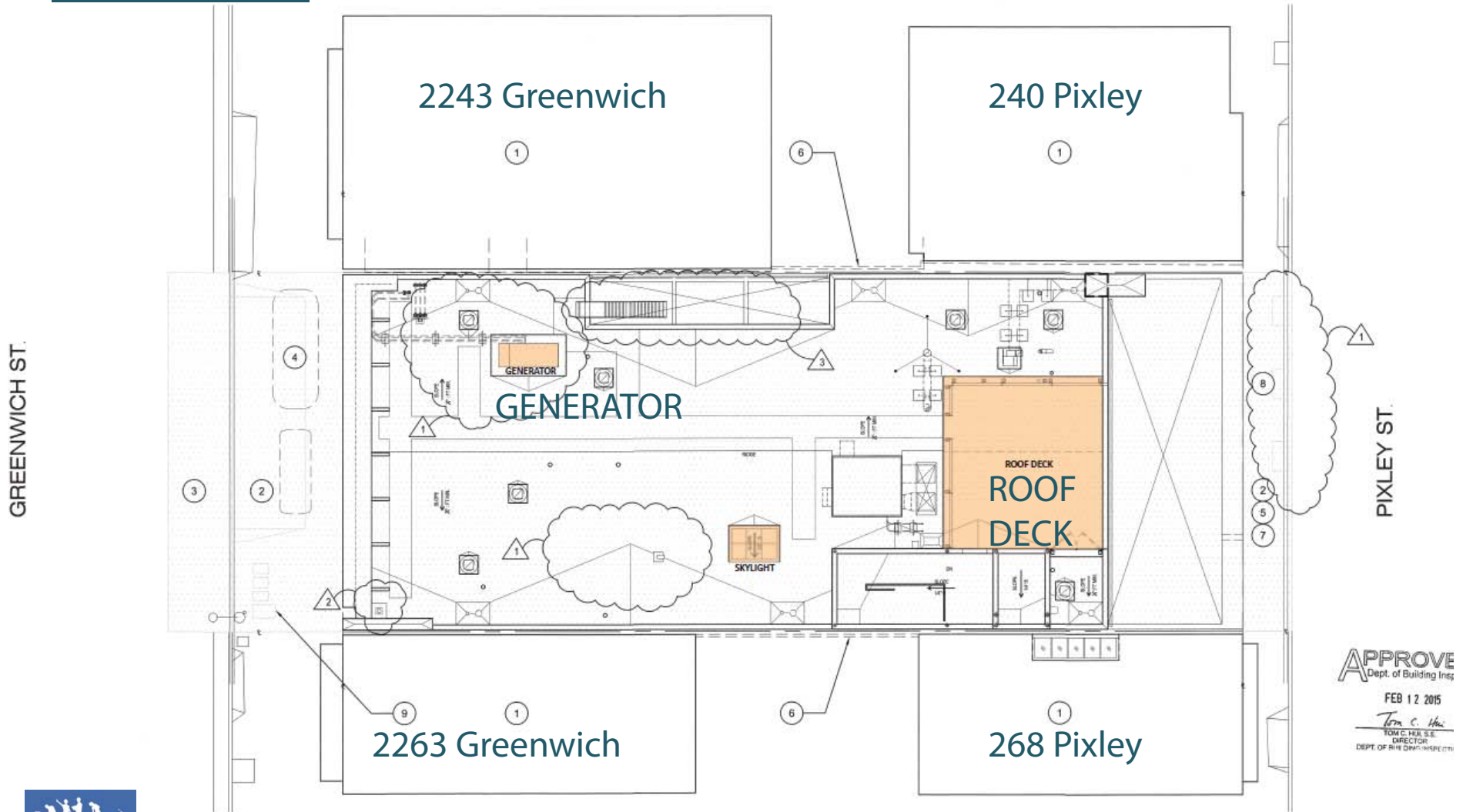
A modern, resilient fire station to respond to the needs of its service area:

- Seismic upgrade per prevailing code to ensure essential life safety requirements for fire station facilities
- Improved apparatus (vehicle) area to accommodate modern apparatus and appropriate working clearances
- New generator and underground fuel storage tank to be consistent with current code and regulations for better safety and environmental protections
- New elevator, and related areas added to meet ADA code requirement
- Decontamination shower added to apparatus area
- New workshop, gear drying room, and telecommunication closet in support of fire house core functions
- Project Budget - \$10.7 million

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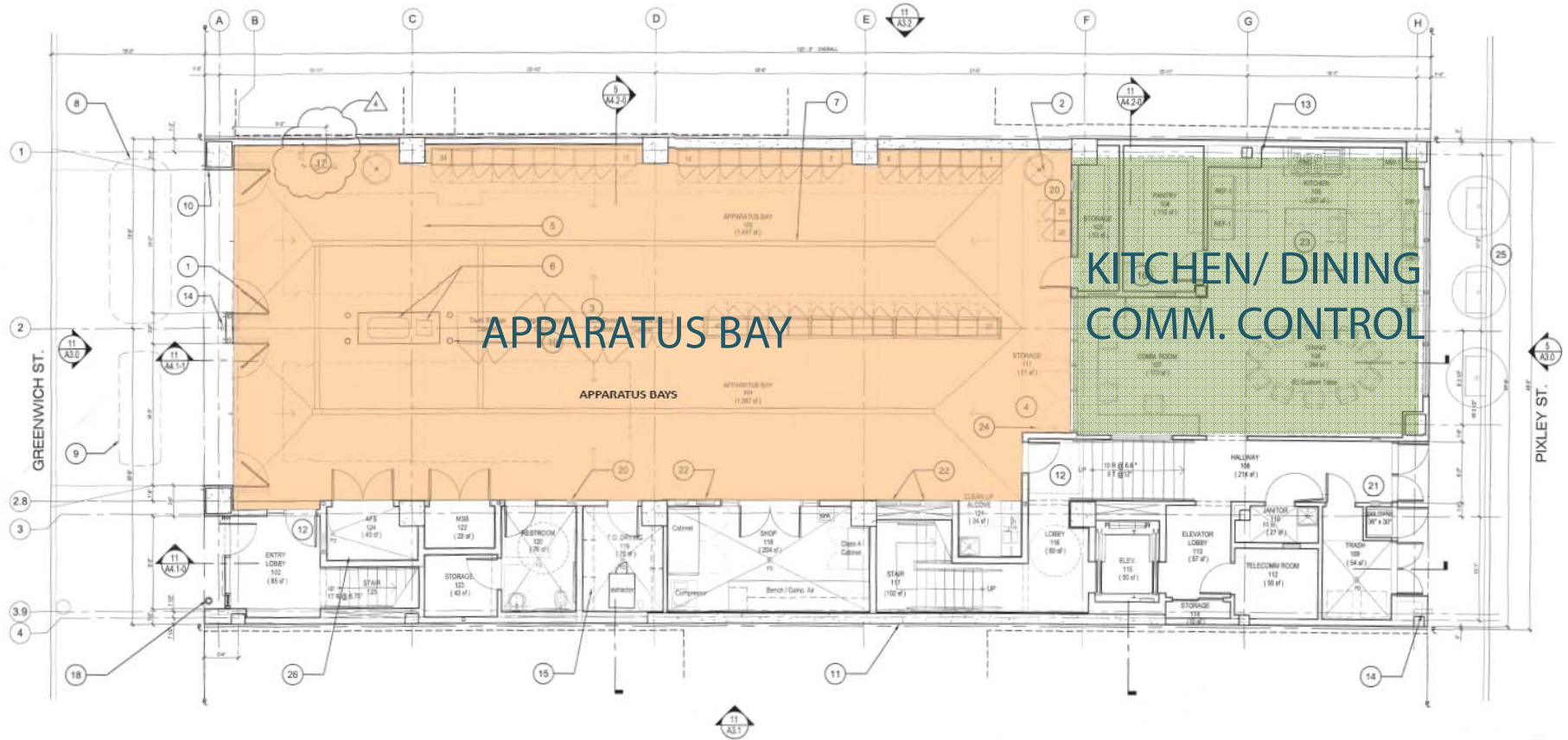
Roof/Site Plan



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First Floor Plan



PLAN - FIRST FLOOR

SCALE: 3/8" = 1'-0"



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Existing View from Pixley St.



Proposed View from Pixley St.



Existing View from Pixley St.



Proposed View from Pixley St.

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Project Chronology of Key Events

of commerce and neighborhood group¹ meetings = 4

of immediate neighbor meetings = 10

of civic design review meetings = 3

November 7, 2012	Environmental Evaluation Application Filed
January 23, 2013	Planning Department determined that the project was categorically exempt under CEQA Class 2 Replacement or Reconstruction
March 20, 2013	Design discussion with Commerce and Neighborhood ¹ groups to provide an overview of project and process including civic design review (CDR). No consensus was reached.
May 3, 2013	Meeting with immediate neighbors to provide overview of project and process. Civic Design Review was included in agenda item 3 – Phase I CDR on June 17
May 16, 2013	Neighborhood group outreach, hosted by Supervisor Farrell, to review project.
May 20, 2013	Design discussion with Commerce and Neighborhood groups to review project. Consensus increasing but not reached.

¹Commerce and Neighborhood groups:

Golden Gate Valley Neighborhood Association

Cow Hollow Association

Union St Merchants

Marina Cow Hollow Merchants and Neighbors



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June 12, 2013	Design discussion with Commerce and Neighborhood groups to review of project. Design discussion; consensus reached.
June 12, 2013	Public Works sent follow up email as agreed at meeting with 6/17/13 CDR Phase 1 meeting information for Neighborhood Groups to forward to constituents
June 17, 2013	Civic Design Review Phase I meeting
July 9, 2013	Public Works sent follow up email, with information on 8/19/13 CDR Phase II meeting, to Neighborhood Groups for notification to constituents
August 19, 2013	Civic Design Review Phase II meeting
January 13, 2014	Civic Design Review Phase III meeting
February 3, 2014	Arts Commission approved the design of the proposed project by resolution No. 0203-14-043.
February 5, 2014	Meeting with immediate neighbors to discuss construction impacts, monitoring; underpinning and agreements.

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February 26, 2014	Meeting 1 with immediate neighbors: review of projects and issues Meeting 2 with immediate neighbors: review of projects and issues with Supervisor Farrell's office
March 20, 2014	Review of project and issues with immediate neighbors
April 2, 2015	Follow-up meeting with immediate neighbors regarding their concerns
April 7, 2015	Follow-up meeting with immediate neighbor regarding their concerns
June 2, 2014	CEQA Clearance – Planning Department corrected the CEQA Categorical Exemption Determination previously issued, specifying that the project would be subject to soil and groundwater remediation in compliance with Health Code Article 22A (Maher Ordinance).
July 2, 2014	CEQA Appeal to the Categorical Exemption Determination filed by Law Offices of Stephen M. Williams, on behalf of Brent McMicking and Evan Kletter.
July 7, 2014	Planning Department Timeliness Determination.
October 15, 2014	Meeting at Supervisor Mark Farrell's office, at request of 268 Pixley Street neighbor to review design with architect hired by neighbor.

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October 31, 2014	Follow-up meeting at Public Works office with architect hired by neighbor at 268 Pixley Street, to review architect's proposed redesign.
February 12, 2015	Building Permit issued by Dept. of Building Inspection.
March 10, 2015 to April 30, 2015	30-day appeal period for CEQA exemption determination.
March 16, 2015	Notice to the Clerk of the Board of Supervisors of CEQA Appeal.
April 2, 2015	Follow-up meeting with immediate neighbors regarding their concerns
April 7, 2015	Follow-up meeting with immediate neighbors regarding their concerns
May 19, 2015	CEQA Appeal Hearing at Board of Supervisors, who unanimously upheld Planning Department's classification status of Categorical Exemption.

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Modifications to Design to Address Neighbor Concerns

- Reduction of the project's wall construction alongside the lot-line window of neighboring property
- Installation of a privacy screen that will obscure vision into or from the neighbor's roof deck
- Heightened sound insulation of the walls immediately adjacent to neighboring residences
- The program is less large than SFFD guidelines would recommend – the City sought to scale its size closer to the existing neighborhood
- Shadow studies that depict minimal impact from the new building

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