



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD Willie "Woo Woo" Playground Improvements		0225/018	
Case No.	Permit No.	Plans Dated	
2015-004676ENV		June 2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Improvements to existing playground, including site accessibility and access (including the adjacent alley that runs from Sacramento Street to Clay Street); improvements to sport courts, playground, and clubhouse; regrade and repave walkways; upgrade ramps and stairways to meet current ADA standards; repair or replace fencing and retaining walls; resurface playground; renovate clubhouse.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input checked="" type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Jean Poling <small>Digitally signed by Jean Poling Date: 2016.10.07 16:43:24 -0700</small>	
No archeological effects. Project will follow recommendations of 8/18/16 geotechnical memo prepared by Reza Baradaran, P.E., of the San Francisco Department of Public Works.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**


<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**


<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Other work that would not materially impair a historic district</b> (specify or add comments): See attached signed PTR Form Part II dated 10-21-16.  (Requires approval by Senior Preservation Planner/Preservation Coordinator) <u>                                        </u>
<input type="checkbox"/>	10. <b>Reclassification of property status to Category C.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer <small>Digitally signed by Elizabeth Gordon Jonckheer DN: cn=Elizabeth Gordon Jonckheer, o=City Planning, ou=CityPlanning, email=Elizabeth.Gordon-Jonckheer@sfgov.org Date: 2016.10.21 12:23:52 -0700</small>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Elizabeth Gordon Jonckheer	<b>Signature:</b> 
	<b>Project Approval Action:</b> <b>RecParkCommission hrng.</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<small>Digitally signed by Elizabeth Gordon Jonckheer DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Elizabeth Gordon Jonckheer, email=Elizabeth.Gordon-Jonckheer@sfgov.org Date: 2016.10.24 12:23:52 -0700</small>
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required</b>	
<b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

<b>Preservation Team Meeting Date:</b> 10/18/2016	<b>Date of Form Completion:</b> 10/18/2016
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PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Elizabeth Jonckheer	Willy Woo Woo Wong/Chinese Playground (850 Sacramento Street)	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
0225/018	Waverly Place	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	n/a	2015-004676ENV

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:		
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b> July 29, 2016
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by MIG (May 2015).	
Proposed project: Alteration of existing park and open space.	

PRESERVATION TEAM REVIEW:				
<b>Category:</b>		<input checked="" type="radio"/> A	<input type="radio"/> B	<input type="radio"/> C
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	


**PRESERVATION TEAM COMMENTS:**

According to the Historic Resource Evaluation (HRE) prepared by MIG (dated May 2015) and information found in the Planning Department files, the subject property at 850 Sacramento Street contains a public park and open space located on the western edge of the Chinatown neighborhood in San Francisco. The 22,022 square foot park is built into the side of a hill and includes two playgrounds, a recreation center, and courts for basketball, tennis and volleyball. The park was originally established in 1926 and has undergone two substantial alterations since that time, including redesign of the park in the modern aesthetic by EDAW in the late 1960s/early 1970s and redesign again in the 1990s. The features of the park today represent the 1990s period of development.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is contemporary in character and few historic features remain from earlier periods. As such, the property does not represent a particular period, style or era and does not exhibit a distinctive design such that it would qualify individually for listing in the California Register under Criterion 3. Therefore, the subject property is not eligible for individual listing in the California Register under any criteria.

The subject property is located within the boundaries of the Chinatown National Register Historic District. The HRE prepared by MIG assessed the site's extant landscape characteristics and features for their historical significance and integrity and evaluated any potential eligibility as a contributing resource to the Chinatown Historic District. Although the playground has served the community as a gathering place since 1927, and should be recognized in terms of its relationship to the neighborhood's history, the HRE determined the features of the park today represent the 1990s period of development with few remaining characteristics and features that date to the historic period associated with the District. Therefore, the site has been identified as a non-contributing site within the district. (Please also see the PTR Form Part I dated June 4, 2015).

New construction within the historic district will be reviewed by preservation planning staff for compliance with the Secretary of the Interior's Standards for Rehabilitation.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-21-16



**PTR Form – Part II**

**Willy Woo Woo Wong/Chinese Playground (850 Sacramento Street) –**

**Preservation Team Comments**

**October 18, 2016**

**PART II: PROJECT EVALUATION**

**PRE-EXISTING HISTORIC RATING / SURVEY**

The Willy Woo Woo Wong/Chinese Playground is not eligible for individual listing in the California Register under any criteria; however, the subject property is located within the boundaries of the Chinatown National Register Historic District. The playground has been identified as a non-contributing site within the district but is still considered a “Category A - Historical Resource” for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures.

The character-defining features of the Chinatown Historic District include:

- Building height well-related to street, majority of building two- to four- stories in height
- Façade is continuous at street
- Simple, rectangular massing with flat roofs
- Masonry construction and/or cladding (brick, concrete, stucco)
- Regular rhythm of vertical bays of punched window openings at upper floors
- Decorative cornices, generally projecting, some in copper but most in painted sheet metal, including pagoda style roofs
- Elaborate moldings (terra cotta, tile, brick) around entrances, upper floor windows
- Beltcourses and/or stringcourses at floor line of second story
- Loggias or balconies at upper level
- Chinese architectural motifs (e.g. tile pagoda roofs, bracketing, latticed balconies)

**PROPOSED PROJECT**

Demolition

Alteration

New Construction

**PER DRAWINGS DATED:**

Design drawings (July 29, 2016 by CMG Landscape Architecture and Jensen Architects.

**PROJECT DESCRIPTION**

The proposed project involves the regrading and repaving of existing walkways, and upgrades to ramps and stairways to meet current ADA standards. Additionally, the project includes general improvements to: (1) site accessibility, (2) site perimeter and access (including the adjacent Hang Ah (Pagoda) Alley which runs from Sacramento Street to Clay Street), (3) the sport courts, (4) the playground, and (5) the clubhouse. The existing sports courts would be repaved and new surface materials would be included to meet ADA and safety standards. The proposed project would also renovate the existing clubhouse. Specific changes include, but are not limited to:

Park Improvements/Open Space Changes:

- Hang Ah (Pagoda) Alley renovation, including commemorative tile paving, hanging lanterns/lighting installation and grading.
- Hang Ah (Pagoda) Alley art fence.
- Relocation and retrofit of the existing pagoda to Hang Ah (Pagoda) Alley and creation of a new entry plaza.

**PTR Form – Part II**

**Willy Woo Woo Wong/Chinese Playground (850 Sacramento Street) –**

**Preservation Team Comments**

**October 18, 2016**

- Sacramento Street/Hang Ah (Pagoda) Alley stairs and concrete slides to the lower level.
- Youth play and tot play areas, including slides, net play, phoenix and dragon play structures, secondary entry plaza off of Sacramento Street and a lower level amphitheater.
- Relocation of sport courts (basketball and soccer) to the upper level of the playground.
- Upper level bridge from the clubhouse roof net sports court to Hang Ah (Pagoda) Alley plaza.
- Renovation of playground stairs.

Clubhouse:

- Remodeled new glass façade entry at Waverly Place.
- Structural improvements to the clubhouse roof to address impact resistance for the net sports court.
- Structural work at the street façade to improve lateral/shear capacity.
- Interior work including: amphitheater bleacher seating with integrated stairs, new elevator and remodeled bathrooms.

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**PROJECT EVALUATION**

*If the property has been determined to be a historic 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.*

**Subject Property/Historic Resource:**

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

**California Register-Eligible Historic District or Context:**

- The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

The following is an analysis of the proposed construction per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

**Standard 3.**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

**PTR Form – Part II**  
**Willy Woo Woo Wong/Chinese Playground (850 Sacramento Street) –**  
**Preservation Team Comments**  
**October 18, 2016**

The proposed project does not include architectural features, or other work, which would suggest a false sense of historical development. The proposed playground and alley renovations create public spaces that are modern but appropriately reference the cultural heritage of the area. The new construction/alterations within the historic district, specifically the remodeled new glass façade clubhouse, are contemporary in character, and do not include conjectural features or architectural elements. As proposed, the new construction complies with Rehabilitation Standard 3.

***Standard 9.***

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

The proposed project is compatible with the surrounding potential historic district and provides reference to several of the district's character-defining features. The new park features, alley renovations and clubhouse alterations blend in with the surrounding neighborhood. The new park improvements, open space modifications and clubhouse remodel noticeably defer to the more elaborate architectural character and detailing found throughout the historic district.

While it is clear that the proposed project is differentiated, the design of the park features and clubhouse integrate with the surrounding neighborhood, but do not detract from the character-defining features of the historic district, and thus provide compatibility with the historic district. The Department recognizes the design of the proposed project as related to the potential historic district and finds that the alteration of the existing playground and open space complies with Rehabilitation Standard 9.

***Summary***

The Department finds that the alteration of the Willy Woo Woo Wong/Chinese Playground meets the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties and would result in a less-than-significant impact upon the Chinatown Historic District, since the new renovations are generally compatible with and do not detract from the character defining features of the historic district. The Department recommends creating greater openings or reducing the size of the upper level surface bridge over the below playground area. The Department also recommends an integrated fencing and landscaping design along both Hang Ah Alley and Sacramento Street that creates a public sense of space and references the cultural heritage of the area. Revised schematic plans from September 2016 reflect these changes and said changes should be incorporated in the final design. The Department is supportive of a remodeled clubhouse entry at Waverly Place that is visually open and contemporary in character.

The Willy Woo Woo Wong/Chinese Playground renovation project was previously found to be exempt from environmental review through a programmatic Class 1 Categorical Exemption associated with the Recreation & Park Department 2012 General Obligation Bond for park improvements at 17 facilities located city-wide. The prior Categorical Exemption indicated that the Recreation & Park Department

**PTR Form – Part II**

**Willy Woo Woo Wong/Chinese Playground (850 Sacramento Street) –**

**Preservation Team Comments**

**October 18, 2016**

would consult with Environmental Planning and Preservation staff of the Planning Department during the design stage of each park project to verify the consistency of the project proposals with the applicable project descriptions and assumptions. The current proposed project is consistent with the project proposal and assumptions outlined in the Categorical Exemption issued for the Recreation & Parks Department 2012 General Obligation Bond under case number 2011.1359E issued on April 30, 2012.