



SAN FRANCISCO PLANNING DEPARTMENT

October 17, 2013

Ms. Sarah B. Jones, Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1634-1690 Pine Street Draft Environmental Impact Report (Case No. 2011.1306E)

Dear Ms. Jones:

On October 16, 2013, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (EIR) for the proposed 1634-1690 Pine Street project. After discussion, the HPC arrived at the comments below:

- The Historic Preservation Commission recognizes that preservation options for a development of this proposed density are rather limited. That said, a project that renders the district ineligible for California Register is of great concern.
- The proposed project would entirely demolish two of the three historic buildings on the project site. It seems that the project sponsor should be able to preserve at least the facades of those two buildings, as is the case under the preservation alternatives. Even though this would be "facadism," it is preferable to wholesale demolition.
- Please explain how the Partial and Full Preservation Alternatives were formulated.
- The EIR should have considered a Partial Preservation Alternative with both towers being 13 stories, rather than one being 13 stories and the other being 6 stories. That would better satisfy the project sponsor's desire to develop a project that is financially feasible. Given that the six-story building is set back behind the remaining portions of the existing buildings under the Partial Preservation Alternative, increasing the tower height to 13 stories would not substantially change the feeling of the buildings' historicity conveyed at the street level.
- "Full Preservation Alternative" is a bit of a misnomer, given that this alternative would result in a significant impact to historic architectural resources – albeit a reduced impact compared to the proposed project. Please consider a more appropriate title for this alternative.

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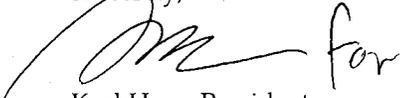
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The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in black ink, appearing to be 'Karl Hasz', followed by the word 'for' written in a cursive style.

Karl Hasz, President
Historic Preservation Commission