



SAN FRANCISCO PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION Motion 0113

HEARING DATE: APRIL 6, 2011

Date: April 6, 2011
Case No.: 2006.0428E
Project Address: 2401 16th Street
Zoning: M-1/ 50-X (former); UMU/68-X (current)
Block/Lot: 3965/001
Project Sponsor: Tony Kim, Town Consulting, (415) 246-8855
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org
Reviewed By: Tina Tam, Preservation Coordinator

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ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE RETENTION OF THE EXISTING THREE-STORY, MIXED-USE BUILDING, THE DEMOLITION OF THE EXISTING 13-FOOT-TALL, 1,130-SQUARE-FOOT, HORIZONTAL ADDITION THAT WAS CONSTRUCTED IN 1992, AND THE CONSTRUCTION OF A 40-FOOT-TALL, FOUR-STORY, RESIDENTIAL BUILDING CONTAINING 12 RESIDENTIAL UNITS AND 12 GROUND-FLOOR PARKING SPACES AT 2401 16TH STREET (ASSESSOR'S BLOCK 3965, LOT 001).

PREAMBLE

1. On August 7, 2008, the San Francisco Planning Commission certified the Final Environmental Impact Report (FEIR) for the Eastern Neighborhoods Rezoning and Area Plans (Case No. 2004.0160E). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Eastern Neighborhoods, an element of the San Francisco General Plan. The FEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Eastern Neighborhoods Rezoning and Area Plans.
2. The FEIR provided Interim Permit Review Procedures for Historic Resources that would be in effect until the Historic Preservation Commission (HPC) adopts the Historic Resource Survey. These procedures were developed to provide additional protection for potential historic resources within the Plan Area while the historic resources survey is being completed. Once the historic resources survey is endorsed and the Plan is amended to incorporate the results, these policies would expire and the Preservation Policies in the Area Plan would become effective.

There are two types of review per the Interim procedures. The first type is for projects that propose demolition or major alteration to a property constructed prior to 1963 within the Plan Area. These projects shall be forwarded to HPC for review and comment. Within 30 days after receiving copies of the Environmental Evaluation application and supporting Historic Resources Evaluation (HRE)

documents, the HPC members may forward comments directly to the Environmental Review Officer and Preservation Coordinator. No public hearing is required.

The second type of review is for projects that propose new construction or alteration within the Plan Area over 55 feet, or 10 feet taller than adjacent buildings, built before 1963. These projects shall be forwarded to the HPC for review and comment during a regularly scheduled hearing. After such hearing, the HPC's comment will be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

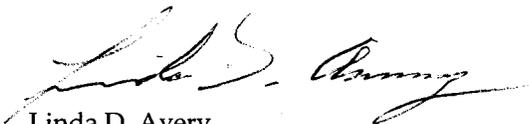
3. On March, 23, 2006, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
4. On April 6, 2011, the Department presented the proposed project to the HPC. The project proposes construction that is 10 feet taller than the adjacent single-story, industrial building, constructed in 1924, at 2445 16th Street. The Commission's comments would be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

COMMENTS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission has provided the following comments regarding the proposed project:

1. Agrees with the preliminary survey findings that the subject property at 2401-16th Street is eligible for listing in the California Register under Criteria 1 for its association with the San Francisco Seals.
2. After reviewing the proposed plans dated March 28, 2011 and hearing the architect described some of the minor changes to the front facade at the hearing, the HPC has no issues with the proposed design.

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on April 6, 2011.



Linda D. Avery
Commission Secretary

PRESENT: Martinez, Wolfram, Chase, Johns, Damkroger, Hasz, Matsuda

ABSENT:

ADOPTED: April 6, 2011