



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** March 30, 2011  
**TO:** Historic Preservation Commission  
**FROM:** Don Lewis, Environmental Planner  
**REVIEWED BY:** Tina Tam, Senior Preservation Planner  
**RE:** Request for Review and Comment per Eastern Neighborhoods  
Interim Permit Review Procedures for Historic Resources  
Case No. 2006.0428E  
2401 16th Street (Block 3965/Lot 001)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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## PROPERTY DESCRIPTION

2401 16th Street, located on the southwest corner of 16<sup>th</sup> Street and Bryant Street (Assessor's Block 3965, Lot 001), is within the Mission Area Plan of the Eastern Neighborhoods Rezoning and Area Plan, which re-zoned the project site from M-1 (Light Industrial) to UMU (Urban Mixed Use) and from a 50-X to a 68-X Height and Bulk District. Since this is a "pipeline project" the former zoning of M-1/50-X applies to the proposed project. The project site is currently occupied by both an "L" shaped parking lot and a three-story, commercial building, constructed in 1909, which utilizes approximately 1,875 square feet of the project site.

## PROJECT DESCRIPTION

The proposed project is the retention of the existing 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 four-story, 40-foot-tall, 23,048-square-foot, residential building containing 12 residential units and 12 ground-floor parking spaces with ingress and egress from Bryant Street.

## INTERIM PERMIT REVIEW PROCEDURES

The project is subject to the Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources that is in effect until the Historic Preservation Commission adopts the Historic Resource Survey. Under these procedures, there are two types or levels of review. The first is for projects that require California Environmental Quality Act (CEQA) review for properties constructed prior to 1963 that propose demolition or major alteration within the Plan Area. These projects are forwarded in the Commission packets to the Historic Preservation Commissioners for comment with information about the proposed project and a copy of the Environmental Evaluation application. No public hearing required for this type of project. The second type is for proposed new construction within the entire areas covered by the Area Plan that is over 55 feet or 10 feet taller than adjacent buildings, built before 1963. These projects will be forwarded to the Historic Preservation Commission for review and comment during a regularly scheduled hearing with any comments being forwarded to the Planning Department to be incorporated into the project's final environmental evaluation document. The proposed project qualifies as a type two project because it is over 10 feet taller than the adjacent single-story, industrial building, constructed in 1924, at 2445 16th Street.

## **SURVEY**

The adjacent building to the west of the project site, at 2445 16<sup>th</sup> Street, is a one-story industrial building that was constructed in 1924. Based upon preliminary survey evaluation, this building appears to be within, and a contributory to, a potential historic district (Northeast Mission/Showplace Square Industrial Employment District). The adjacent building to the south of the project site, at 1712-1716 Bryant Street, is a four-story, multi-family, building that was constructed in 1905. Based upon preliminary survey evaluation, this building is individually eligible for the California Register (3CS) as a good example of Classical Revival Architecture. This building was included in the 1976 Architectural Survey. The project building at 2401 16<sup>th</sup> Street appears eligible for the California Register as an individual property for its association with the San Francisco Seals, San Francisco's Pacific Coast League baseball team from 1944 until 1957. The project building is not located in a known or potential historic district, including the Northeast Mission/Showplace Square Industrial Employment District.

## **ENVIRONMENTAL REVIEW STATUS**

The Planning Department is in the process of reviewing the Environmental Evaluation application for the proposed project.

## **ACTION**

The Department is requesting the comments of the Historic Preservation Commission as part of the Department's preparation of documentation pursuant to the CEQA, and prior to public notification of the new construction of residential structure for the proposed project. Pursuant to the Eastern Neighborhoods Interim Permit Review Procedures, which are intended as a precautionary measure against the loss of potential historical resources in the interim period between Plan adoption and Survey completion, the Department seeks comments on the following aspects of the proposed project:

- Does the HPC concur with the Department's preliminary survey finding for the subject building; and
- Is the proposed project compatible and appropriate in terms of size, massing, scale, fenestration pattern, and material with the adjacent and surrounding buildings?

## **ATTACHMENTS**

Draft Motion

Block Book Map

Sanborn Map

Project Sponsor Environmental Evaluation Application

Project Sponsor Plans and Photographs



# SAN FRANCISCO PLANNING DEPARTMENT

## HISTORIC PRESERVATION COMMISSION Motion XXXXX HEARING DATE: APRIL 6, 2011

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

Reception:  
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Information:  
**415.558.6377**

*Date:* March 30, 2011  
*Case No.:* **2006.0428E**  
*Project Address:* **2401 16<sup>th</sup> 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](mailto:don.lewis@sfgov.org)  
*Reviewed By:* Tina Tam, Preservation Coordinator

**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 16<sup>TH</sup> 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 16<sup>th</sup> 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.
- 2.
- 3.
- 4.

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

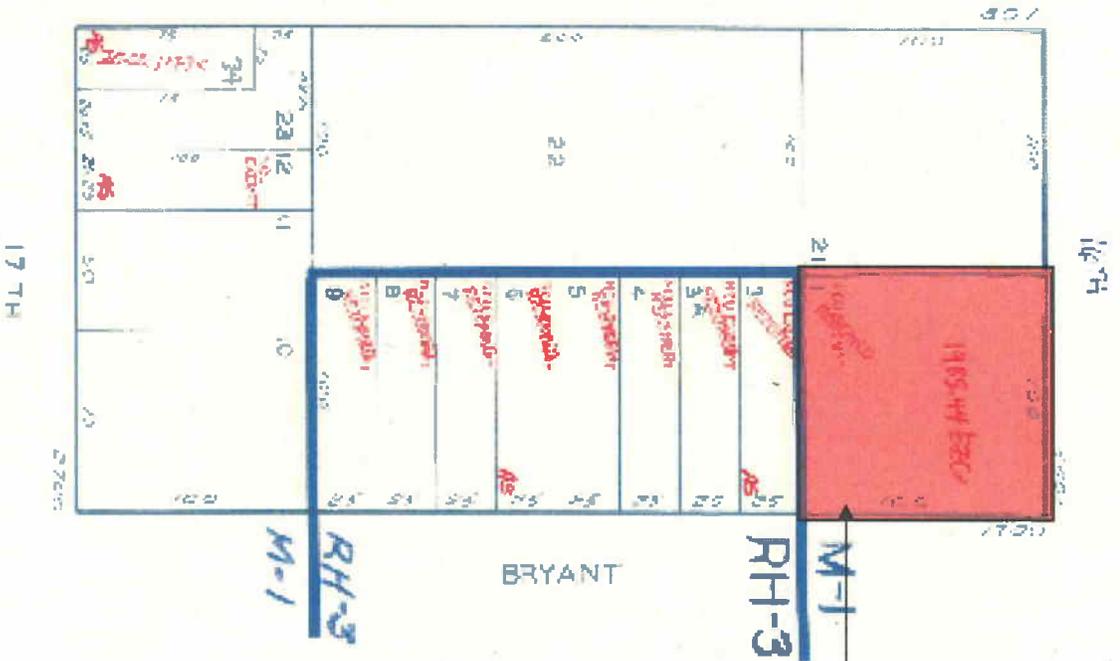
Linda D. Avery  
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: April 6, 2011

FLORIDA



SUBJECT PROPERTY

North





**SAN FRANCISCO  
PLANNING DEPARTMENT**

Date received:

**Environmental Evaluation Application**

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at [sfgov.org/planning](http://sfgov.org/planning).**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9024, [brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)

Chelsea Fordham or Jeanie Poling  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9071, [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)  
(415) 575-9072, [jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)

<b>PART 1 – EE APPLICATION CHECKLIST</b>	<b>Provided</b>	<b>Not Applicable</b>
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input type="checkbox"/>	
Fee	<input type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list) n/a	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Applicant's Affidavit.** I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. I understand that other applications and information may be required.

Signed (owner or agent): *Tamara*  
(For Staff Use Only) Case No. \_\_\_\_\_

Date: 3/28/11  
Address: 240 - 16th St  
Block/Lot: 3965/001



Narrative project description. Please summarize and describe the purpose of the project.

Maintain the existing three-story commercial/office building. Erect a new four-story wholly residential building on the existing underutilized surface parking lot. The new building would contain 12 residential units with 1:1 off-street parking spaces on the ground floor.

10- two bedrooms

2 - three bedrooms

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
<p>1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? _____</p> <p>What type of foundation would be used (if known)? _____</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5. Would the project result in ground disturbance of 5,000 gross square feet or more?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6. Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and <b>should be submitted at the Planning Information Center</b>, 1660 Mission Street, First Floor.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe. Conditional Use authorization for housing in an M-1 &amp; rear yard</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10. Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11. Is the project in Eastern Neighborhoods or Market &amp; Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

**PART 4 – PROJECT SUMMARY TABLE**

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	23,553.40	23,553.40
Retail	3,800	2,500	0	0
Office	5,000	5,000	0	0
Industrial	n/a			
Parking	12-15	0	12	12
Other (specify use)	n/a			
Total GSF				23,553.40
Dwelling units	0	0	12	12
Hotel rooms	n/a			
Parking spaces	12-15			12
Loading spaces	0			0
Number of buildings	1	1	1	2
Height of building(s)	38	38	40	40
Number of stories	3	3	4	4
Please describe any additional project features that are not included in this table:				
<p><b>Additional Information: Project drawings in 11x17 format</b> should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A <b>transportation study</b> may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. <b>Neighborhood notification</b> may also be required as part of the environmental review processes.</p>				







REVISIONS BY



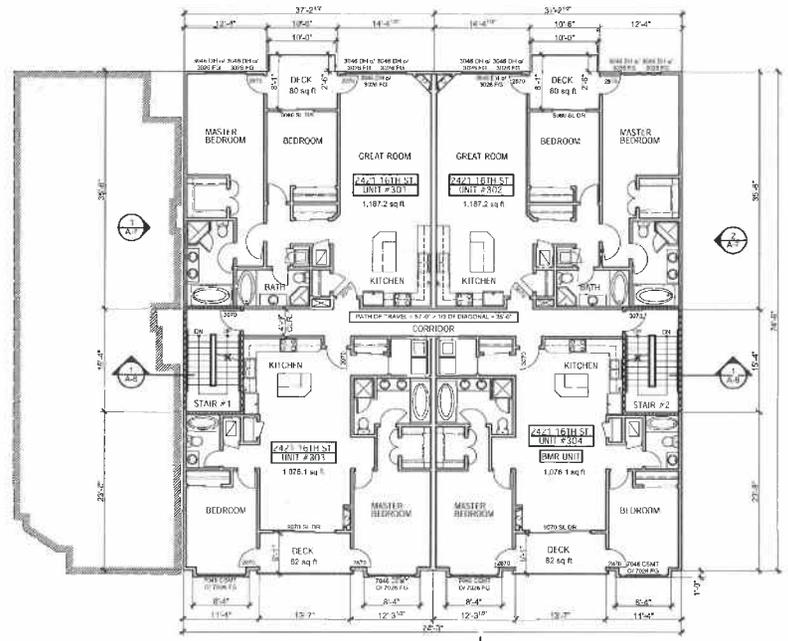
**GARNER, KING & ASSOCIATES**  
 ARCHITECTS  
 300 PAVAN DRIVE, SUITE 200  
 SAN FRANCISCO, CA 94103  
 TEL: 415.774.8800  
 FAX: 415.774.8801  
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**NEW 12-UNIT CONDOMINIUM**  
 2421-2423-2425 16TH STREET  
 BLOCK 3986, LOT 001  
 SAN FRANCISCO, CA 94103

2ND & 3RD FLOOR PLANS

Date: 3/22/11  
 Scale: AS NOTED  
 Drawn: EC  
 Job: 051217  
 Sheet:

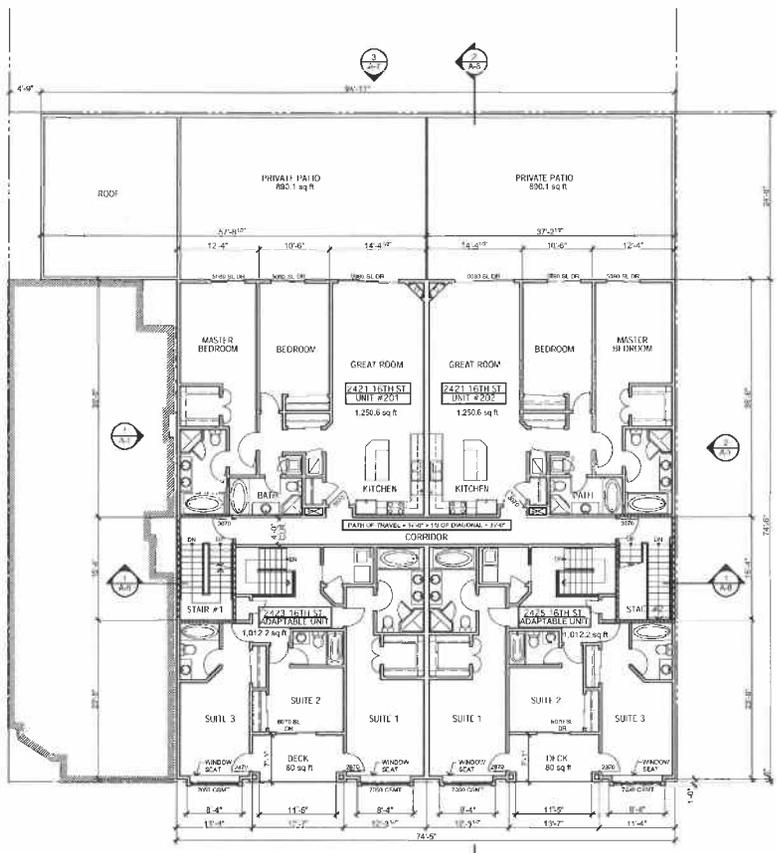
**A-4**  
 Of 8 Sheets



**3RD FLOOR PLAN**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.M.

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

**LEGEND**  
 [Symbol] 2HR WALL  
 [Symbol] 1HR WALL



**2ND FLOOR PLAN**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.M.

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





**1 BLOCK ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS BY



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 ARCHITECTURE PLANNING INTERIORS  
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NEW 12-UNIT CONDOMINIUM  
 2421-2423-2425 16TH STREET  
 BLOCK 3965, LOT 001  
 SAN FRANCISCO, CA 94103

NORTH & EAST ELEVATIONS

Date: 3/22/11  
 Scale: AS NOTED  
 Exam: EC  
 Job: 051217  
 Sheet

A-6  
 Of 6 sheets

REVISIONS BY

NO.	DESCRIPTION	BY



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NEW 12-UNIT CONDOMINIUM  
 2421-2423-2425 16TH STREET  
 BLOCK 3965, LOT 001  
 SAN FRANCISCO, CA 94103

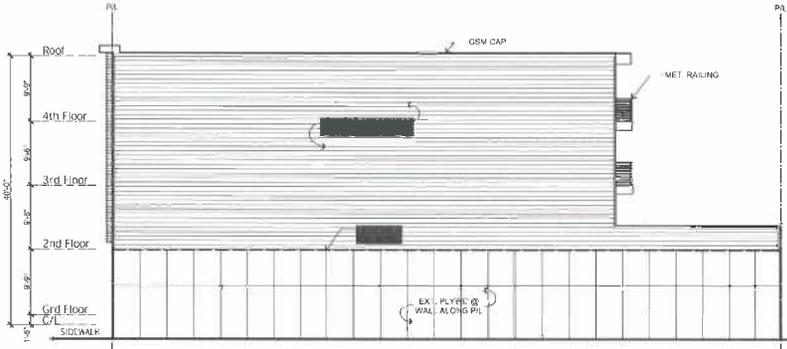
SOUTH & WEST ELEVATIONS

Date: 3/22/11  
 Scale: AS NOTED  
 Drawn: J.C.  
 Job: 051217  
 Sheet:

A-7  
 Of 8 Sheets



**1 EAST ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"





**PROPOSED BUILDING**

**CONCEPTUAL STREETSCAPE ALONG 16TH STREET WITH PROPOSED BUILDING**



GABRIEL Y. NG  
& ASSOCIATES

**PERSPECTIVE RENDERING**

2421-2423-2425 16TH STREET, SAN FRANCISCO, CA 94103

3/28/2011



CONCEPTUAL STREETSCAPE ALONG BRYANT STREET WITH PROPOSED BUILDING



GABRIEL Y. NG  
& ASSOCIATES

PERSPECTIVE RENDERING

2421-2423-2425 16TH STREET, SAN FRANCISCO, CA 94103

3/28/2011



EXISTING STREETScape ALONG 16TH STREET



EXISTING STREETScape ALONG 16TH STREET



EXISTING STREETScape ALONG BRYANT STREET



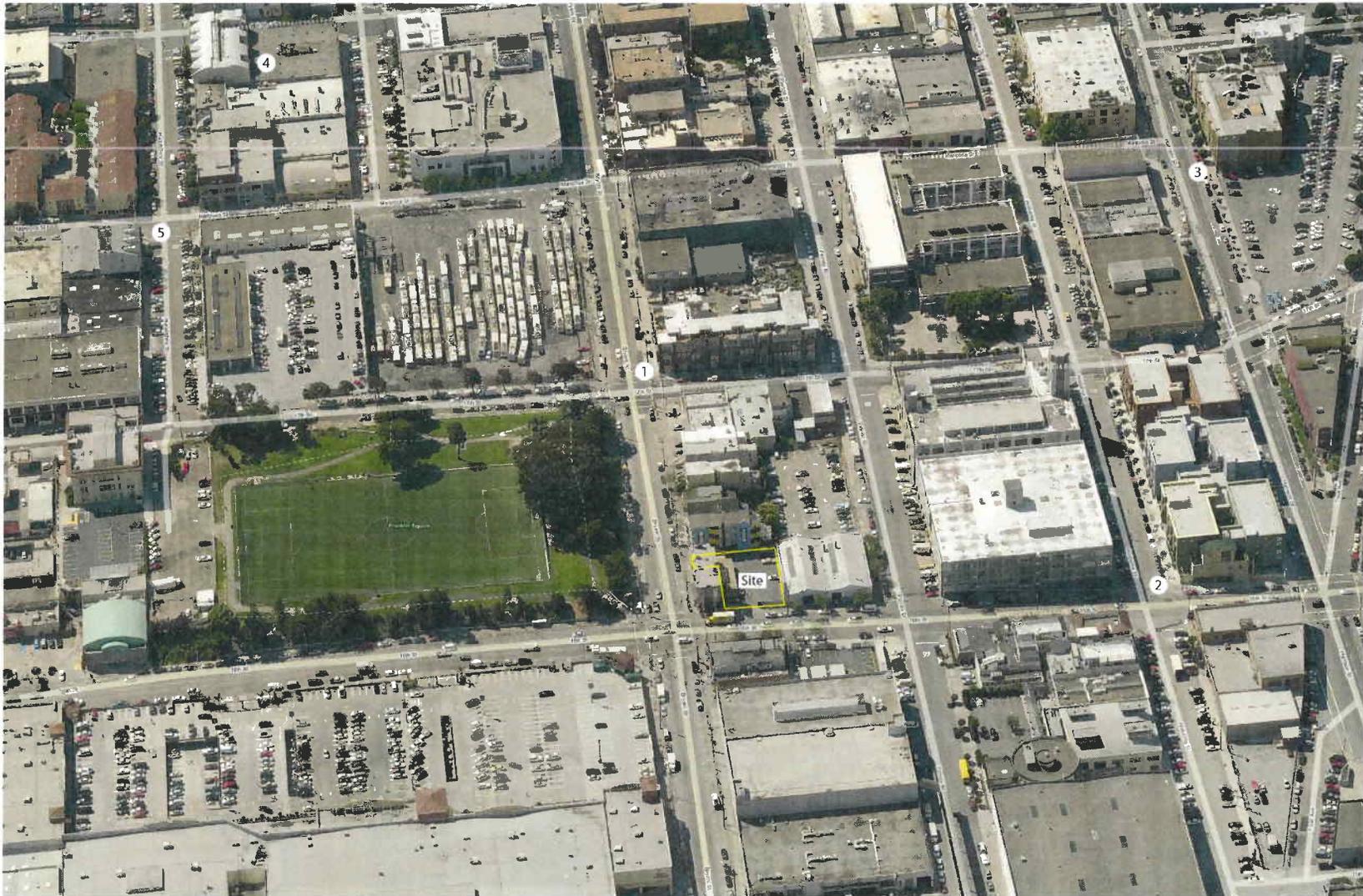
GABRIEL Y. NG  
& ASSOCIATES

## EXISTING SITE PHOTOS

2401 16TH STREET, SAN FRANCISCO, CA 94110

HISTORIC PRESERVATION COMMISSION HEARING

3/28/11



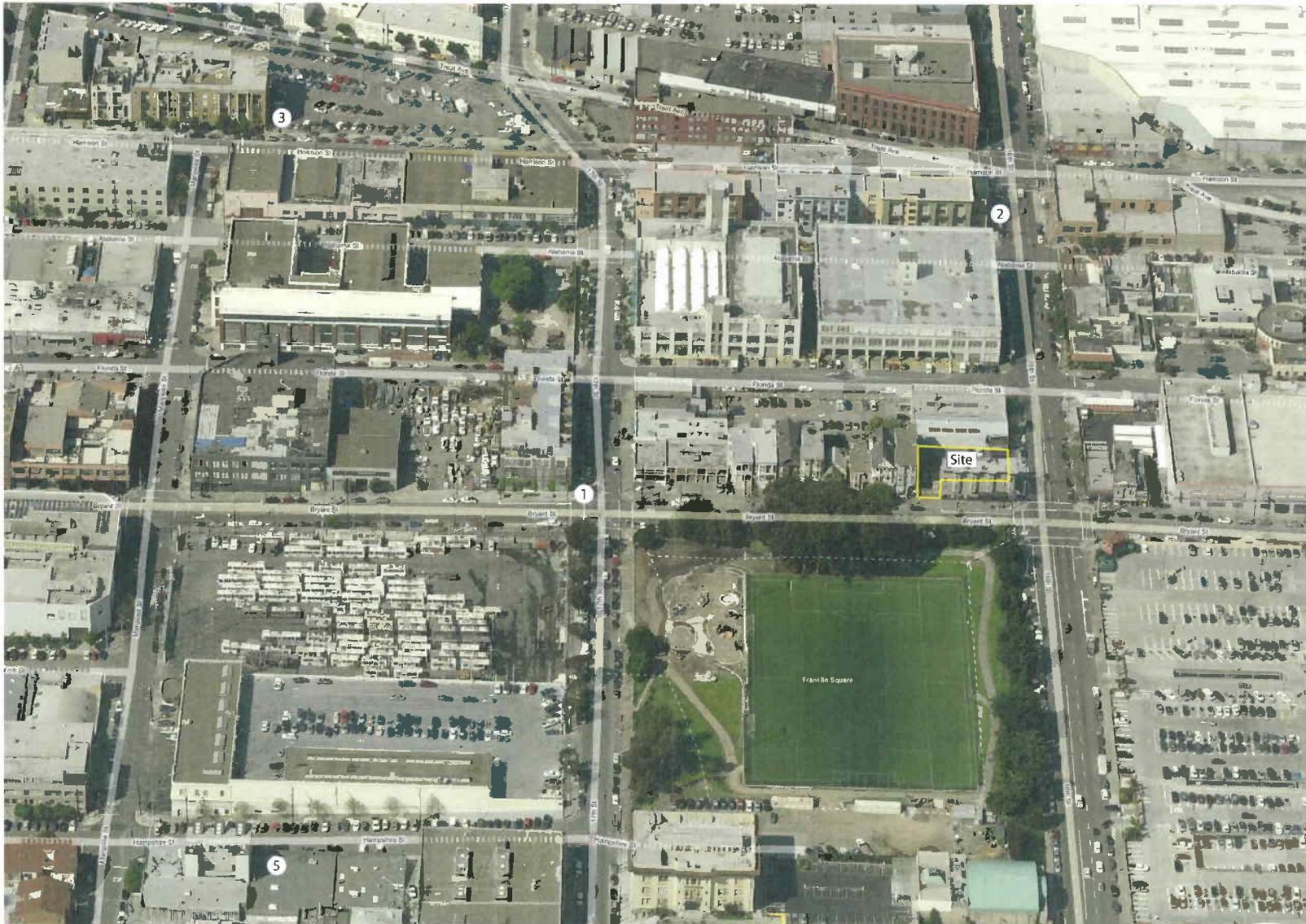
GABRIEL Y. NG  
& ASSOCIATES

## BIRD'S EYE VIEW TO SOUTH

2401 16TH STREET, SAN FRANCISCO, CA 94110

HISTORIC PRESERVATION COMMISSION HEARING

3/24/11



GABRIEL Y. NG  
& ASSOCIATES

## BIRD'S EYE VIEW TO EAST

2401 16TH STREET, SAN FRANCISCO, CA 94110

HISTORIC PRESERVATION COMMISSION HEARING

3/24/11



REFERENCE FOR  
MULTI-LITE WINDOW PATTERN

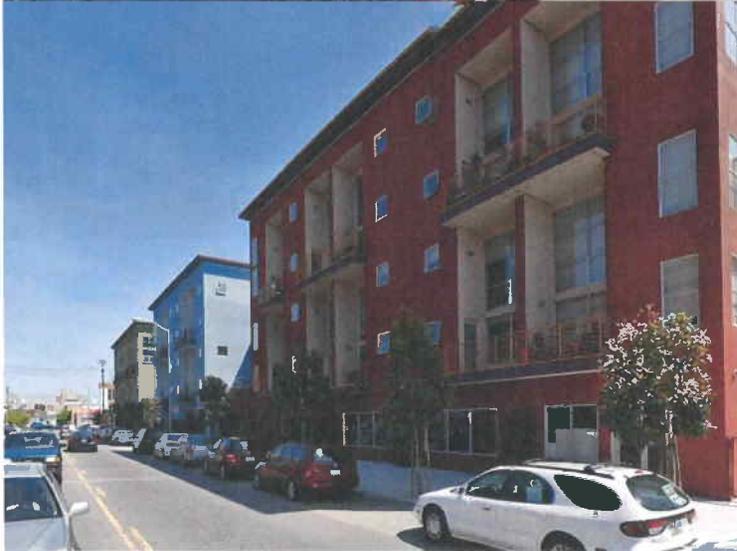


GABRIEL Y. NG  
& ASSOCIATES

CONTEXT 1 - 1800 BRYANT  
2401 16TH STREET, SAN FRANCISCO, CA 94110

HISTORIC PRESERVATION COMMISSION HEARING

3/24/11



REFERENCE FOR  
WIDE & DEEP BALCONY



REFERENCE FOR  
WIDE & DEEP BALCONY



GABRIEL Y. NG  
& ASSOCIATES

CONTEXT 3 - 2130-70 HARRISON / 3118 18TH STREET  
2401 16TH STREET, SAN FRANCISCO, CA 94110

HISTORIC PRESERVATION COMMISSION HEARING

3/24/11



REFERENCE FOR  
EMPHASIS ON VERTICALITY



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& ASSOCIATES

CONTEXT 4 - 2600 18TH STREET  
2401 16TH STREET, SAN FRANCISCO, CA 94110

HISTORIC PRESERVATION COMMISSION HEARING

3/24/11



JUXTIPOSITION BETWEEN TALL MODERN BUILDING  
& SHORTER EXISTING BUILDING



GABRIEL Y. NG  
& ASSOCIATES

CONTEXT 5 - 475 HAMPSHIRE  
2401 16TH STREET, SAN FRANCISCO, CA 94110

HISTORIC PRESERVATION COMMISSION HEARING

3/24/11