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Historic Preservation Commission Motion No. xxx

HEARING DATE: FEBRUARY 2, 2011

Date:	January 24, 2011
Case No.:	**2010.0959E**
Project Address:	**147 South Park Avenue**
Zoning:	SPD (south Park District) District 40-X Height and Bulk District
Block/Lot:	3775/031
Project Sponsor:	Victor Mezhvinsky & Jesse Tomko c/o Geddes Ulinskas Architects 52 2nd St. #300 San Francisco, CA 94105
Staff Contact:	Moses Corrette – (415) 558-6295 Moses.Corrette@sfgov.org
Reviewed By:	Tina Tam, Senior Preservation Planner – (415) 558-6325

ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE PROPOSED DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING, AND CONSTRUCTION OF A NEW MIXED-USE, FOUR-STORY, 40'-0" TALL BUILDING AT 147 SOUTH PARK AVENUE (ASSESSOR'S BLOCK 3775, LOT 31), LOCATED WITHIN SPD (SOUTH PARK DISTRICT), AND A 40-X HEIGHT AND BULK DISTRICT.

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 of 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 the Historic Preservation Commission for review and comment. Within 30 days of receiving the Environmental Evaluation and supporting Historic Resources Evaluation (HRE) documents, the HPC members may forward comments directly to the Environmental Review Officer and Senior Preservation Planner. No public hearing is required.

The second type of review is for projects that propose new construction 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 October 18, 2010, 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 February 2, 2011, the Department presented the proposed project to the Historic Preservation Commission. 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 February 2 2011.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: February 2, 2011