



# SAN FRANCISCO PLANNING DEPARTMENT

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## HISTORIC PRESERVATION COMMISSION Motion 0087

HEARING DATE: November 3, 2010

*Date:* October 27, 2010  
*Case No.:* **2006.0054E**  
*Project Address:* **2652 Harrison Street**  
*Zoning:* UMU (Urban Mixed Use) District  
40-X Height and Bulk District  
Mission Alcohol Beverage Control District  
*Block/Lot:* Block 3639; Lot 002  
*Lot Size:* 8,375 square feet  
*Project Sponsor:* Toby Morris, Kerman Morris Architects, 415-954-4902  
*Project Contact:* Representing John O'Connor, 2652 Harrison Street, LLC, 415-285-3035  
*Staff Contact:* Jeremy D. Battis – 415 575-9022  
jeremy.battis@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE CONSTRUCTION OF A NEW FOUR-STORY, 40-FOOT-TALL, APPROXIMATELY 28,000-SQUARE-FOOT BUILDING CONTAINING 20 DWELLING UNITS AND AN AT-GRADE 17-CAR PARKING GARAGE AT 2652 HARRISON STREET (ASSESSOR'S BLOCK 3639, LOT 002) WITHIN A UMU (URBAN MIXED USE) 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 assumed a development and activity level anticipated as a result adoption of 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 forthcoming Historic Resources 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.

Per the Interim procedures, there are two types of review. The first type is for projects that propose demolition or major alteration to a structure constructed prior to 1963 located 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 Resource 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 resulting in a structure that would exceed 55 feet in height, or a resulting height that exceeds by more than ten feet an adjacent building constructed prior to 1963. Such projects shall be forwarded to the HPC for review and comment during a regularly scheduled hearing. After such hearing, any HPC 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 January 6, 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 for the proposed project in order to evaluate whether the project might result in a significant environmental effect.
4. A Historic Resource Evaluation Response (HREER) memorandum was prepared by the Department on April 17, 2009, which found that the proposed project would not result in a significant adverse impact on a historic resource or any surrounding adopted or potential historic district.
5. Finding that the proposed project would not result in a significant environmental impact, the Department published a Preliminary Mitigated Negative Declaration (PMND) on October 13, 2010.
6. On November 3, 2010, the Department presented the proposed project to the HPC. The proposed project would result in the construction of a new 40-foot-tall building that would exceed by more than ten feet the height of the adjacent buildings, both constructed prior to 1963. Hence, the HPC'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 November 3, 2010.

Linda D. Avery

**Motion No.** \_\_\_\_\_  
**Hearing Date:** November 3, 2010

**CASE NO. 2006.0054E**  
**2652 HARRISON STREET**

Commission Secretary

PRESENT:

ABSENT:

ADOPTED: November 3, 2010