



SAN FRANCISCO PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION Motion 0090

HEARING DATE: November 17, 2010

Date: November 10, 2010
Case No.: **2004.0891E**
Project Address: **899 Valencia Street**
Zoning: Valencia Street (Neighborhood Commercial Transit) District
55-X Height and Bulk District
Block/Lot: Block 3596, Lot 113
Lot Size: 10,925 square feet
Project Sponsor Tuija Catalano, Reuben & Junius LLP, 415-567-9000,
Representing Vermont Street Townhomes, LLC 415 297-6206
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ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE CONSTRUCTION OF A NEW FIVE-STORY 52-1/3-FOOT-TALL, APPROXIMATELY 50,000-SQUARE-FOOT BUILDING CONTAINING 18 DWELLING UNITS OVER 7,100 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AND A BELOW-GRADE 18-CAR PARKING GARAGE AT 899 VALENCIA STREET (ASSESSOR'S BLOCK 3596, LOT 113) WITHIN THE VALENCIA NEIGHBORHOOD TRANSIT (NCT) DISTRICT AND A 55-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 September 2, 2004, 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. On November 16, 2010, the Department presented the proposed project to the HPC. The proposed project would result in the construction of a new 52-1/3-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 17, 2010.

Linda D. Avery
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: November 17, 2010