



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0671

HEARING DATE: February 1, 2012

Date: February 1, 2012
Case No.: **2011.0929C**
Project Address: **1401 Howard Street**
Zoning: SLR (Service/Light Industrial/Residential) Zoning District
Block/Lot: 3517/035
Project Sponsor: Chris Foley, 1401 Development Partners LP
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ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 1401 HOWARD STREET (ASSESSOR'S BLOCK 3517, LOT 035), LOCATED WITHIN SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL) ZONING DISTRICT AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on August 25, 2011, the Project Sponsor (Chris Foley of 1401 Development Partners, LP) filed a Conditional Use Application with the San Francisco Planning Department for 1401 Howard Street (Block 3517, Lots 035).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(a) to allow office, retail and assembly uses in the existing building at 1401 Howard Street. Pursuant to Planning Code Section 803.9(a), the following provision is intended to support the economic viability of buildings of historic importance within a South of Market Mixed Use District:
 - (a) Preservation of Landmark Buildings, Significant or Contributory Buildings Within the Extended Preservation District and/or Contributory Buildings Within Designated Historic Districts within the South of Market Mixed Use Districts. Within the South of Market Mixed Use District, any use which is permitted as a principal or conditional use within the SSO District, excluding nighttime entertainment use, may be permitted as a conditional use in
 - (a) a landmark building located outside a designated historic district,
 - (b) a contributory building which is proposed for conversion to office use of an aggregate gross square footage of 25,000 or more per building and which is located outside the SSO District yet within a designated historic district, or

(c) a building designated as significant or contributory pursuant to [Article 11](#) of this Code and located within the Extended Preservation District.

For all such buildings the following conditions shall apply:

- (1) the provisions of Sections [316](#) through [318](#) of this Code must be met;
- (2) in addition to the conditional use criteria set out in Sections [303\(c\)\(6\)](#) and [316](#) through 316.8, it must be determined that allowing the use will enhance the feasibility of preserving the landmark, significant or contributory building; and
- (3) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.

A contributory building which is in a designated historic district outside the SSO District may be converted to any use which is a principal use within the SSO District provided that:

- (1) such use does not exceed an aggregate square footage of 25,000 per building; and
 - (2) prior to the issuance of any necessary permits the Zoning Administrator
 - (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and
 - (b) the contributory building will be made to conform with the San Francisco Building Code standards for seismic loads and forces which are in effect at the time of the application for conversion of use.
3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on February 1, 2012, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Planning Commission for consideration under Planning Code Section 803.9(a).

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed project at 1401 Howard Street, on Lots 035 in Assessor's Block 3517, and this Commission has provided the following comments:

- The Commission found the proposed project to be consistent with the Secretary of the Interior's Standards for Rehabilitation. Further, the project would preserve the historic resource on the project site.
- The Commission expressed their strong support of the proposed project and applauded the owner for their efforts into the reuse scheme. The Commission expressed that this is a model project for reuse and rehabilitation.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2011.0929C to the Planning Commission.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Historic Preservation Commission at its regularly scheduled meeting on February 1, 2012.

Linda D. Avery
Commission Secretary

PRESENT: Damkroger, Hasz, Johns, Matsuda and Wolfram

ABSENT:

ADOPTED: February 1, 2012