



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 676

ARTICLE 11 BOUNDARY CHANGE INITIATION

HEARING DATE: MAY 2, 2012

RESOLUTION TO INITIATE ARTICLE 11 BOUNDARY CHANGE FOR THE NEW MONTGOMERY-SECOND STREET CONSERVATION DISTRICT TO EXPAND THE DISTRICT BY TWENTY-SIX (26) ADDITIONAL PROPERTIES, PRIMARILY ALONG MISSION, NATOMA, AND HOWARD STREETS, AND CHANGE NAME OF THE DISTRICT TO THE NEW MONTGOMERY-MISSION-SECOND STREET CONSERVATION DISTRICT.

WHEREAS, in 2007 the Planning Department initiated a public planning effort called the Transit Center District Plan (TCDP), focused on the area roughly bounded by Market Street, Embarcadero, Folsom Street, and Hawthorne Street. The Planning Department held numerous public workshops and worked with consultants throughout 2008 and 2009, resulting in the publication of a Draft Transit Center District Plan in November 2009. In April 2012 the Planning Department published a Plan Addendum revising and clarifying aspects of the Draft Plan. The San Francisco Planning Department is seeking to adopt and implement the Transit Center District Plan; and,

WHEREAS, the TCDP enhances and augments the Downtown Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes policy recommendations, including enlarging the New Montgomery-Second Street Conservation District; and,

WHEREAS, the Department published the Draft Environmental Impact Report on September 28, 2011. The Planning Commission will consider certification of the Final Environmental Impact Report on the Transit Center District Plan and adoption of CEQA findings at a hearing on or after May 24, 2012 prior to considering action on related General Plan, Planning Code, and Zoning Map Amendments and other Plan items; and,

WHEREAS, The Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiation of a Boundary Change and name change for the New Montgomery-Second Street Conservation District on May 2, 2012; and,

WHEREAS, Kelley & VerPlanck Historical Resources Consulting and Carey & Company prepared supporting documentation in accordance with Resolution 527 and conforms to the requirements of Article 11 of the Planning Code; and,

WHEREAS, the supporting documentation was reviewed by the Historic Preservation Commission and has been determined to be accurate and adequate for the purposes of this hearing; and,

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WHEREAS, the Historic Preservation Commission reviewed the supporting documentation for the New Montgomery-Mission-Second Street District and finds that the expanded district appears to contain substantial concentrations of Significant and Contributory Buildings that together create a subarea of special architectural and aesthetic importance to meet the eligibility requirements of Section 1103 of the Planning Code and warrants consideration for Article 11 designation; and,

WHEREAS, the HPC finds that the properties in the proposed expansion advance the basic principles of the Downtown Plan and reinforce the unique sense of place provided by the Conservation District; and,

WHEREAS, the HPC finds that the proposed expanded area contains some notable buildings and relates strongly to the context of the District and strengthens its overall historic character; and,

WHEREAS, the HPC finds that the boundaries and the list of contributing and non-contributing buildings, as identified in the documentation, should be considered for preservation under the proposed Conservation District Boundary Change designation as the New Montgomery-Mission-Second (NMMS) Street Conservation District as they appear to relate to the district's historical significance and to retain historical integrity; and,

WHEREAS, all proposed alterations to exterior features of Significant or Contributory buildings or any buildings within a Conservation District shall be subject to review and approval by the Historic Preservation Commission, or as delegated to Planning Department staff by HPC Motion No. 0122, in accordance with Sections 1111 through 1111.6 of the Planning Code and Section 4.135 of the City Charter; and,

NOW, THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends initiation of the proposed Boundary Change and change of name of the Conservation District, and directs the Planning Department to finalize the documentation and case report and schedule a nomination hearing before the Historic Preservation Commission.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on May 2, 2012.

Linda Avery
Commission Secretary

AYES: Commissioners Chase, Damkroger, Hasz, Johns, Matsuda, and Wolfram

NAYS: None

ABSENT: Commissioner Martinez

ADOPTED: May 2, 2012