



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 0683

HEARING DATE: June 20, 2012

*Date:* June 20, 2012  
*Case No.:* **2012.0041B**  
*Project Address:* **444 De Haro Street**  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
48-X Height and Bulk District  
*Block/Lot:* 3979/001  
*Project Sponsor:* Jeffrey Needs, Winthrop Management BPCC  
*Staff Contact:* Richard Sucre – (415) 575-9108  
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*Reviewed By:* Tim Frye, Preservation Coordinator  
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ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 444 DE HARO STREET (ASSESSOR'S BLOCK 3979, LOT 001), LOCATED WITHIN UMU (URBAN MIXED USE) ZONING DISTRICT AND 48-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

1. WHEREAS, on February 2, 2012, Jeffrey Needs of Winthrop Management BPCC (Project Sponsor) on behalf of 444 De Haro – VEF VI, LLC (Property Owner) filed an Office Allocation Application with the San Francisco Planning Department for 444 De Haro Street (Block 3979, Lot 001).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(c) to allow office use on the ground floor of 444 De Haro Street. Pursuant to Planning Code Section 803.9(c), the following provision is intended to support the economic viability of buildings of historic importance within the UMU District:

(1) This subsection applies only to buildings that are a designated landmark building, or a building listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

(2) All uses are permitted as of right, provided that:

(A) The project does not contain nighttime entertainment.

(B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Landmarks Preservation Advisory Board, determines that allowing the use will enhance the feasibility of preserving the building.

(C) Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 315.1 through 315.9.

(3) The Landmarks Preservation Advisory Board shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

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 June 20, 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 Zoning Administrator for consideration under Planning Code Section 803.9(c).

**THEREFORE BE IT RESOLVED** that the Historic Preservation Commission has reviewed the proposed project at 444 De Haro Street, on Lot 001 in Assessor's Block 3979, and this Commission has provided the following comments:

- The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The proposed project enhances the feasibility of preserving the building by providing for a compatible new use and a cyclical maintenance program. The Historic Building Maintenance Plan would improve the viability of preserving the historic building, and would not impact the building's historic integrity or historic status.

**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. 2012.0041B to the Zoning Administrator.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on June 20, 2012.

Linda D. Avery  
Commission Secretary

PRESENT: Chase, Damkroger, Hasz, Johns, Martinez, Matsuda and Wolfram

ABSENT:

ADOPTED: June 20, 2012