



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 705

HEARING DATE: April 3, 2013

Date: April 3, 2013
Case No.: **2013.0279U**
Project Address: **572 7th Street Street**
Zoning: UMU (Urban Mixed Use) Zoning District
Block/Lot: 3780/004F
Project Sponsor: Navjot Athwal, Farella, Braun + Martel LLP
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
tim.frye@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 FOR THE PROPOSED PROJECT AT 572 7th STREET (ASSESSOR'S BLOCK 3780, LOT 004F), WHICH IS INDIVIDUALLY-LISTED IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES AND IS LOCATED WITHIN UMU (URBAN MIXED USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. WHEREAS, on October 4, 2012, the Project Sponsor (Navjot Athwal of Farella, Braun + Martel LLP), on behalf of the Property Owner (Flynn Properties, Inc.), filed Building Permit Application (BPA) No. 2012.10.02.1161 with the San Francisco Planning Department for 572 7th Street (Block 3780, Lot 004F).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(c) to allow office use on the ground floor level of 572 7th 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 April 3, 2013, 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 572 7th Street, on Lot 004F in Assessor's Block 3780, and this Commission finds that the proposed project would enhance the feasibility of preserving the subject property by providing for a compatible new use and a historic preservation maintenance plan.

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. 2013.0279U to the Zoning Administrator.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on April 3, 2013.

Jonas P. Ionin
Acting Commission Secretary

PRESENT: Hasz, Hyland, Johnck, Johns, Matsuda and Wolfram

ABSENT: Pearlman

ADOPTED: April 3, 2013