



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 0731

HEARING DATE: February 19, 2014

*Date:* February 12, 2014  
*Case No.:* **2013.0627BC**  
*Project Address:* **660 3<sup>rd</sup> Street**  
*Zoning:* SLI (Service/Light Industrial) Zoning District  
*Block/Lot:* 3788/008  
*Project Sponsor:* David Silverman, Reuben, Junius & Rose, LLP  
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ADOPTING FINDINGS RELATED TO THE FEASIBILITY OF PRESERVING THE SUBJECT PROPERTY FOR THE PROPOSED CHANGE IN USE FROM PDR TO OFFICE USE AT 660 3<sup>RD</sup> STREET (ASSESSOR'S BLOCK 3788, LOT 008), LOCATED WITHIN SLI (SERVICE/LIGHT INDUSTRIAL) ZONING DISTRICT, SOUTH END LANDMARK DISTRICT, AND 65-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

1. WHEREAS, on May 16, 2013, the Project Sponsor (David Silverman, Reuben, Junius & Rose, LLP) filed a Conditional Use Application and Office Development Authorization with the San Francisco Planning Department for 660 3<sup>rd</sup> Street (Block 3788, Lots 008).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(a) to allow a change in use of 80,000 sf from PDR to office use at 660 3<sup>rd</sup> 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 19, 2014, 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 through implementation of a Historic Building Maintenance Plan (HBMP) 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 660 3<sup>rd</sup> Street, on Lots 008 in Assessor’s Block 3788, and this Commission has provided the following comments:

- The Historic Building Maintenance Plan appropriately outlines a program for cyclical maintenance, repair and preservation, as well as a uniform sign program and permanent interpretative exhibit, thus reinforcing the building’s contribution to the surrounding landmark district and providing for public dissemination of the building and district’s history.

**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. 2013.0627BC 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 19, 2014.

Jonas P. Ionin  
Commission Secretary

PRESENT: Hasz, Hyland, Johnck, Matsuda, Pearlman and Wolfram  
ABSENT: Johns  
ADOPTED: October 2, 2013