



# SAN FRANCISCO PLANNING DEPARTMENT

---

## HISTORIC PRESERVATION COMMISSION Motion 0042

HEARING DATE: JANUARY 6, 2010

*Date:* December 29, 2009  
*Case No.:* **2008.1395E**  
*Project Address:* **1501 15<sup>th</sup> Street**  
*Zoning:* UMU (Urban Mixed Use)  
58-X Height and Bulk District  
*Block/Lot:* 3553/054  
*Project Sponsor:* David Silverman of Reuben & Junius LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Don Lewis – (415) 575-9095  
[don.lewis@sfgov.org](mailto:don.lewis@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 RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE CONSTRUCTION OF A 58-FOOT-TALL, FIVE-STORY, MIXED-USE BUILDING CONTAINING 40 RESIDENTIAL UNITS, APPROXIMATELY 7,869 SQUARE FEET OF GROUND-FLOOR RETAIL USE, AND A 32-SPACE UNDERGROUND PARKING GARAGE AT 1501-15<sup>TH</sup> STREET (ASSESSOR'S BLOCK 3553, LOT 054), LOCATED WITHIN AN URBAN MIXED USE DISTRICT AND 58-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

1. On August 7, 2008, the San Francisco Planning Commission certified the Final Environmental Impact Report (FEIR) for the Eastern Neighborhoods Rezoning and Area Plans (Case No. 2004.0160E). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Eastern Neighborhoods, an element of the San Francisco General Plan. The FEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Eastern Neighborhoods Rezoning and Area Plans.
2. The FEIR provided Interim Permit Review Procedures for Historic Resources that would be in effect until the Historic Preservation Commission (HPC) adopts the Historic Resource Survey. These procedures were developed to provide additional protection for potential historic resources within the Plan Area while the historic resources survey is being completed. Once the historic resources survey is endorsed and the Plan is amended to incorporate the results, these policies would expire and the Preservation Policies in the Area Plan would become effective.

There are two types of review per the Interim procedures. The first type is for projects that propose demolition or major alteration to a property constructed prior to 1963 within the Plan Area. These projects shall be forwarded to HPC for review and comment. Within 30 days after receiving copies of the Environmental Evaluation application and supporting Historic Resources Evaluation (HRE) documents, the HPC members may forward comments directly to the Environmental Review Officer and Preservation Coordinator. No public hearing is required.

The second type of review is for projects that propose new construction or alteration within the Plan Area over 55 feet, or 10 feet taller than adjacent buildings, built before 1963. These projects shall be forwarded to the HPC for review and comment during a regularly scheduled hearing. After such hearing, the HPC's comment will be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

3. On December 20, 2008, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
4. On January 6, 2010, the Department presented the proposed project to the HPC. As stated in the above, the project proposes construction that is 58 feet in height. Hence, the HPC's comments would be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

## COMMENTS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission has provided the following comments regarding the proposed project:

1. The proposed project at 1501 15<sup>th</sup> Street would not have a significant effect on the adjacent potential historic resource at 1523-1531 15<sup>th</sup> Street.

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on January 6, 2010.

Linda D. Avery  
Commission Secretary

PRESENT: Martinez, Wolfram, Buckley, Hasz, Matsuda

ABSENT: Chase, Damkroger

ADOPTED: January 6, 2010