



San Francisco General Plan: Preservation Element



SAN FRANCISCO
PLANNING
DEPARTMENT

Historic Preservation Commission | April 16, 2014

Background

Preservation Element

SUMMER/FALL 2007

Public Review & Comment

NOVEMBER 2007

LPAB Review & Comment

JUNE 2009

HPC Review & Endorsement

FY 2009-2010

*Budget cuts eliminate funding for CEQA review of
Preservation Element*

FY 2014-2015

Funding reinstated for CEQA review

APRIL 2014

Opportunity to revisit draft document

Role of the General Plan

Overview

- *We currently have ten elements in the General Plan, plus numerous area plans examples include Housing, Transportation, Community Safety, etc.*
- *General Plan Elements are high level policy and visionary documents*
- *General Plan policies vs. the Planning Code*
 - *A guide for directing decisions that are “on balance” in conformity with the General Plan*
 - *Challenging to distinguish between high level policies and detailed actions and programs*

Preservation Element

OVERVIEW & COMPARISON

General Plan

A high-level visionary policy document to ensure that the qualities that make San Francisco unique are preserved and enhanced. Regulatory as a guide.

Planning Code & Zoning Administrator Interpretations

To promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and Priority Policies (Based on General Plan). Regulatory/Variable

Residential Design Guidelines

Promote design that will protect neighborhood character, enhancing the attractiveness and quality of life; address basic urban design principles to maintain cohesive neighborhood identity, preserve historic resources, and enhance the unique setting and character of the City and residential neighborhoods. Regulatory

Secretary of the Interior's Standards

List of ten basic philosophies and principles that are neither technical nor prescriptive, but are intended to promote responsible preservation practices. Regulatory as a guide.

Interpreting the Standards (ITS)

Includes guidance on applying the Standards for Rehabilitation including case studies of specific rehabilitation treatments that do and do not meet the Standards. Not Regulatory

Article 10/11 Ordinances & Guidelines

Identifies character-defining features; provides guidance on specific scopes of work and process, including window replacement, interior treatments, additions and new construction, and modern requirement, technologies and materials. Regulatory

General Plan

Existing Preservation Policies within the General Plan

Housing Element Policies

POLICY 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

POLICY 11.9

Foster development that strengthens local culture sense of place and history.

Community Safety Element Policies

POLICY 3.11

Ensure historic resources are protected in the aftermath of a disaster.

Commerce and Industry Element

POLICY 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

General Plan

Existing Preservation Policies within the General Plan

Urban Design Element

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.6

Respect the character of older development nearby in the design of new buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

General Plan

Preservation Policies within the General Plan

Recreation and Open Space Element

POLICY 1.12

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

POLICY 1.13

Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.

POLICY 4.4

Include environmentally sustainable practices in construction, renovation, management and maintenance of open space and recreation facilities.

Historic Preservation: Appropriate repair and retrofitting of existing historic resources is an inherently sustainable strategy and ensures that the character and integrity of significant historic resources is maintained. Adaptive reuse, such as for new programming, accessibility, life and safety, and systems upgrades, is a strategy that can be used to conserve materials, minimize impacts to the environment, promote a sense of place, and improve livability.

Preservation Element

Objectives

1. Identification & Documentation
2. Preserve & Protect
3. Archeological Resources
4. Application of the Secretary of the Interior's Standards
5. Professional Qualifications of Decision-Makers & Staff
6. Incentives
7. Education & Public Awareness
8. Sustainability
9. Disaster & Emergency Preparedness

Preservation Element

Department Analysis

1. Usability (Edit)
2. Application of the Secretary of the Interior's Standards policies
3. Public education and awareness policies
4. Sustainability policies
5. Broaden references to CEQA and strengthen local preservation policy directives
6. Establish policy direction on ADA and Cultural & Social Heritage
7. Others?

Schedule

Preservation Element

Summer 2014

Develop Public Participation Plan

Winter 2014

Public Review

Spring/Summer 2015

CEQA Review

Summer 2015

HPC Review & Endorsement

Fall 2015

Planning Commission Hearings & Adoption



QUESTIONS?

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