



SAN FRANCISCO PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION Draft Motion

HEARING DATE: May 19, 2010

Date: May 13, 2010
Case No.: 2007.1457E
Project Title: 1050 Valencia Street
Zoning: Valencia Street Neighborhood Commercial Transit District
(Valencia Street NCT)
55-X Height and Bulk District
Mission Alcohol Beverage Control District
Block/Lot: 3617/008
Project Sponsor: Shizuo Holdings Trust, Mark Rutherford – (415) 368-7818
Project Contact: Stephen Antonaros, project architect – (415) 864-2261
Staff Contact: Jeremy Battis – (415) 575-9022
Jeremy.Battis@sfgov.org

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ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE CONSTRUCTION OF A NEW FIVE-STORY, 55-FOOT-HIGH, APPROXIMATELY 16,000-SQUARE-FOOT BUILDING CONTAINING 16 DWELLING UNITS OVER A GROUND-FLOOR FULL-SERVICE RESTAURANT WITH ONE OFF-STREET PARKING/LOADING SPACE AT 1050 VALENCIA STREET (ASSESSOR'S BLOCK 3617, LOT 008) WITHIN THE VALENCIA NEIGHBORHOOD NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 55-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 assumed a development and activity level anticipated as a result adoption of 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 forthcoming Historic Resources 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.

Per the Interim procedures, there are two types of review. The first type is for projects that propose demolition or major alteration to a structure constructed prior to 1963 located 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 resulting in a structure that would exceed 55 feet in height, or a resulting height that exceeds by more than ten feet an adjacent building constructed prior to 1963. Such projects shall be forwarded to the HPC for review and comment during a regularly scheduled hearing. After such hearing, any HPC 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, 2007, 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 for the proposed project in evaluate whether the project might result in a significant environmental effect.
4. On May 19, 2010, the Department presented the proposed project to the HPC. The proposed project would result in the construction of a new 55-foot-high building. That would exceed by more than ten feet the height of the adjacent buildings, both constructed prior to 1963. 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.
- 2.
- 3.

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on May 19, 2010.

Linda D. Avery
Commission Secretary

PRESENT:

ABSENT:

ADOPTED:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 13, 2010
HEARING DATE: May 19, 2010
TO: Historic Preservation Commission
FROM: Jeremy Battis, Environmental Planner
REVIEWED BY: Tim Frye, Acting Preservation Coordinator
RE: Request for Review and Comment per Eastern Neighborhoods
Interim Permit Review Procedures for Historic Resources
Case No. 2007.1457E
1050 Valencia Street (Block 3617/Lot 008)

1650 Mission St.
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PROPERTY DESCRIPTION

1050 Valencia Street is located on the southwest corner of Valencia Street and Hill Street, between 21st Street and 22nd Street, in Assessor's Block 3617, Lot 008, within the Valencia Neighborhood Commercial Transit (NCT) District and a 55-X Height and Bulk District. The 3,314-square foot project site is also within the Mission Alcoholic Beverage Control Special Use District and the Mission Area Plan. The subject property contains a 1,670-square foot, one-story full-service restaurant building constructed in 1970, originally in use as a Kentucky Fried Chicken and now occupied by Spork restaurant.

Buildings adjacent to the project site are, to the south, 1062-1074 Valencia Street, constructed in 1937, and to the west, 15-21 Hill Street, constructed in 1922 and located adjacent to and easterly of, but outside, the Liberty Hill Historic District. The Liberty Hill Historic District extends to the west on Hill Street to within one parcel (50 feet) of the project site, and opposite the project site on the north side of Hill Street, the District extends easterly to within one parcel (90 feet) of Valencia Street.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing building and construction of a new five-story, 55-foot-high, approximately 16,000-sq ft building containing 16 dwelling units over ground-floor full-service restaurant. The site has one off-street parking/loading space, which would remain.

INTERIM PERMIT REVIEW PROCEDURES

The proposed project is subject to the Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources in effect until such time as the Historic Preservation Commission adopts the forthcoming Historic Resources Survey. All proposed new construction that would result in an increased building envelope with a height exceeding 55 feet, or an increased building envelope with a height 10 feet greater than an adjacent building constructed prior to 1963 shall be forwarded to the Historic Preservation Commission for review and comment during a regularly scheduled hearing.

SURVEY

The subject property is located within the area documented in the South Mission Survey, which has not yet been adopted by the Historic Preservation Commission. Although the survey has not been completed, initial findings indicate that neither the subject property nor surrounding properties qualify as potential historic resources. The Department preliminarily concurs with these survey findings.

ENVIRONMENTAL REVIEW STATUS

The Planning Department is in the process of reviewing the Environmental Evaluation application for the proposed project. A Preliminary Mitigated Negative Declaration was published on February 10, 2010, and the Planning Commission is scheduled to consider the appeal at their hearing on May 27, 2010, at which time it is expected to be continued to June 17, 2010.

ACTION

The Department is requesting comment by the Historic Preservation Commission pursuant to the Eastern Neighborhoods Interim Permit Review Procedures, which are intended as a precautionary measure against the loss of potential historic resources in the interim period between Plan adoption and Survey completion. Specifically, the Department seeks comments on the following aspects of the proposed project:

- Whether the analysis of potential impacts conducted by the Department pursuant to the requirements of the California Environmental Quality Act (CEQA) appears appropriate.
- Whether the proposed might have the potential to affect historic resources. If so, what revisions would be recommended?

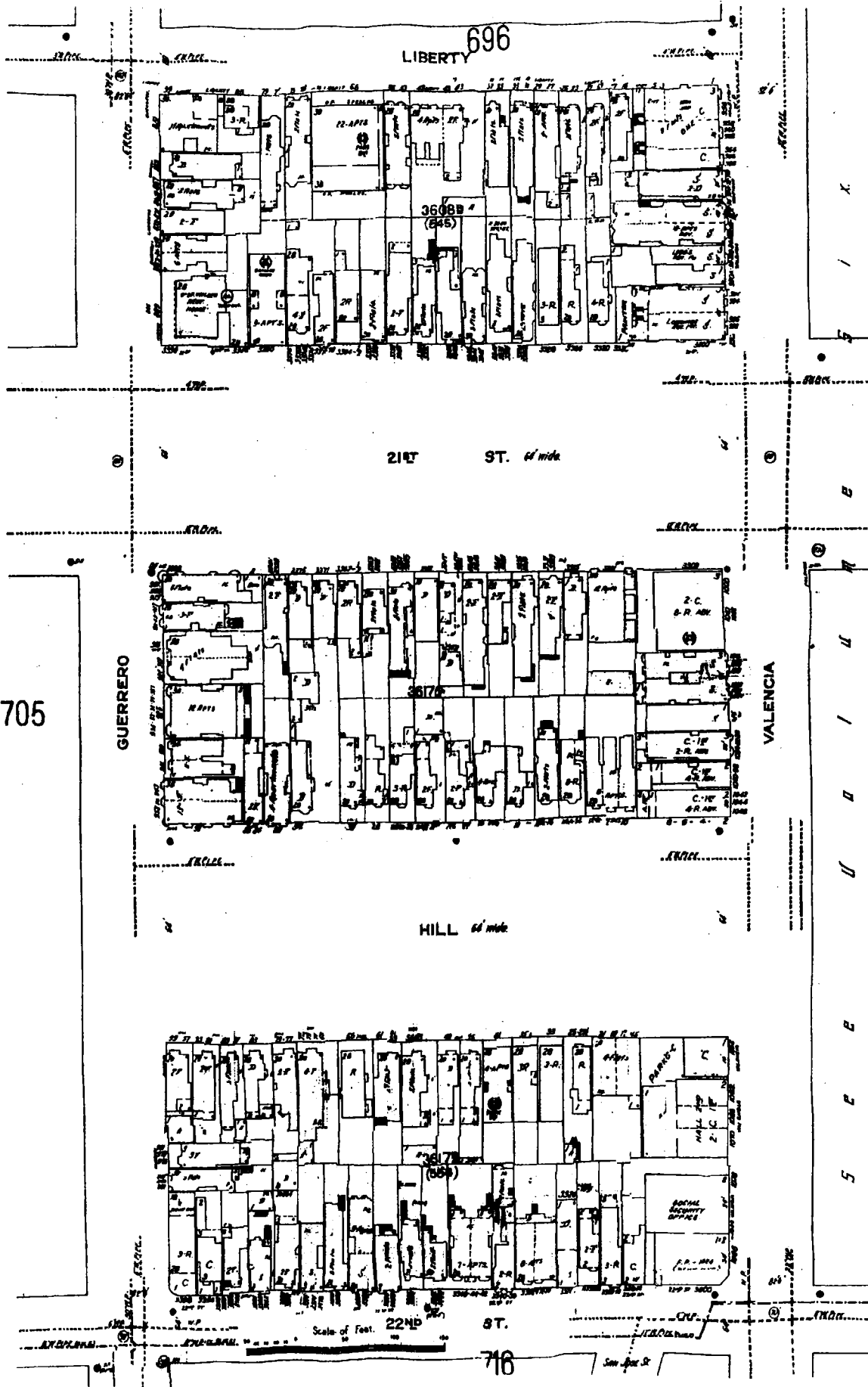
ATTACHMENTS

Sanborn Map

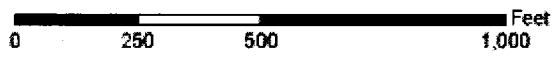
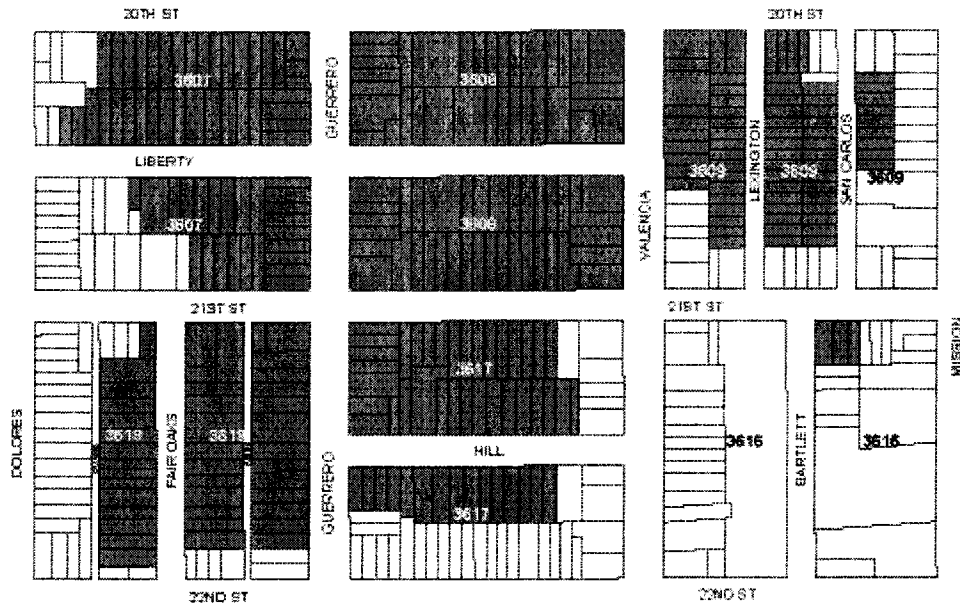
Liberty Hill Historic District Boundaries Map

Project Environmental Evaluation Application

Project Plans



LIBERTY-HILL HISTORIC DISTRICT



Environmental Evaluation Application

Owner / Agent Information

Property Owner: SHIZUOHOLD HOLDINGS Telephone No.: (415) 368-7818
Contact Person: MARK RUTHERFORD TRUST Fax No.: (415) 753-0190
Address: 1001 BRIDGEWAY #538 Email Address: SHIZUOHOLD@YAHOO.COM
SAUSALITO, CA 94965
Project Contact: STEPHEN ANTONAROS Telephone No.: (415) 864-2261
Contact Person: 2261 MARICER ST. #324 Fax No.: (415)
Address: 94114 Email Address: STEPHEN@ANTONAROS.COM
CEQA Consultant: N/A Telephone No.: SANTONAROS
Contact Person: SDCglobal
Address: net Email Address:

Site Information

Site Address(es): 1050 VALENCIA
Nearest Cross Streets: HILL
Assessor's Block(s)/Lot(s): 3617; 008 Zoning District(s): Valencia NCO → NCT
Site Square Footage: 3315 Height/Bulk District(s): 50' → 55'
Present or Previous Use of the Site:

Project Description Please Check All That Apply:

☐ Addition ☐ Change of Use ☒ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☒ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use:

NEW MIXED USE BUILDING

Estimated Construction Cost:

Documentation supporting this estimate
may be requested

\$2,000,000 - 00

Project Schedule: 2010 ~

Previous Environmental Review:

Case No.:

Building Permit Application

Number(s), if applicable:

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

(For Staff Use Only) Case No.

PROJECT SUMMARY TABLE

Please provide information on existing site conditions and proposed uses. You may round numbers. If you are not sure of the eventual size of the project, provide MAXIMUM estimates.

Category Gross Square Footage (GSF)	Existing Uses		Existing Uses To Be Retained	Net New Construction &/or Addition	Project Totals
Residential	Ø		—	25,000	25,000
Retail	1,600		1,600	400	2,000
Office	Ø		—	—	—
Industrial	Ø		—	—	—
Parking	1000		—	-320	680
Other (Specify Use) BLOG STORAGE	Ø		—	2,400	2800
TOTAL GSF	2,600		1,600	27,880	30,480
Dwelling Units	Ø		—	16	16
Hotel Rooms	Ø		—	—	—
Parking Spaces	2		0	0	
Loading Spaces	1		1	0	1
Number of Buildings	01		0	1	1
Height of Building(s)	20		0	55'	55'
Number of Stories	1		—	5	5

If there are features of your project not included in this table, please describe below. Attach separate sheets if needed.

ENVIRONMENTAL ISSUES

Please respond to all questions below taking care to provide all the required information. If not applicable to your project, explain why. Attach separate sheets if needed.

- 1) Would the proposed project require any variances, special authorizations, or changes to the San Francisco Planning Code or Zoning Maps? If so, please describe.
THE PROPOSED BUILDING IS DESIGNED IN ACCORDANCE WITH THE NOT ZONING PROPOSED FOR VALENCIA STREET. UNDER THE RE-ZONING THE PROJECT IS APPROVABLE PER PLANNING CODE.
- 2) List or describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies:
- BUILDING PERMIT, SHORING + EXCAVATING PERMIT, STREET IMPROVEMENT PLAN REQUIRED, SUBDIVISION REQUIRED
- 3) Would the proposed project displace any existing housing or business use? If so, please describe.
NO RESIDENTIAL DISPLACEMENT WOULD RESULT EXISTING SHORT-TERM BUSINESS WOULD NEED TO RE-LOCATE
- 4) Is the proposed project related to a larger project, a series of projects, or any anticipated incremental development? If so, please describe.
PROJECT PROPOSED IS NOT RELATED TO ANY OTHER PROJECT.
- 5) Would the proposed project change the pattern, scale or character of the general area of the project? If so, please describe.
SINCE THE EXISTING ONE-STORY BLDG WILL BE REPLACED WITH A FIVE-STORY BUILDING THERE WILL BE CHANGE OF SCALE OR CHARACTER TO THE GENERAL AREA. THE NEW BLDG WILL PRESENT A HIGHER DENSITY SCALE AND CHARACTER.
- 6) Would the proposed project exceed any of the thresholds specified in the Transportation Impact Analysis Guidelines for Environmental Review? If so, please describe. You may request a determination of whether your proposed project requires a Transportation Study by the Department's Transportation Section (contact Bill Wycko at (415)-575-9048).
IF A TRANSPORTATION STUDY IS REQUIRED, TWO SEPARATE FEES ARE NECESSARY TO COVER PLANNING DEPARTMENT MANAGEMENT AND REVIEW OF CONSULTANT-PREPARED TRANSPORTATION STUDIES: 1) CHECK PAYABLE TO THE SAN FRANCISCO PLANNING DEPARTMENT (SEE EE APPLICATION FEE SCHEDULE) AND 2) CHECK PAYABLE TO MTA DEPARTMENT OF PARKING AND TRAFFIC FOR \$400.00. THE PROJECT WOULD NOT EXCEED THE THRESHOLDS SPECIFIED IN THE "TIGER".
- 7) Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe.
THERE ARE NO AFFECTED HISTORICAL BLDGS ON THE PROJECT SITE.

- 8) Would the proposed project exceed 40 feet in height as defined by the Planning Code (via new construction or additions)? If so, please explain and submit a Shadow Study Application, available online and at the Planning Information Counter at 1660 Mission Street. *THE NEW BUILDING WILL EXCEED 40' IN HEIGHT, IT WILL BE 55' IN HEIGHT PER THE NEW ZONING CONTROLS. A SHADOW STUDY APPLICATION WILL BE SUBMITTED LATER.*
- 9) Would the proposed project change the scenic views or vistas from existing residential areas or public lands, or roads? If so, please describe. *NO SCENIC VIEWS OR VISTAS WILL BE CHANGED BY THE PROPOSED PROJECT,*
- 10) Would the proposed project remove trees located on private or public property? If so please submit a plot plan showing the location, diameter, height, common name, and botanic name of each such tree. Please also submit a Tree Disclosure Statement as part of the environmental application submittal. The form is available online and at the Planning Information Counter at 1660 Mission Street. *NO TREES ARE LOCATED ON THE PROPERTY NOW, THEREFORE NO TREES WILL BE RELOCATED*
- 11) Is the site on filled land? Is the grade of the project site: (a) level or only slightly sloped, or (b) steeply sloped? Please explain and, if steeply sloped, provide a Geotechnical or Soils Report. *THE PROJECT SITE IS LEVEL AND IS NOT ON FILLED LAND.*
- 12) To your knowledge have any hazardous materials, including toxic substances, flammables, or explosives, ever been present on the site? If so, please attach a Phase I Environmental Site Assessment or hazardous material technical report and any additional related reports that are available. *NO TOXICS, HAZ. MAT. OR FLAMMABLES HAVE BEEN PRESENT ON THE SITE TO MY KNOWLEDGE*
- 13) Would construction of the proposed project involve any soils-disturbing activities? If so, please describe, including depth of any excavation and cubic yards of any soil to be removed, and type of foundation system proposed for the project. *SITE SOIL WILL BE EXCAVATED AS PART OF THE PROPOSED PROJECT, TO A DEPTH OF APPROX. 10' FOR THE FULL 39' x 85' LOT AREA, THEREFORE APPROX 1300 CU. YDS WILL BE REMOVED, MAT FOUNDATION.*
- 14) Would the proposed project change any existing features of any bays, tidelands, beaches, or hills, or substantially alter ground contours? *NO FEATURES SUCH AS BAYS, TIDELANDS, BEACHES, OR HILLS WILL BE ALTERED UNDER THE PROPOSED PROJECT.*

- 15) Please estimate the project's daily volume of water use, wastewater generation, and describe the type of stormwater handling. Would the proposed project substantially change the demand for municipal services (police, fire, water, sewage, etc.) or produce significant amounts of solid waste or litter? If so, please explain. *BASED ON 25 GALS/dwelling unit/day and anywhere from 300-500 gals/day for the retail (restaurant) the daily vol. is estimated at 500-700 gal./day. Stormwater will be tied to sewer*
- 16) Would the proposed project generate any nuisance odors? Would the proposed project substantially change dust, ash, smoke, fumes, or odors in the project vicinity? If so, please explain. *THE PROJECT WILL NOT PRODUCE SIGNIFICANT AMOUNTS OF LITTER/WASTE AND THE PROJECT WILL NOT SUBSTANTIALLY CHANGE DEMAND FOR MUNI SERVICES,*
- 17) Would the proposed project employ any noise reduction measures for building occupants? Would the proposed project substantially change existing noise or vibration levels in the project vicinity? If so, please explain. *THE PROJECT WOULD NOT GENERATE ANY NUISANCE ODORS, DUST, ASH OR SMOKE, DESIGNED TO ACHIEVE HIGH (LUXURY) STC RATINGS BETWEEN UNITS AND TO THE OUTDOORS. ANY MECHANICAL EQUIPMENT NEEDED BY THE RETAIL WILL BE LOCATED ON THE ROOF OR BASEMENT TO MINIMIZE NOISE*
- 18) Would the project drain directly to natural waters (stream, bay, etc.)? Would the proposed project substantially change ocean, bay, lake, stream, or groundwater quality or quantity, or alter the existing drainage patterns? If so, please explain. *THE PROJECT WILL NOT DRAIN DIRECTLY TO NATURAL WATERS AND WILL NOT SUBSTANTIALLY CHANGE ANY, NOR WILL IT ALTER DRAINAGE PATTERNS*
- 19) Would the proposed project substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)? If so, please explain. *MANY ENERGY CONSERVATION SYSTEMS WILL BE EMPLOYED TO HELP REDUCE ENERGY CONSUMPTION. THE PROJECT WILL NOT SUBSTANTIALLY INCREASE FOSSIL FUEL CONSUMPTION*

PRIORITY GENERAL PLAN POLICIES

Proposition M was adopted by the voters on November 4, 1986. It requires the City to find that proposed projects and demolitions are consistent with the eight priority policies set forth in Section 101.1 of the City Planning Code. The eight policies are listed below. Please state how the project is consistent or inconsistent with each policy as it relates to the physical environmental issues. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If not applicable to your project, explain why. Attach separate sheets if needed.

- 1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; *SINCE THE PROJECT PROPOSES NEW NEIGHBORHOOD SERVING RETAIL USES THIS POLICY WILL BE MET*
- 2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; *THE CONSTRUCTION OF A NEW CONFORMING NC-T VALERONIA MIXED USE BUILDING WILL HELP CONSERVE AND ENHANCE THE CULTURAL + ECONOMIC DIVERSITY OF THE NEIGHBORHOOD.*
- 3) That the City's supply of affordable housing be preserved and enhanced; *THE PROJECT WILL CONTRIBUTE A PORTION OF THE NEW RESIDENTIAL UNITS TO ADD TO THE SUPPLY OF AFFORDABLE HOUSING.*
- 4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; *SINCE THE NEW 16 UNIT BLDG PROPOSES NO NEW PARKING MUNI WILL BE SUPPORTED AND COMMUTER TRAFFIC REDUCED.*
- 5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced; *SINCE THE PROJECT IS NOT IN AN INDUSTRIAL SECTOR THIS POLICY DOES NOT APPLY*
- 6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; *THE NEW BUILDING WILL COMPLY WITH THE MOST CURRENT SEISMIC SAFETY STANDARDS*
- 7) That landmarks and historic buildings be preserved; and *NO LANDMARK OR HISTORIC BUILDINGS ARE INVOLVED IN THE PROPOSED PROJECT*
- 8) That our parks and open space and their access to sunlight and vistas be protected from development. *NO PARK OR OPEN SPACE ARE AFFECTED BY THE PROPOSED PROJECT*

Environmental Evaluation Application Checklist

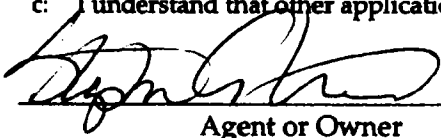
Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in, plus a photocopy of the completed application	<input checked="" type="checkbox"/>
Public Notification Materials (To be submitted when a planner is assigned)	
Parcel map showing block and lot numbers within a 300-foot radius of the project site boundaries	<input type="checkbox"/>
Two sets of address labels of all property owners within a 300-foot radius of project site and directly adjacent property occupants, including those across the street	<input type="checkbox"/>
Photocopy of address labels	<input type="checkbox"/>
Two Sets of Project Drawings on 8.5" x 11", 11" x 17", or reduced size Site Plan, Floor Plans, Elevations, and Sections	<input type="checkbox"/>
Two Sets of Photographs of the project site and adjacent properties, including those across the street, with viewpoints labeled	<input checked="" type="checkbox"/>
Check payable to San Francisco Planning Department (see EE Application Fee Schedule)	<input checked="" type="checkbox"/>
Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter from property owner(s) authorizing agent to sign Application	<input checked="" type="checkbox"/>
Tree Disclosure Statement, if required (see page 3 of this application packet)	<input type="checkbox"/>
Special Studies, if available or required (see pages 2 - 4 of this application packet) Examples include Phase I Site Assessments and Geotechnical Reports	<input type="checkbox"/>

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented and all attached exhibits required for this initial evaluation are true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: _____


Agent or Owner

Date: _____

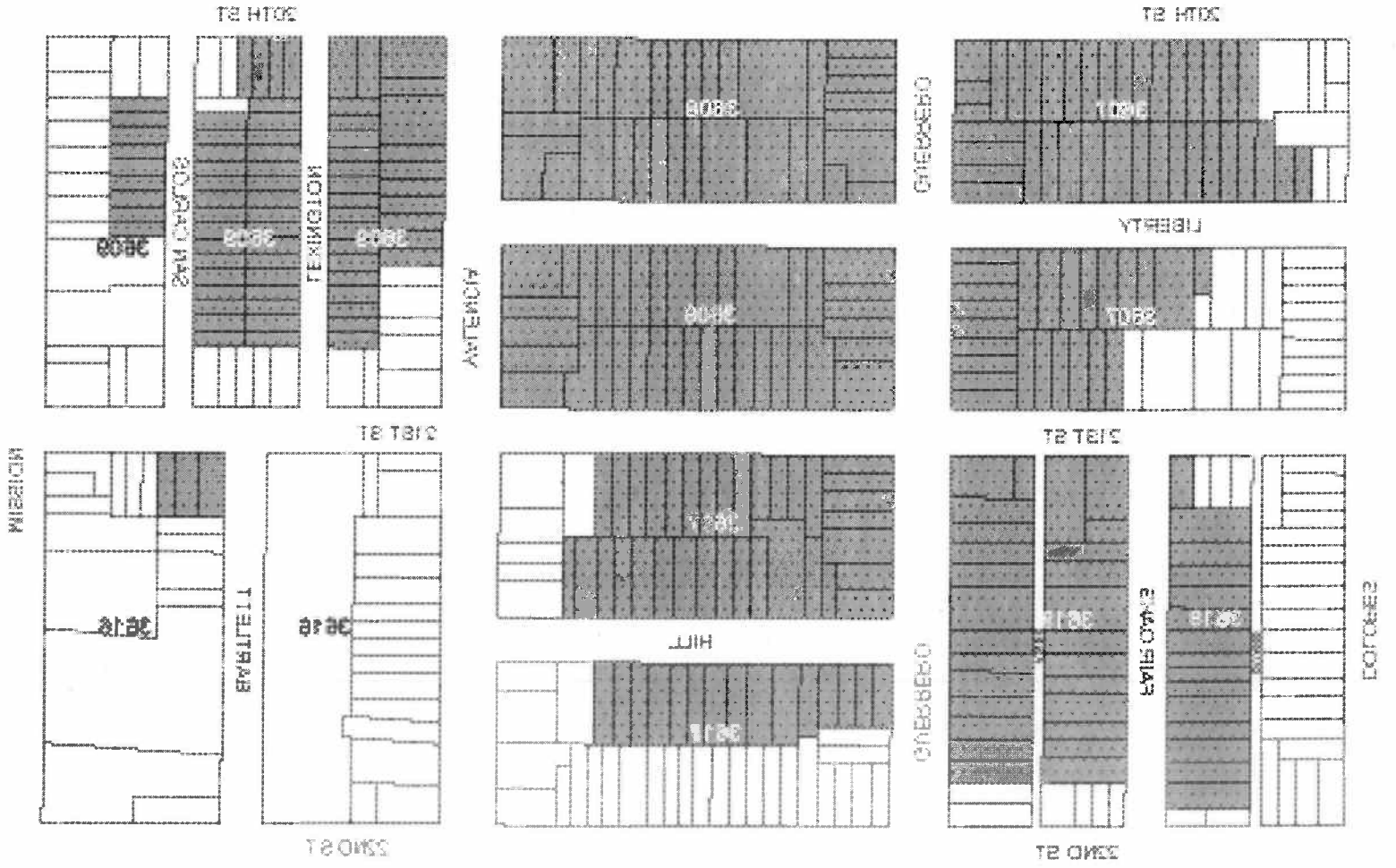
12/20/2007

Print full name of applicant: _____

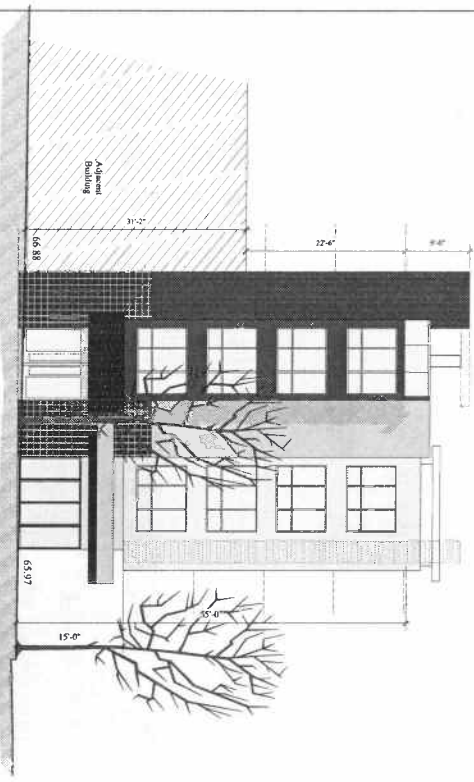
STEPHEN ANTONAROS

(For Staff Use Only) Case No. _____

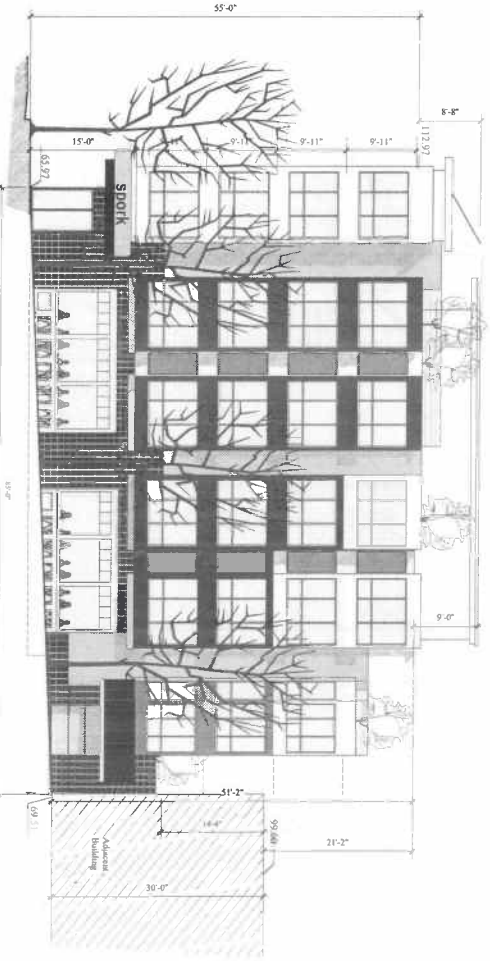
LIBERTY-HILL HISTORIC DISTRICT



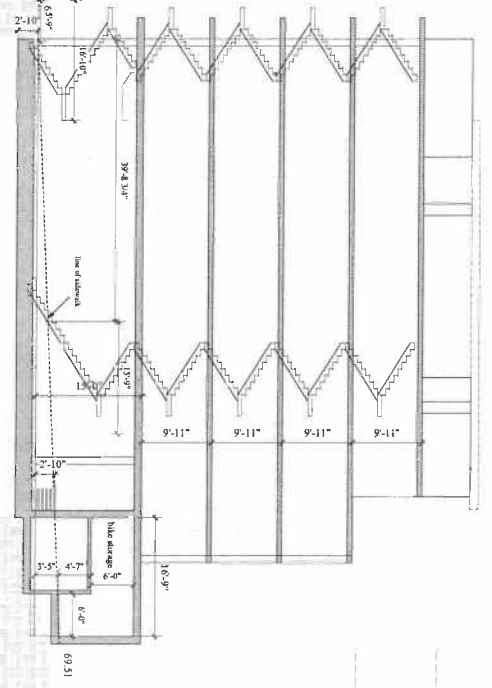
A
A2 VALENCIA STREET ELEVATION
Scale: 1/8" = 1'-0"



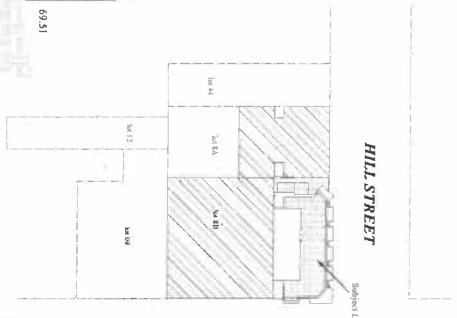
B
A1 HILL STREET ELEVATION
Scale: 1/8" = 1'-0"



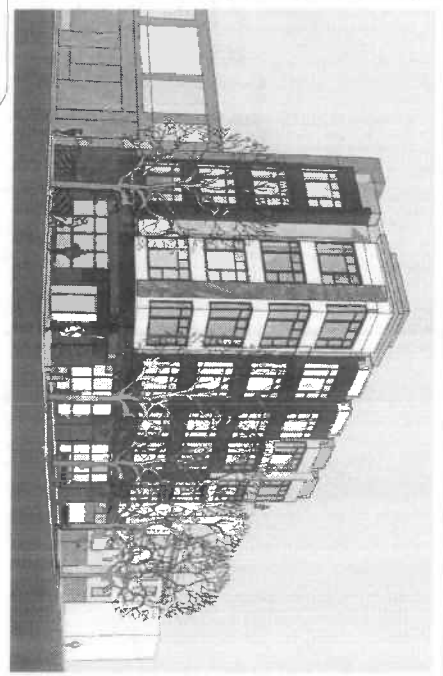
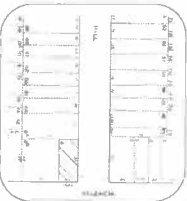
C
A2 BUILDING CROSS SECTION
Scale: 1/8" = 1'-0"

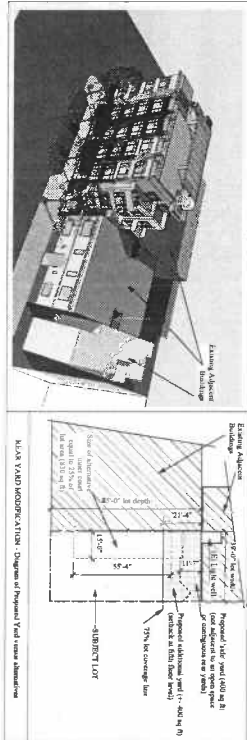


2
A2 SITE PLAN
Scale: 1" = 40'-0"



1
A2 BLOCK MAP
Scale: 1" = 40'-0"





OPEN SPACE PROVIDED

Private: 290 sq ft
 Common: 74 sq ft
 Total private: 364 sq ft
 Total common: 1,153 sq ft
 Total open space: 1,517 sq ft

1 ROOF PLAN
 Scale: 1/8" = 1'-0"

2 FIFTH FLOOR PLAN
 Scale: 1/8" = 1'-0" Floor 5

2 TYPICAL FLOOR PLAN
 Scale: 1/8" = 1'-0" Floor 2 thru 5

3 GROUND FLOOR PLAN
 Scale: 1/8" = 1'-0"

