



# SAN FRANCISCO PLANNING DEPARTMENT

## HISTORIC PRESERVATION COMMISSION Draft Motion

HEARING DATE: June 16, 2010, continued from May 19, 2010

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* June 9, 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](mailto:Jeremy.Battis@sfgov.org)

**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 Resource 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 order to evaluate whether the project might result in a significant environmental effect.
4. Finding that the proposed project would not result in a significant environmental impact, the Department published a Preliminary Mitigated Negative Declaration (PMND) on February 10, 2010. On March 11, 2010, the Liberty Hill Neighborhood Association submitted a letter to the Department appealing the PMND.
5. An HRE was prepared by the Department on April 23, 2010. The HRE was prepared in response to the PMND Appeal; the proposed project did not warrant an HRE for CEQA purposes according to Preservation Bulletin 16, because the existing building is not a potential historic resource and does not lie within the boundaries of a recognized or potential historic district.
6. On June 16, 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.

Motion No. \_\_\_\_\_  
Hearing Date: June 16, 2010

CASE NO. 2007.1457E  
1050 VALENCIA STREET

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on June 16, 2010.

Linda D. Avery  
Commission Secretary

PRESENT:

ABSENT:

ADOPTED:





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 9, 2010  
**HEARING DATE:** June 16, 2010, continued from 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.  
Suite 400  
San Francisco,  
CA 94103-2479

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Planning  
Information:  
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## PROPERTY DESCRIPTION

1050 Valencia Street is located on the southwest corner of Valencia Street and Hill Street, between 21<sup>st</sup> 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 was appealed by the Liberty Hill Neighborhood Association on March 11, 2010 by letter to the Department. The Planning Commission is scheduled to consider the appeal at their hearing on July 17, 2010, at which time it is expected to be continued to July 8, 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 on historic resources conducted by the Department pursuant to the requirements of the California Environmental Quality Act (CEQA) appears appropriate; and
- Whether the proposed project might have the potential to affect historic resources. If so, what revisions would be recommended?

## **ATTACHMENTS**

Sanborn Map

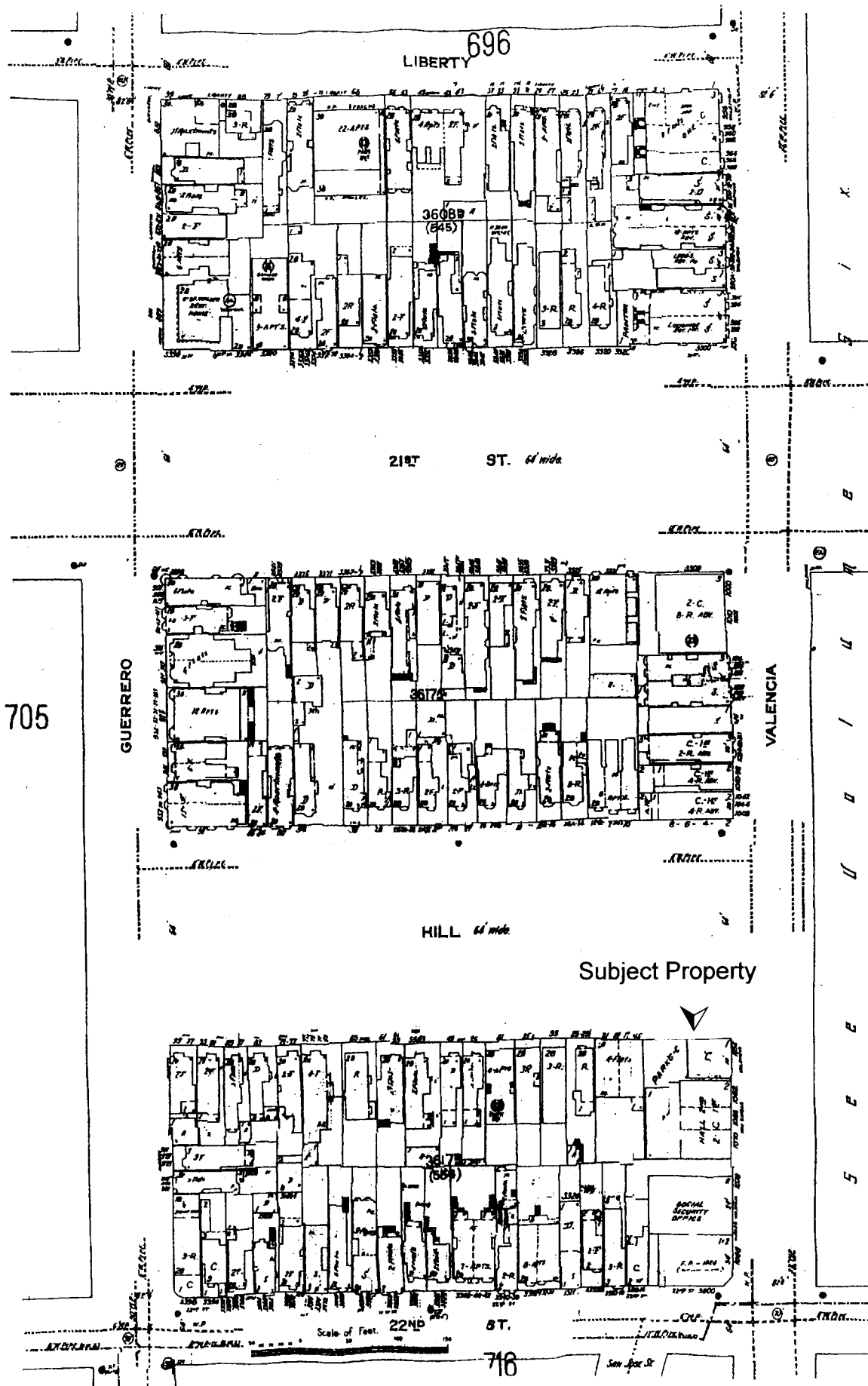
Liberty Hill Historic District Boundaries Map

Project Environmental Evaluation Application

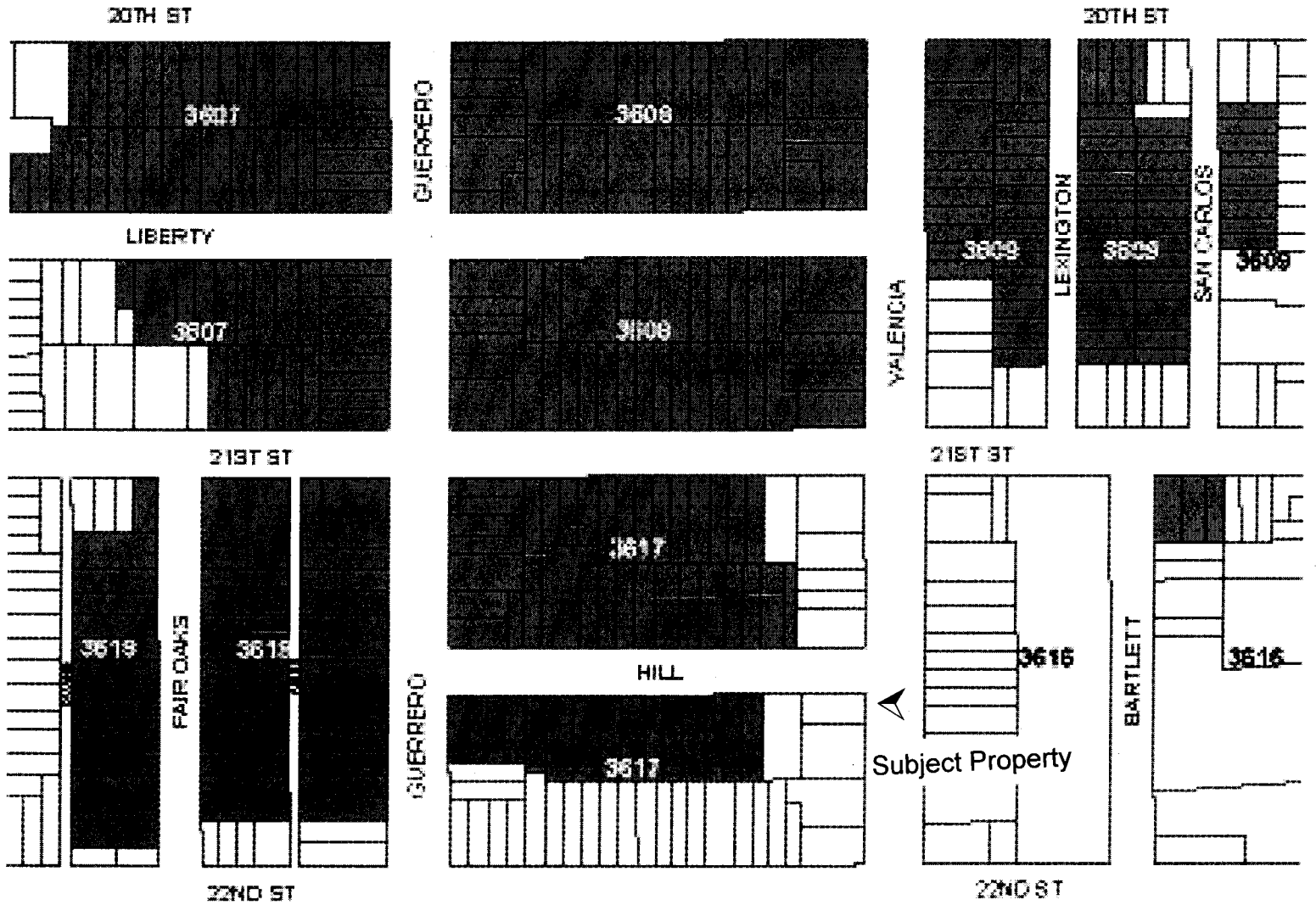
Project Plans

Historic Resource Evaluation (prepared as part of the Negative Declaration Appeal Response)

Department Memorandum *Additional Information* from Tim Fry to HPC Commissioners



# LIBERTY-HILL HISTORIC DISTRICT





## Environmental Evaluation Application

### Owner / Agent Information

Property Owner: SHIZUOHOLD HOLDINGS Telephone No.: (415) 368-7818  
Contact Person: MARK RUTHERFORD <sup>TRUST</sup> 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 MARQUESS 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) BLOB 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. YD. 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 500-500 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) *THE PROJECT WOULD NOT GENERATE ANY NUISANCE ODORS, DUST, ASH OR SMOKE,*  
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 NEW DWELLING UNITS WILL BE DESIGNED TO ACHIEVE HIGH (LUXURY) STC RATINGS BETWEEN UNITS AND TO THE OUTDOORS. ALL MECHANICAL EQUIPMENT NEEDED BY THE RETAIL WILL BE LOCATED ON THE ROOF OR IN 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 VALUENIA 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 LANDMARKS 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

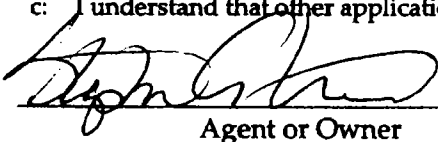
Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
<b>Application with all blanks filled in, plus a photocopy of the completed application</b>	<input checked="" type="checkbox"/>
<b>Public Notification Materials (To be submitted when a planner is assigned)</b>	
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 <b>and</b> 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 <b>San Francisco Planning Department</b> (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: \_\_\_\_\_

12/10/2007

Print full name of applicant: \_\_\_\_\_

STEPHEN ANTONAROS

(For Staff Use Only) Case No. \_\_\_\_\_





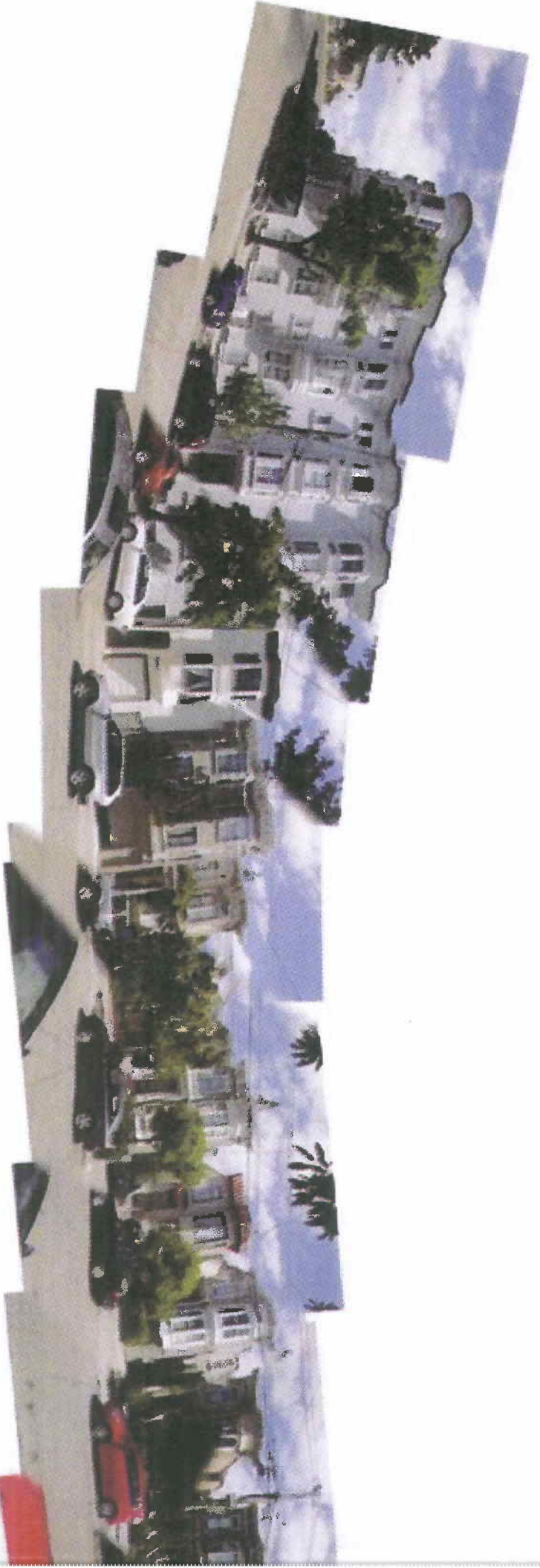






Context surrounding Subject Property





Hill Street



Project Site



Northside - across Site



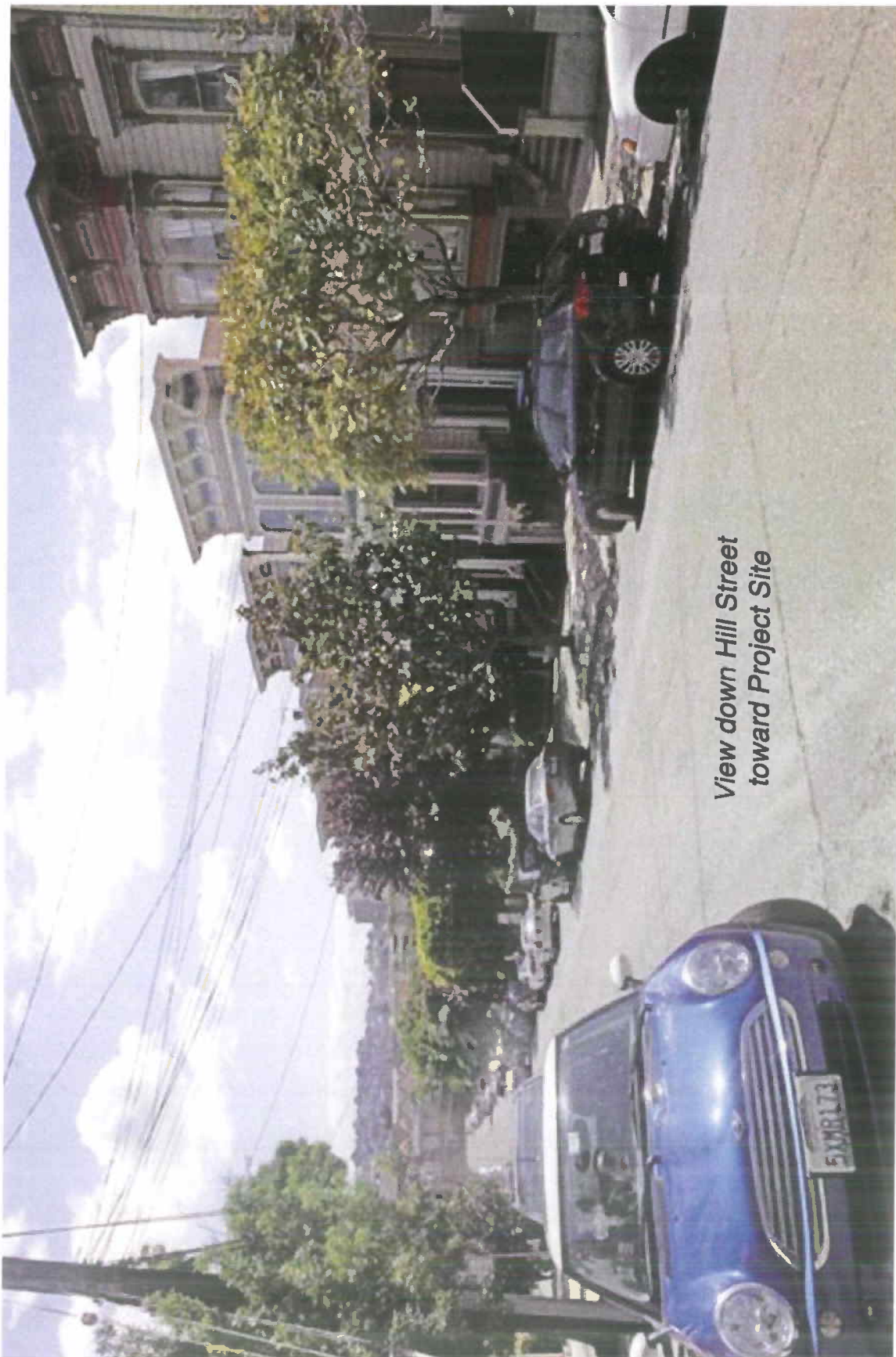
Southside - Hill Street











View down Hill Street  
toward Project Site





# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

## Negative Declaration Appeal Response

### HISTORIC RESOURCE EVALUATION

MEA Planner: Jeremy Battis  
Project Address: 1050 Valencia Street  
Block/Lot: 3617/008  
Case No.: 2007.1457E  
Date of Review: April 23, 2010  
Planning Dept. Reviewer: Pilar LaValley  
(415) 575-9084 | pilar.lavalley@sfgov.org

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#### PROPOSED PROJECT

☒ Demolition

☐ Alteration

#### PROJECT DESCRIPTION

(Please refer to "Project Description" in *Preliminary Mitigated Negative Declaration*.)

#### PRE-EXISTING HISTORIC RATING / SURVEY

The subject parcel is not included on any historic resource surveys or listed on any local, state or national registers. The subject parcel and immediately adjacent properties are not located within an identified or potential historic district.

The proposed project is subject to review and comment by the Historic Preservation Commission as part of the Eastern Neighborhoods Interim Review Procedures for Historic Resources. Accordingly, this project will be heard at the regularly scheduled hearing of the Historic Preservation Commission on May 19, 2010.

#### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the southwest corner of Valencia and Hill Streets within the Mission neighborhood. Immediately adjacent to the subject parcel to the west is a multi-family residential building constructed in 1922 (15-21 Hill Street, Lot 008A) and immediately adjacent to the south is a commercial building constructed in 1937 (1062-1074 Valencia Street, Lot 008B). Both neighboring properties were evaluated as not eligible for listing individually or as part of a district on either the National Register or California Register of Historic Resources in the on-going South Mission historic resources survey. The subject parcel is not included on any historic resource surveys or listed on any local, state or national registers. The subject parcel and properties on both sides are not located within an identified or potential historic district.

The project parcel does not directly abut any property included in the Liberty-Hill Historic District. The historic district, roughly bounded by Mission, Dolores, 20th and 22nd Streets, has an irregular boundary

that ends one property short of the subject site along Hill Street.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine  
Persons: or ☐ Yes ☒ No ☐ Unable to determine  
Architecture: or ☐ Yes ☒ No ☐ Unable to determine  
Information Potential: ☐ Further investigation recommended.  
District or Context: ☐ Yes, may contribute to a potential district or significant context  
If Yes; Period of significance:

The existing building on the project site was constructed in 1970 as a Kentucky Fried Chicken franchise, and is of a contemporary commercial architectural style, consisting of a shingled roof, concrete block construction, and aluminum frame commercial windows. As a typical example of commercial franchise architecture that is not yet 50 years old, the building does not meet the minimum eligibility requirements for potential listing on the local, state, or national registers.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historic integrity of the property is irrelevant.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6 below.) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the *Secretary of the Interior's Standards*. (Go to 6 below.)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

- 
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.


- 
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes    ☒ No    ☐ Unable to determine

The proposed demolition of the subject building and construction of a contemporary five-story building will not cause an adverse impact to the historic integrity or significance the Liberty-Hill Historic District. The proposed building is physically separated from the Liberty-Hill Historic District by one parcel – 15-21 Hill Street (Lot 008) – which is developed with a two-story residential building. This intervening parcel provides a physical break and buffer between the historic district and project site such that the proposed project would not result in a direct physical impact to the district.

While the proposed project will be taller than immediately adjacent properties and will be visible from the historic district, the overall mass and scale is compatible with the surrounding architectural fabric, both historic and non-historic, and with the existing development pattern of Valencia Street. Development along Valencia Street is varied in terms of height and massing but there is a pattern of large lots, residential units above ground-floor businesses, and larger structures at corner lots. Within the Liberty-Hill Historic District, contributing buildings along Valencia Street, particularly corner buildings, are generally taller, more massive, and located on larger parcels than those at mid-block or on the residential streets. Since the district encompasses a portion of Valencia Street and classifies many of the existing, large, corner buildings therein as contributing resources, it appears that their mere size does not

detract from the district. The proposed project, while approximately one-story taller than the tallest building within the historic district, matches the varied development vocabulary contained in the historic district and Valencia Street corridor. The proposed project has a contemporary design that is compatible with the mixed variety of styles and buildings within the immediate neighborhood and does not create a false sense of history. Given the physical separation between the historic district and subject property, and the fact that the historic district contains buildings with a wide range of heights, particularly along Valencia Street, it does not appear that the proposed project would alter the immediate surroundings of the district such that the significance of the district would be materially impaired. Therefore, the proposed project would result in no adverse effect to off-site historical resources.

Signature:   
Sophie Middlebrook, Acting Preservation Coordinator

Date: 04-26-2010

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# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** May 28, 2010

**TO:** Historic Preservation Commission

**FROM:** Tim Frye, Acting Preservation Coordinator, (415) 575-6822

**CC:** Jeremy Battis, Major Environmental Analysis  
Pilar LaValley, Preservation Technical Specialist  
Stephen Antonaros, Architect

**RE:** **Additional Information required by the Historic Preservation Commission for the project at 1050 Valencia Street.**

1650 Mission St.  
Suite 400  
San Francisco,  
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**415.558.6378**

Fax:  
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Planning  
Information:  
**415.558.6377**

As required by the Eastern Neighborhoods Interim Procedures, the Historic Preservation Commission (HPC) reviewed the proposed project at 1050 Valencia Street at their May 19, 2010 hearing. 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.

The HPC continued this project to their regularly scheduled hearing on June 16, 2010 pending the receipt of the information listed below.

1. The HPC would like improved visuals to convey the context for the project, including the existing streetscapes for the blocks on which the project is proposed as well as those across the street.
2. At this time, the HPC feels that the proposed project is out of scale with its surroundings and is concerned about the proposed density and is in need of greater setbacks from its neighboring structures.
3. The HPC would also welcome more information on the proposed materials and believes they should be compatible with the neighborhood.