



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: February 11, 2010
HEARING DATE: February 17, 2010
TO: Historic Preservation Commission
FROM: Ben Fu, Preservation Technical Specialist
REVIEWED BY: Tina Tam, Preservation Coordinator
RE: Request for Review per Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources
Case No. 2009.0610E
3418 26th Street (Block 6529/Lot 034)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

3418 26th Street, located on the west side between Bartlett Street and Osage Alley, in Assessor's Block 6529, Lot 034, is zoned RTO-M (Residential, Transit Oriented, Mission Neighborhood) District, is in a 55-X Height and Bulk District, and is within the Mission Area Plan. The subject property is currently vacant.

PROJECT DESCRIPTION

The proposed project is to construct a new 13-unit, five-story, 55'-0" tall, residential building.

INTERIM PERMIT REVIEW PROCEDURES

The project is subject to the Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources that is in effect until the Historic Preservation Commission adopts the Historic Resource Survey. Under these procedures, there are two types or levels of review. The first is for projects that require California Environmental Quality Act (CEQA) review for properties constructed prior to 1963 that propose demolition or major alteration within the Plan Area. These projects are forwarded in the Commission packets to the Historic Preservation Commissioners for comment with information about the proposed project and a copy of the Environmental Evaluation application. No public hearing required for this type of project. The second type is for proposed new construction within the entire areas covered by the Area Plan that is over 55 feet or 10 feet taller than adjacent buildings, built before 1963. These projects will be forwarded to the Historic Preservation Commission for review and comment during a regularly scheduled hearing with any comments being forwarded to the Planning Department to be incorporated into the project's final environmental evaluation document. The proposed project qualifies as a type two project because it is over 10 feet taller than the adjacent buildings.

SURVEY

The subject property is located within the area documented in the South Mission Survey, which has not been adopted by the Historic Preservation Commission. However, based upon preliminary

survey findings, the subject property does not appear to be eligible for the California Register as an individual resource or located in a potential historic district.

ENVIRONMENTAL REVIEW STATUS

The Planning Department is in the process of reviewing the proposed Environmental Evaluation application. The previously existing building was deemed a hazardous building by the Department of Building Inspection and an emergency order to demolish was issued in 2004. The building was subsequently demolished and the property remained vacant since then. The subject property is not related to any important historic event, none of the owners or others associated with the building or the property was historically important, and none of the character defining features or architectural style remains. A replacement building however, should be compatible with the height and massing of the surrounding block face. The Department preliminarily finds that the proposed replacement building is consistent with the existing neighborhood context. The proposal has been modified per Planning Department's recommendations to incorporate a top floor setback from the front building wall to minimize overall building scale, and to increase the floor heights to better align with the fenestration of the existing context. The proposed building materials, and architectural elements such as bay projections, and more pronounced entry, are also consistent with the neighborhood context. The final environmental determination will be made upon completion of an evaluation of all applicable environmental topics.

ACTION

The Department is requesting the comments of the Historic Preservation Commission as part of the Department's preparation of documentation pursuant to the CEQA, and prior to public notification of the new construction of residential structures for the proposed project. Pursuant to the Eastern Neighborhoods Interim Permit Review Procedures, which are intended as a precautionary measure against the loss of potential historical resources in the interim period between Plan adoption and Survey completion, the Department seeks comments on the following aspects of the proposed project:

- Whether the proposal mitigates potential visual impacts to the surrounding neighborhood context?

ATTACHMENTS

Sanborn Map

Aerial Photographs

Project Sponsor Environmental Evaluation Application

Project Sponsor Historic Resource Evaluation Report

Project Sponsor Plans and photographs

BF: G:\DOCUMENTS\Historic\HPC Review and Comment\26th_3418\IR_C Memo.doc



SAN FRANCISCO PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION Motion XXXXX

HEARING DATE: February 17, 2010

Date: February 11, 2010
Case No.: **2009.0610E**
Project Address: **3418 26th STREET**
Zoning: RTO-M (Residential, Transit Oriented, Mission Neighborhood) District
55-X Height and Bulk District
Block/Lot: 6529/034
Project Sponsor: Drake Gardner
384 Bel Marin Keys
Novato, CA 94949
Staff Contact: Ben Fu – (415) 558-6613
ben.fu@sfgov.org
Reviewed By: Tina Tam, Preservation Coordinator

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 PROPOSED CONSTRUCTION OF A NEW 13-UNIT, FIVE-STORY, 55'-0" TALL, RESIDENTIAL BUILDING AT 3418 26th STREET (ASSESSOR'S BLOCK 6529, LOT 034), LOCATED WITHIN RTO-M (RESIDENTIAL, TRANSIT ORIENTED, MISSION NEIGHBORHOOD) 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 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 of 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 the Historic Preservation Commission for review and comment.

Within 30 days of receiving the Environmental Evaluation 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 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 July 07, 2009, 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 February 17, 2010, the Department presented the proposed project to the Historic Preservation Commission. The Commission'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.
- 4.

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 17, 2010.

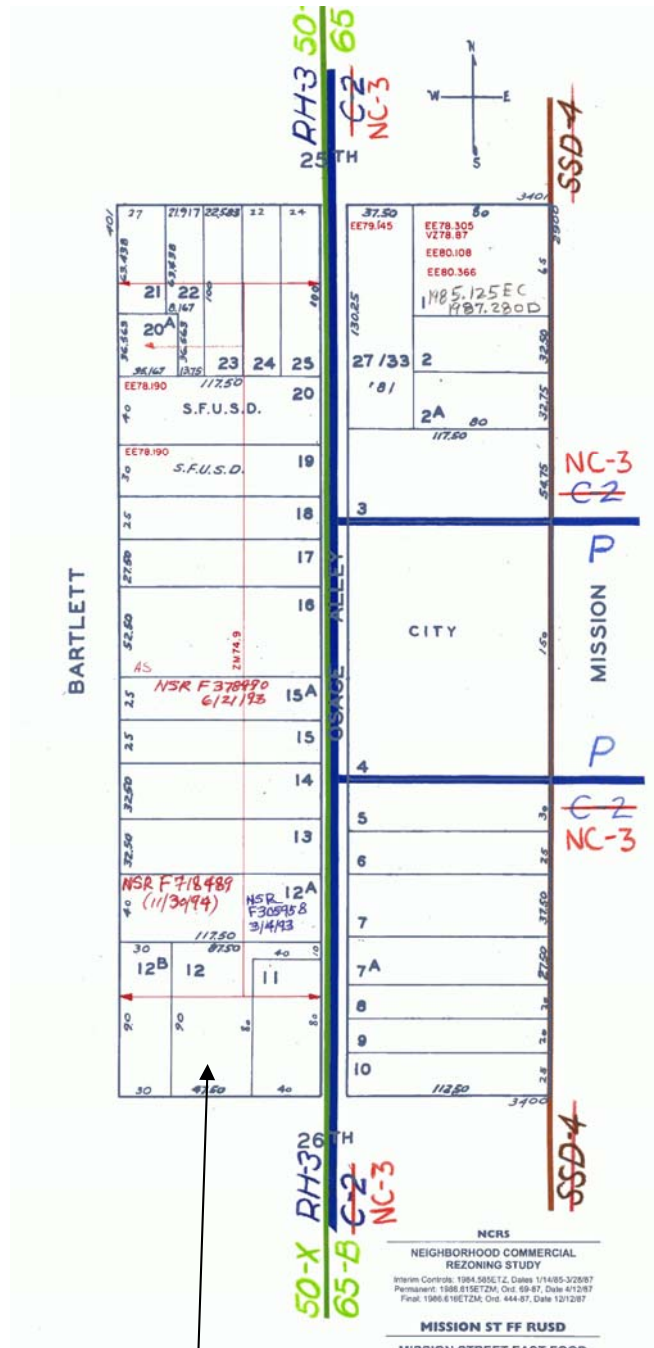
Linda D. Avery
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: February 17, 2010

Parcel Map

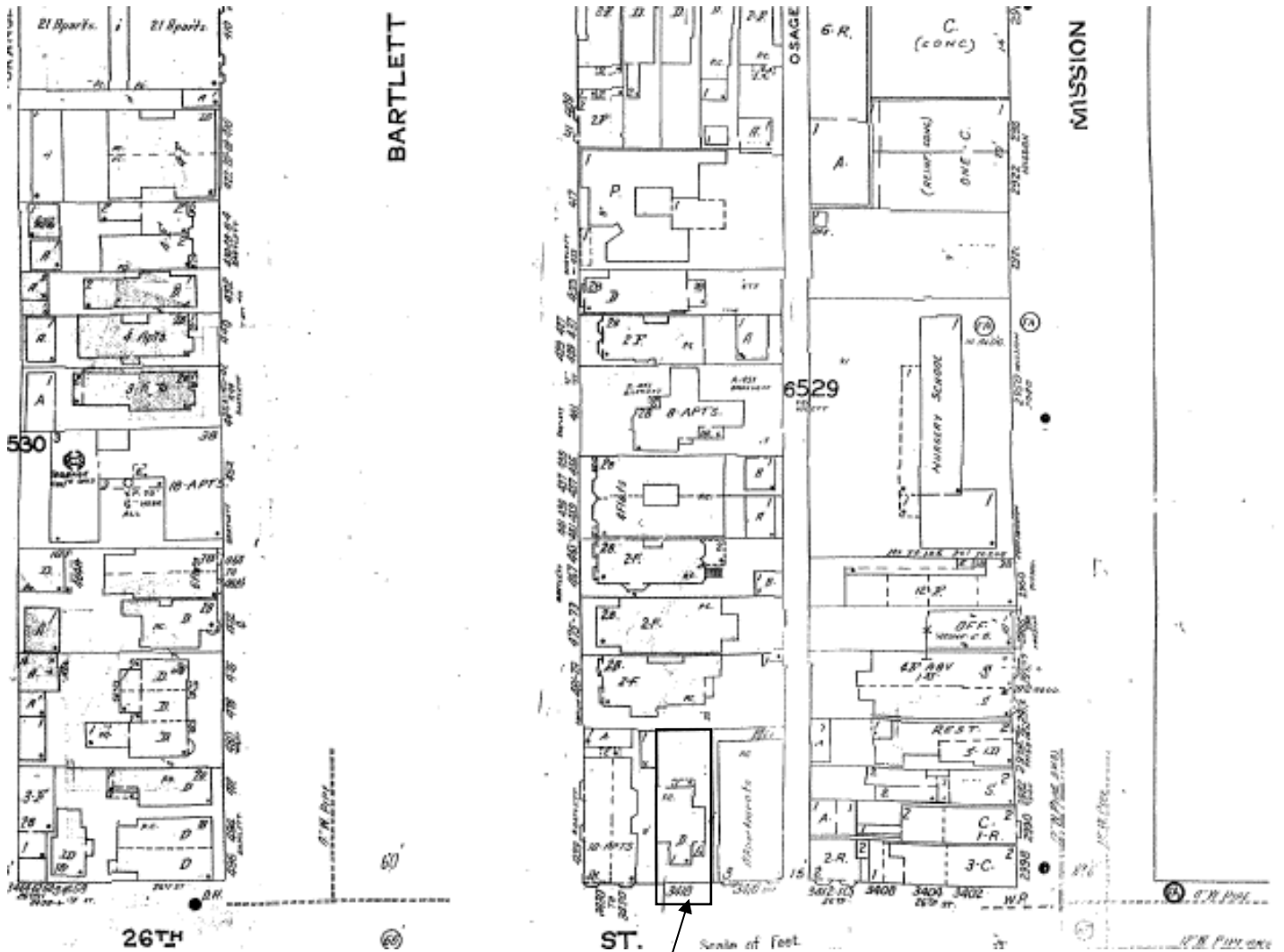


SUBJECT PROPERTY



Historic Preservation Commission Hearing
Case Number 2009.0610E
3418 26th Street

Sanborn Map*



SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Historic Preservation Commission Hearing
Case Number 2009.0610E
3418 26th Street

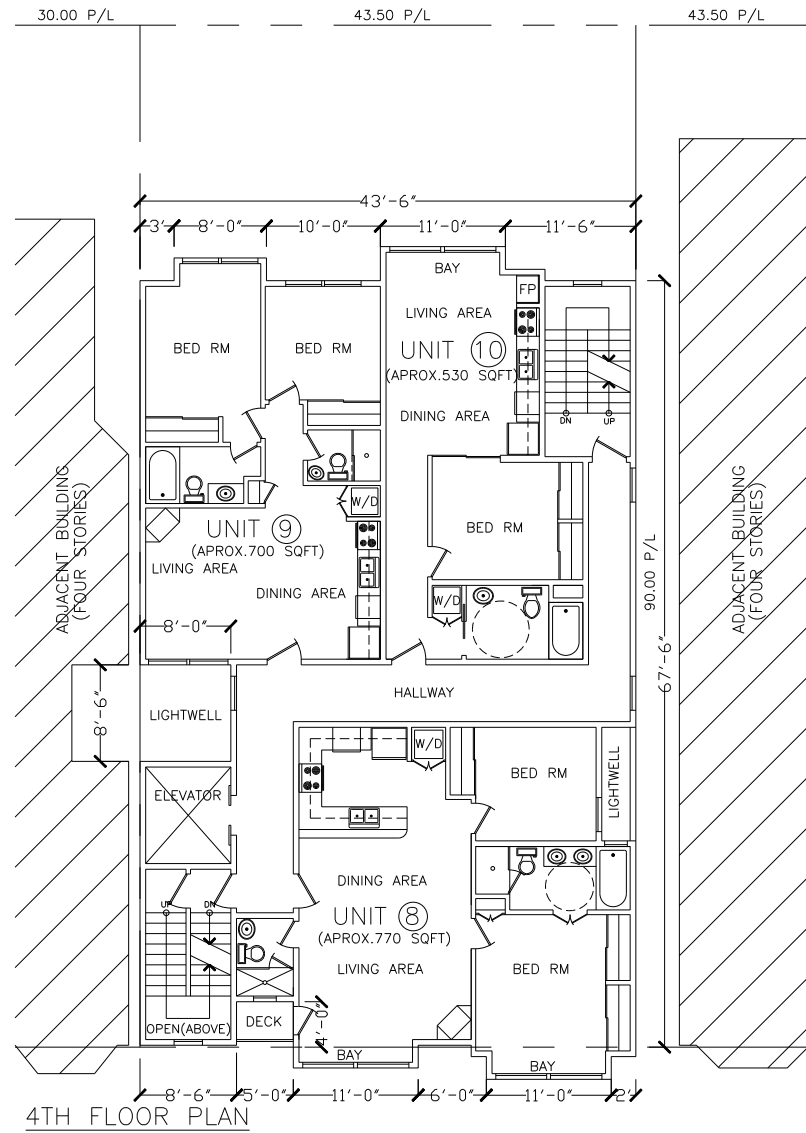
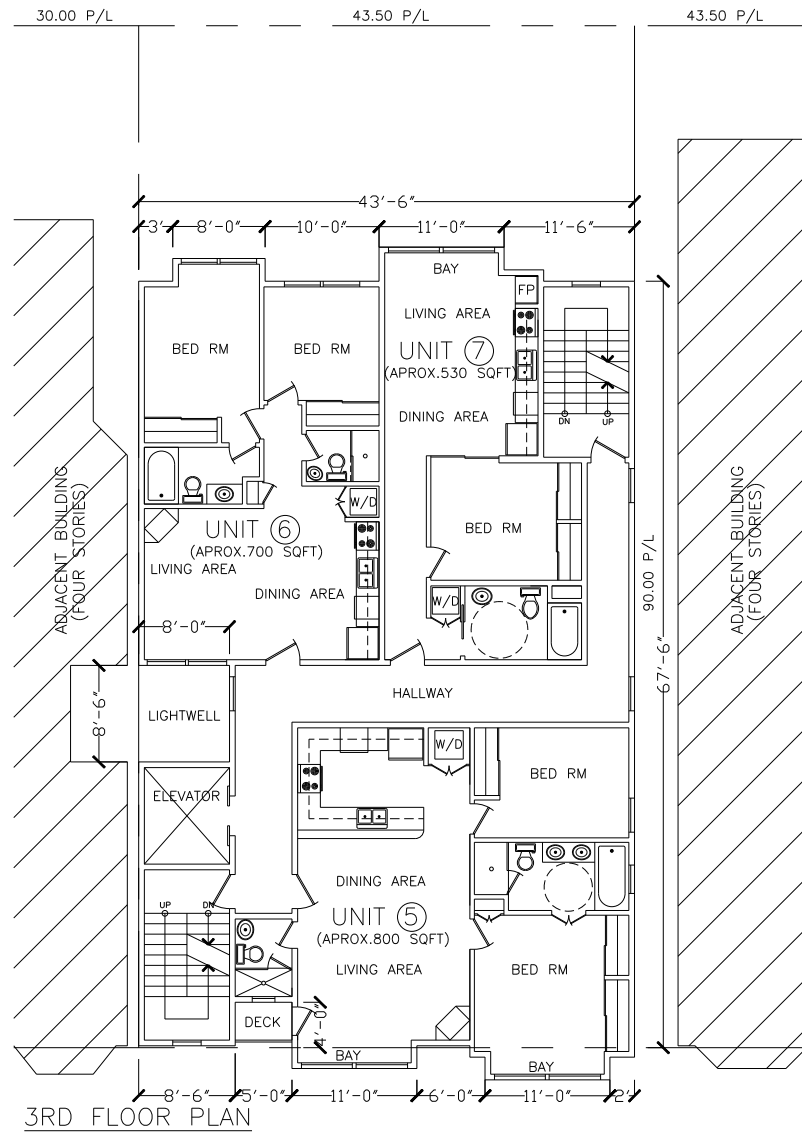
Aerial Photo



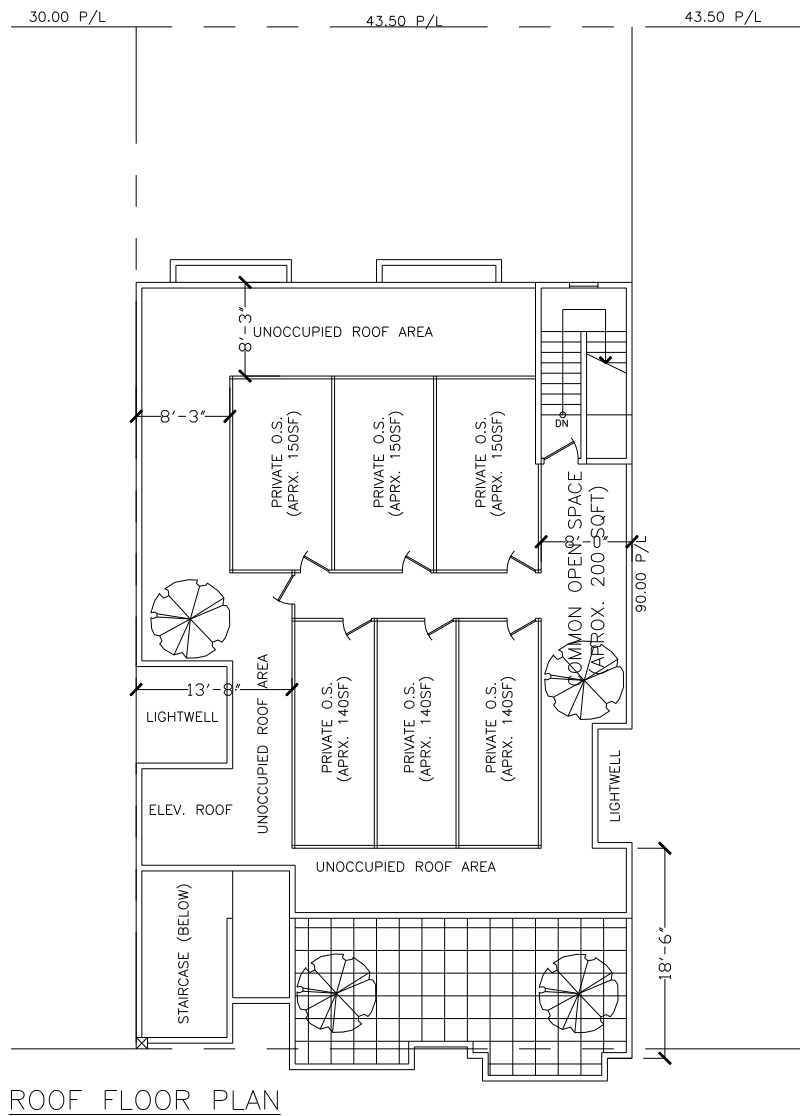
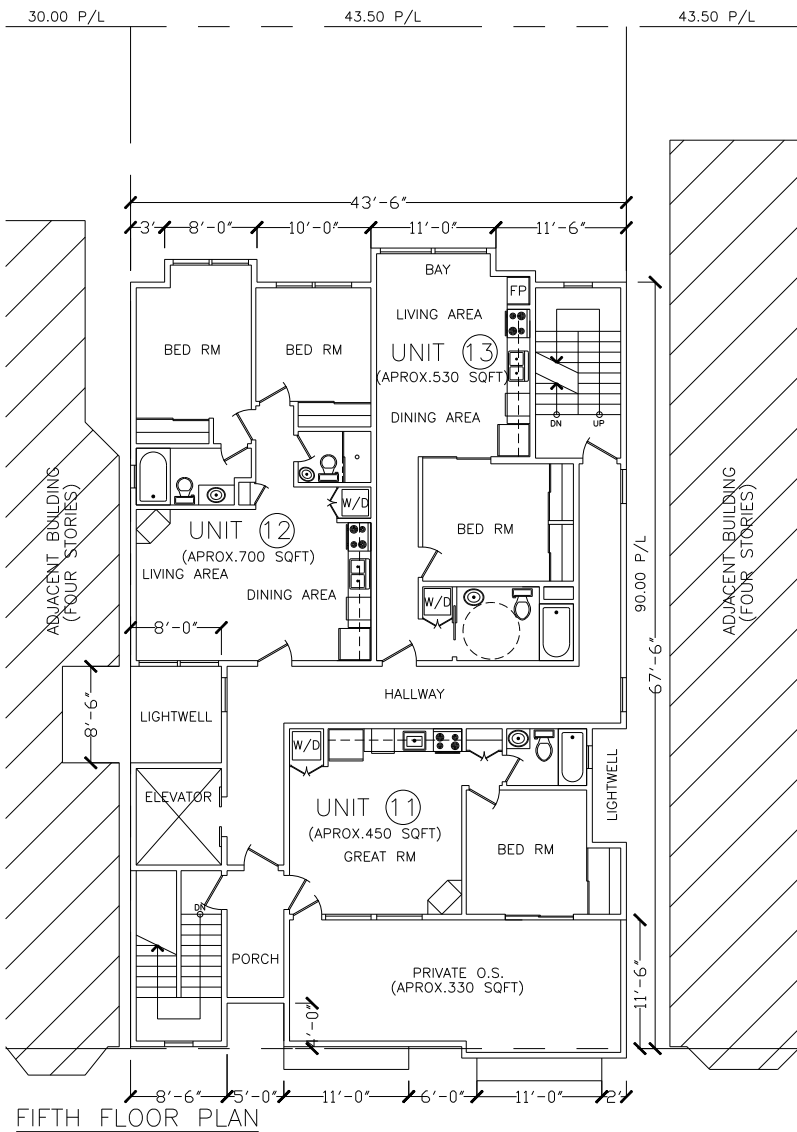
SUBJECT PROPERTY



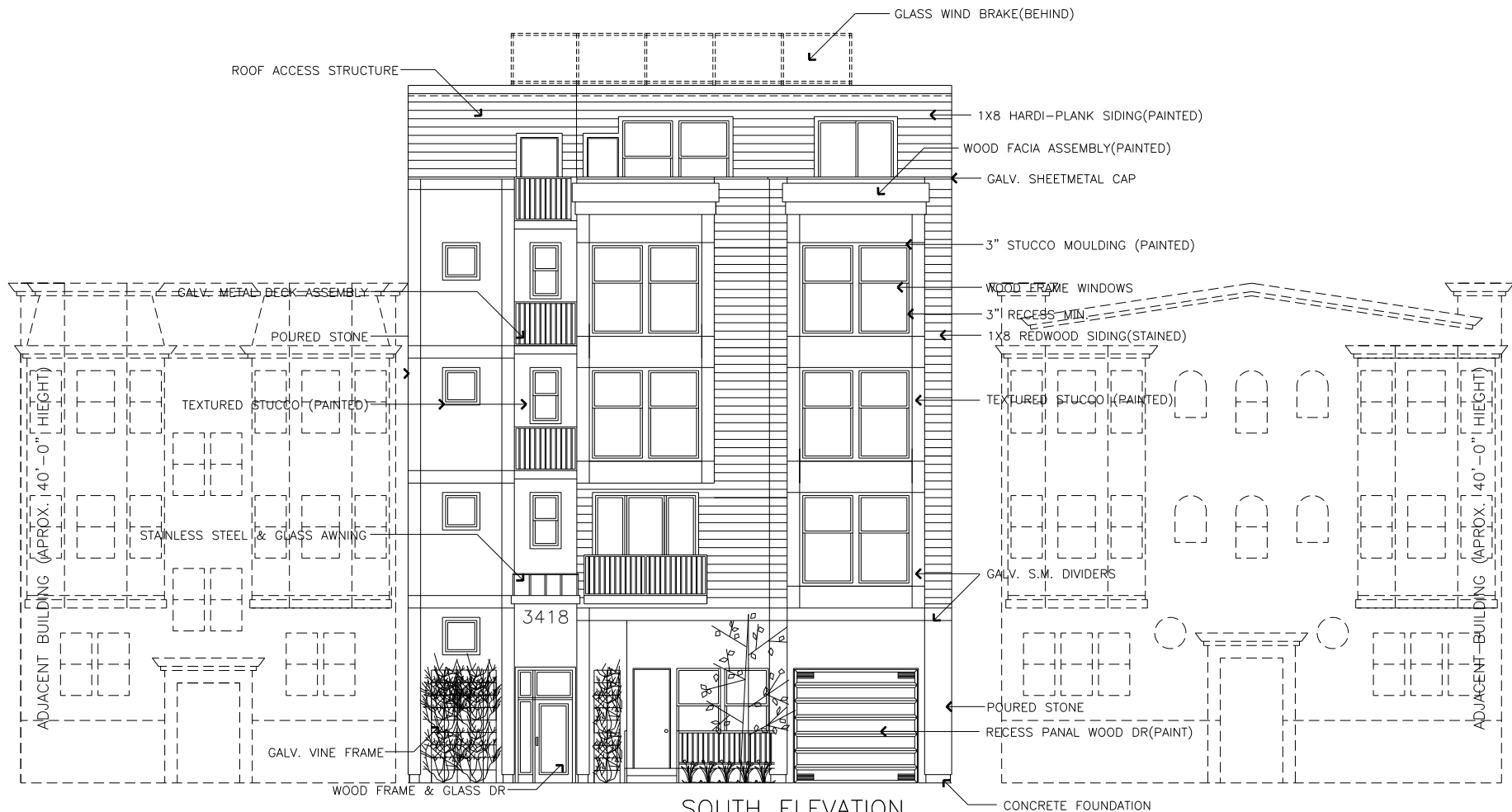
Historic Preservation Commission Hearing
Case Number 2009.0610E
3418 26th Street



| REVISIONS | | |
|---|-----------------|--|
| DATE | SYM. | |
| 10.20.09 | | |
| 12.21.09 | | |
| 02.01.10 | | |
| | | |
| | | |
| | | |
| DESIGN BY: ZONE DESIGN DEVELOPMENT | | |
| <div>  <div> DRAKE GARDNER 415.884.2489 (O) 384 BEL MARIN KEYS 415.884.8058 (F) NOVATO, CA. 94949 415.377.6694 (C) </div> </div> | | |
| PROJECT: NEW THIRTEEN UNIT RESIDENTIAL BUILDING | | |
| 3418 26TH STREET SAN FRANCISCO, CA. 94110 LOT: 012 BLOCK: 6529 | | |
| DATE: | 04.01.09 | |
| SCALE: | 3/16IN. = 1'-0" | |
| DESIGNER: | D.G. | |
| JOB NO.: | | |
| SHEET NO.: | A3 | |



| REVISIONS | | |
|---|-----------------|--|
| DATE | SYM. | |
| 10.20.09 | | |
| 12.21.09 | | |
| 02.01.10 | | |
| | | |
| | | |
| | | |
| DESIGN BY: ZONE DESIGN DEVELOPMENT | | |
| <div>  <div> DRAKE GARDNER 415.884.2489 (O) 384 BEL MARIN KEYS 415.884.8058 (F) NOVATO, CA. 94949 415.377.6694 (C) </div> </div> | | |
| PROJECT: NEW THIRTEEN UNIT RESIDENTIAL BUILDING | | |
| 3418 26TH STREET SAN FRANCISCO, CA. 94110 LOT: 012 BLOCK: 6529 | | |
| DATE: | 04.01.09 | |
| SCALE: | 3/16IN. = 1'-0" | |
| DESIGNER: | D.G. | |
| JOB NO.: | | |
| SHEET NO.: | A4 | |



SOUTH ELEVATION

NOTE: ALL FINISHES ARE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE NOTED.

| REVISIONS | |
|-----------|------|
| DATE | SYM. |
| 10.20.09 | |
| 12.21.09 | |
| 02.01.10 | |
| | |
| | |
| | |

DESIGN BY: ZONE DESIGN DEVELOPMENT
DRAKE GARDNER 415.884.2489 (O)
384 BEL MARIN KEYS 415.884.8058 (F)
NOVATO, CA. 94949 415.377.6694 (C)

PROJECT: NEW THIRTEEN UNIT RESIDENTIAL BUILDING
3418 26TH STREET
SAN FRANCISCO, CA. 94110
LOT: 012 BLOCK: 6529

DATE: 04.01.09
SCALE: 1/4"=1'-0"
DESIGNER: D.G.
JOB NO.:
SHEET NO.:

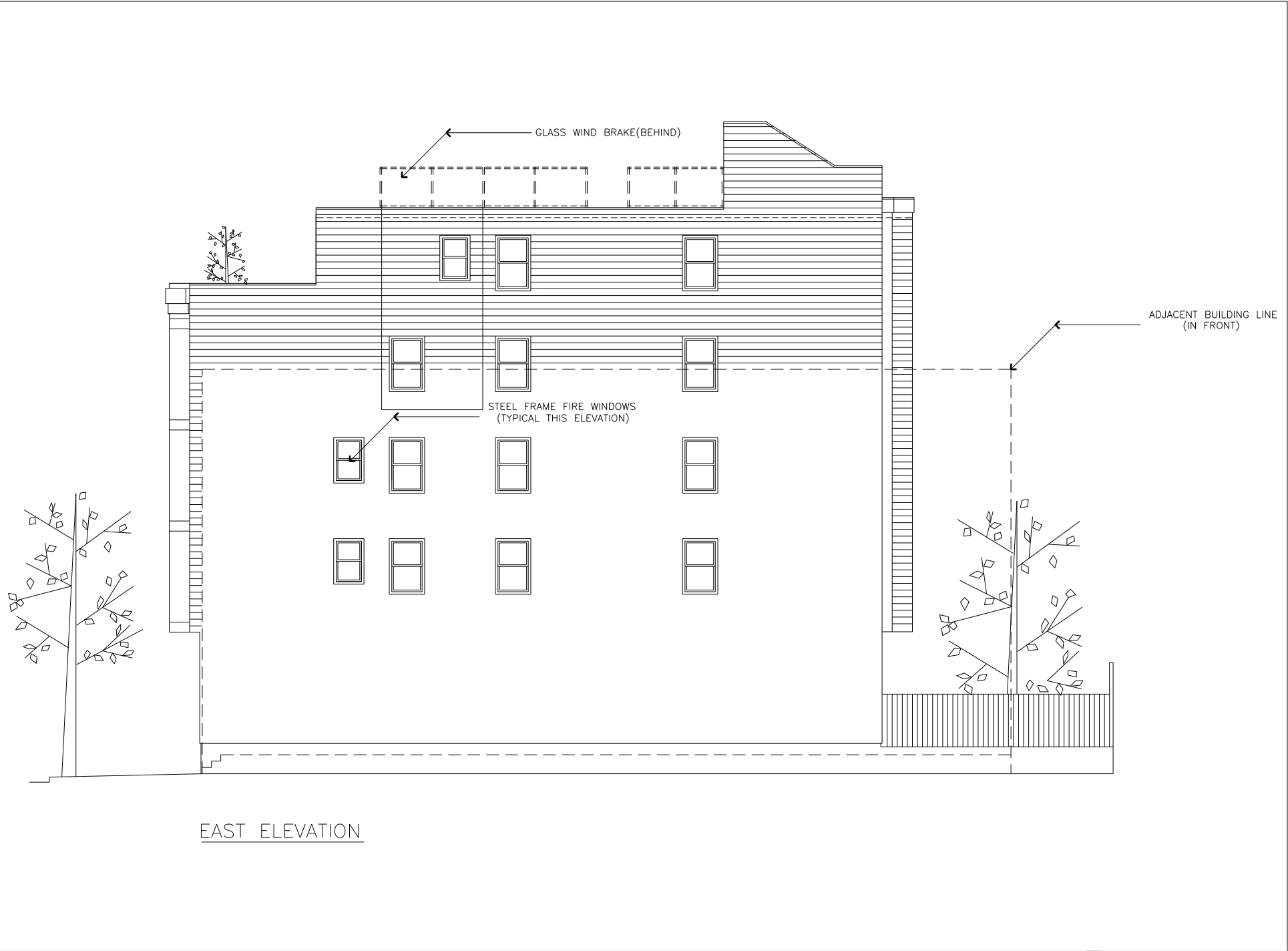
A5



NORTH ELEVATION

NOTE: ALL FINISHES ARE THE SAME AT ALL ELEVATIONS UNLESS OTHERWISE NOTED.

| REVISIONS | | |
|---|--------------------|------------------|
| DATE | | SYM. |
| 10.20.09 | | |
| 12.21.09 | | |
| 02.01.10 | | |
| | | |
| | | |
| DESIGN BY: ZONE DESIGN DEVELOPMENT | | |
|  | DRAKE GARDNER | 415.884.2489 (O) |
| | 384 BEL MARIN KEYS | 415.884.8058 (F) |
| | NOVATO, CA. 94949 | 415.377.6694 (C) |
| PROJECT: NEW THIRTEEN UNIT RESIDENTIAL BUILDING | | |
| 3418 26TH STREET | | |
| SAN FRANCISCO, CA. 94110 | | |
| LOT: 012 BLOCK: 6529 | | |
| DATE: | 04.01.09 | |
| SCALE: | 1/4IN. = 1'-0" | |
| DESIGNER: | D.G. | |
| JOB NO.: | | |
| SHEET NO.: | | |
| A6 | | |



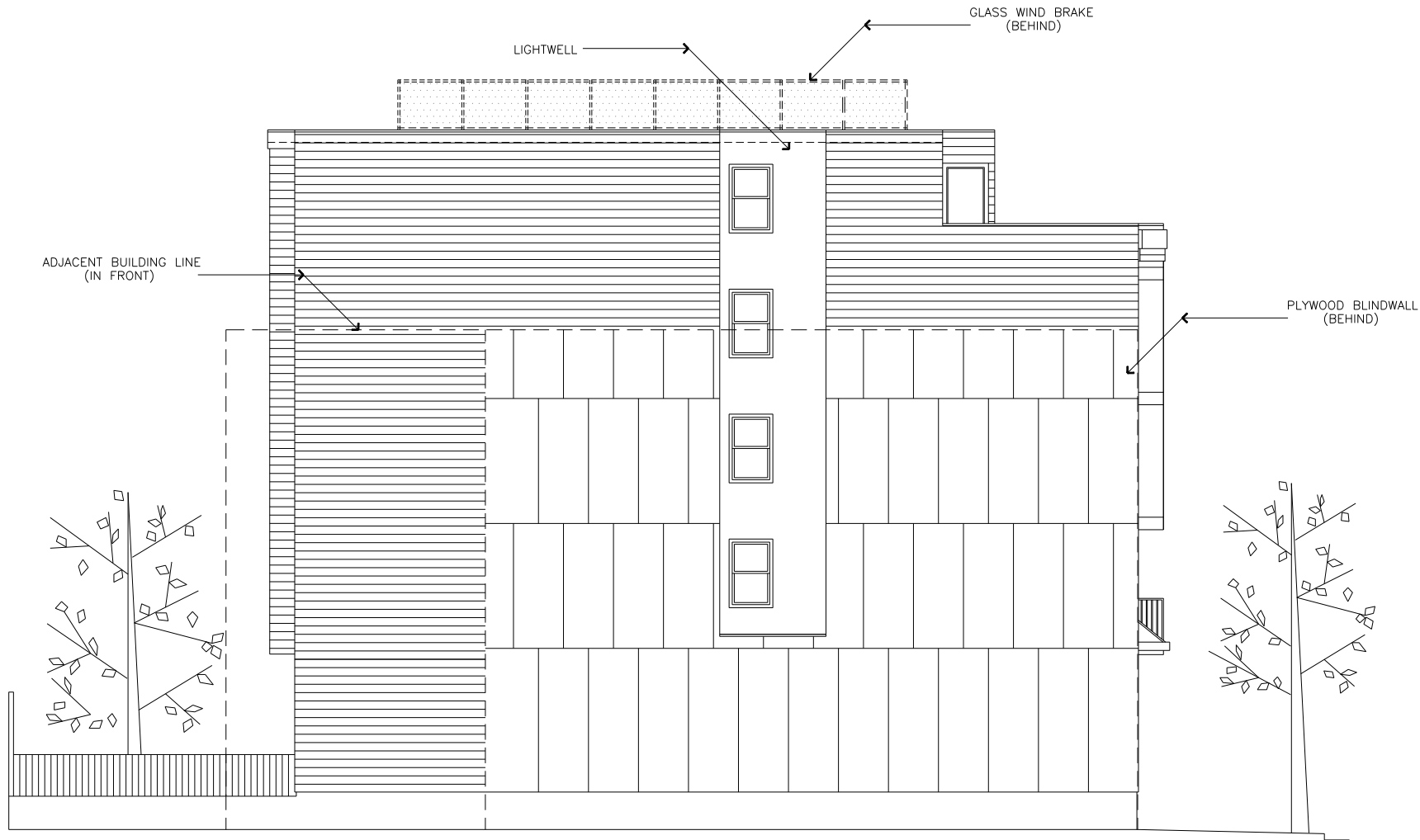
EAST ELEVATION

| REVISIONS | | |
|-----------|------|--|
| DATE | SYM. | |
| 10.20.09 | | |
| 12.21.09 | | |
| 02.01.10 | | |
| | | |
| | | |
| | | |

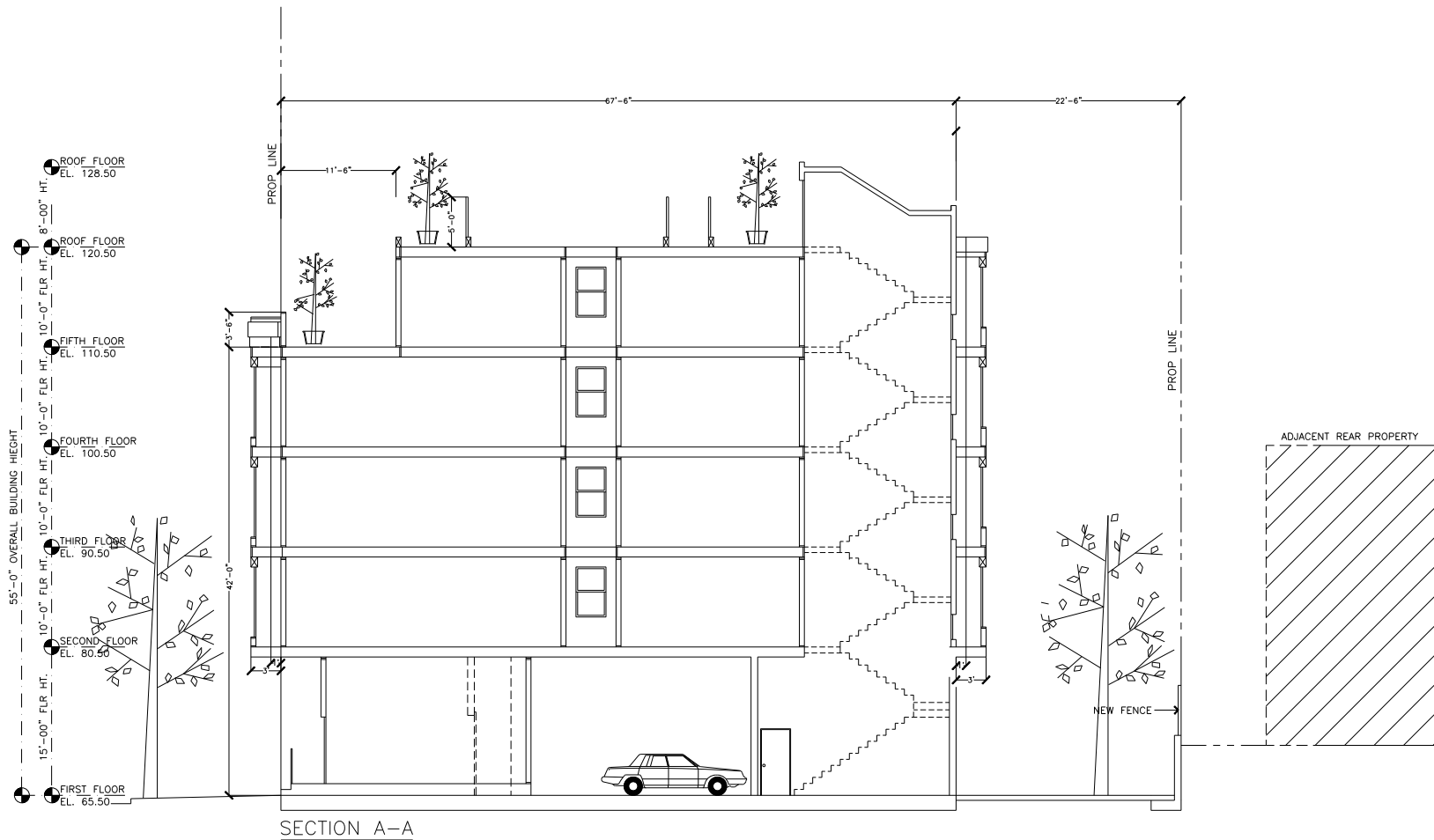
| | |
|------------------------------------|-------------------------------------|
| DESIGN BY: ZONE DESIGN DEVELOPMENT | 415.884.2489 (O) |
| DRAKE GARDNER | 384 BEL MARIN KEYS 415.884.8058 (F) |
| | NOVATO, CA. 94949 415.377.6694 (C) |

| | |
|----------|--|
| PROJECT: | NEW THIRTEEN UNIT RESIDENTIAL BUILDING |
| | 3418 26TH STREET |
| | SAN FRANCISCO, CA. 94110 |
| | LOT: 012 BLOCK: 6529 |

| | |
|------------|----------------|
| DATE: | 04.01.09 |
| SCALE: | 1/4IN. = 1'-0" |
| DESIGNER: | D.G. |
| JOB NO.: | |
| SHEET NO.: | A7 |



| REVISIONS | | |
|---|------------------|--|
| DATE | SYM. | |
| 10.20.09 | | |
| 12.21.09 | | |
| 02.01.10 | | |
| | | |
| | | |
| DESIGN BY: ZONE DESIGN DEVELOPMENT | | |
| DRAKE GARDNER | 415.884.2489 (O) | |
| 384 BEL MARIN KEYS | 415.884.8058 (F) | |
| NOVATO, CA. 94949 | 415.377.6694 (C) | |
| PROJECT: NEW THIRTEEN UNIT RESIDENTIAL BUILDING | | |
| 3418 26TH STREET | | |
| SAN FRANCISCO, CA. 94110 | | |
| LOT: 012 BLOCK: 6529 | | |
| DATE: | 04.01.09 | |
| SCALE: | 3/16IN. = 1'-0" | |
| DESIGNER: | D.G. | |
| JOB NO.: | | |
| SHEET NO.: | A8 | |



| REVISIONS | | |
|---|-----------------|--|
| DATE | SYM. | |
| 12.21.09 | | |
| 02.01.10 | | |
| | | |
| | | |
| | | |
| | | |
| DESIGN BY: ZONE DESIGN DEVELOPMENT | | |
| <div>  <div> <div>DRAKE GARDNER</div> <div>415.884.2489 (O)</div> <div>384 BEL MARIN KEYS 415.884.8058 (F)</div> <div>NOVATO, CA. 94949 415.377.6694 (C)</div> </div> </div> | | |
| PROJECT: NEW THIRTEEN UNIT RESIDENTIAL BUILDING | | |
| 3418 26TH STREET | | |
| SAN FRANCISCO, CA. 94110 | | |
| LOT: 012 BLOCK: 6529 | | |
| DATE: | 04.01.09 | |
| SCALE: | 3/16IN. = 1'-0" | |
| DESIGNER: | D.G. | |
| JOB NO.: | | |
| SHEET NO.: | A9 | |







NORTH SIDE OF 26th



SOUTH SIDE OF 26th