

HISTORIC RESOURCE EVALUATION - PART 2 469 STEVENSON STREET

SAN FRANCISCO, CALIFORNIA
[22021]

PREPARED FOR
CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) Part II has been prepared at the request of the San Francisco Planning Department for the proposed project at 469 Stevenson Street, San Francisco (APN 3704/045). The property is a surface parking lot located on a through lot on the block bounded by Stevenson, Fifth, Jessie, and Sixth streets in the South of Market neighborhood (**Figure 1**).

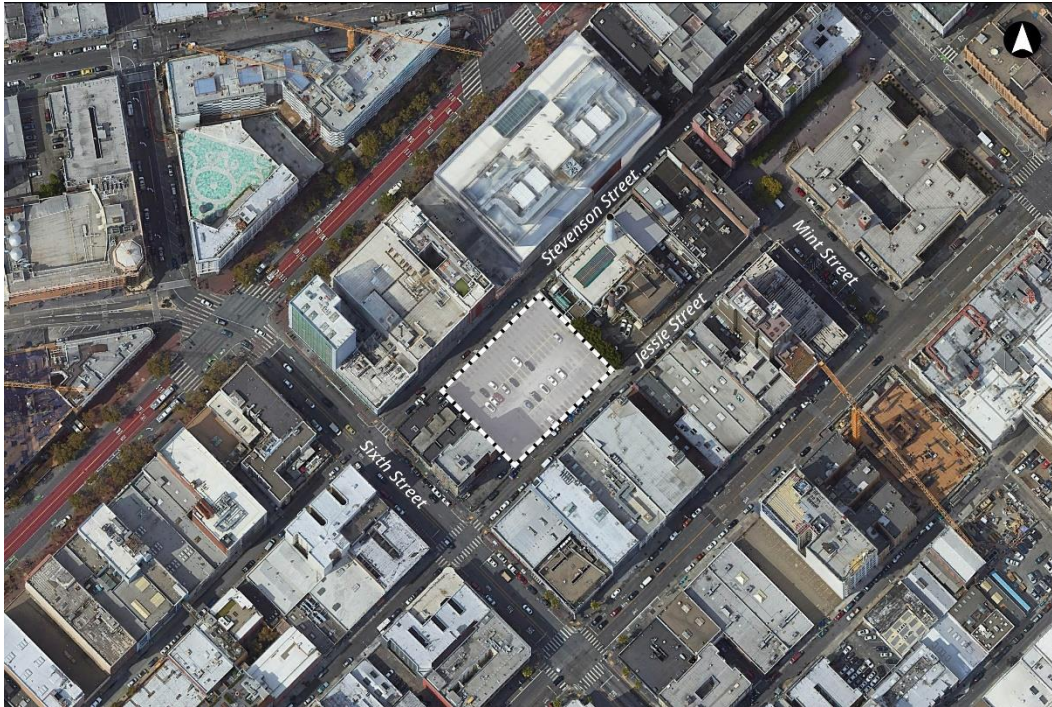


Figure 1. Location of 469 Stevenson Street, outlined with dashed line. Source: Google Maps, 2021. Edited by Page & Turnbull.

The subject property has a Planning Department Historic Resource Status of “B – Unknown / Age Eligible.” The property does not include any resources listed in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or as a local San Francisco Article 10 Landmarks. The subject parcel is adjacent to or across the street from contributors to the National Register-listed Market Street Theater and Loft Historic District, the California Register-eligible Sixth Street Lodging House Historic District, the Mint-Mission Article 11 Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District. It is not located within any of the historic districts. The project site is additionally located within the SoMa (South of Market) Pilipinas Filipino Cultural Heritage District.

The project sponsor, BUILD, proposes to construct a 27-story residential tower, approximately 274 feet in height and with three basement parking levels, which would provide 495 units of housing at the 0.66-acre subject parcel. In 2019, the San Francisco Planning Department prepared an Historic Resource Status Memorandum and Initial Study for the 469 Stevenson Street Project (Planning Department Case No 2017-014833ENV) which found that the proposed project would not result in a significant impact to the Market Street Theater and Loft Historic District, Sixth Street Lodginghouse Historic District, Mint-Mission Article 11 Conservation District, or the PG&E City Beautiful Substations Discontinuous Thematic Historic District.¹ As no significant potential impact was identified, the project's impact on historical resources was not addressed further in the Environmental Impact Report prepared for the project by City of San Francisco Planning Staff.² The Final Environmental Impact Report (FEIR) was certified by Planning Commission motion (No. 20963) on July 29, 2021. On October 26, 2021, following a public hearing on the appeal of the FEIR, the San Francisco Board of Supervisors (Board of Supervisors) voted to reverse the certification of the FEIR, in part due to concerns that the proposed project's potential impacts on historical resources had not been adequately analyzed. On December 14, 2021, the Board of Supervisors adopted findings in support of its decision to reverse the certification of the FEIR (Motion No. M21-182). The purpose of this report is to provide additional analysis to inform Planning Department review of the proposed project.

Methodology

This HRE Part II includes a brief summary of the contexts and character-defining features of the existing historic districts and resources adjacent to or near the project site; a summary of the context of the SoMa Pilipinas Filipino Cultural Heritage District and discussion of resources which may be contributors to a potential SoMa Filipinas Historic District; a brief summary of the proposed project; and an analysis of the project's compatibility with and potential impacts to historic districts within or near to the project block. The project analysis is based on proposed project drawings prepared by Solomon Cordwell Buenz (SCB), dated August 4, 2022. Page & Turnbull reviewed previous documentation of neighboring resources, including California Department of Parks & Recreation (DPR) 523 forms accessed through the San Francisco Property Information Map (PIM) and the *Historic Context Statement for the South of Market Area* prepared by Page & Turnbull in 2009. Context for the SoMa Filipinas Cultural District and a potential associated historic district was developed based on the *San Francisco Filipino Heritage Addendum to the South of Market Historic Context Statement* prepared by Page & Turnbull in 2013.

¹ San Francisco Planning Department, Memorandum Re: Historic Resource Status for properties adjacent to 469 Stevenson Street (San Francisco, September 25, 2019); San Francisco Planning Department, Initial Study: 469 Stevenson Street Project (Planning Department Case No. 2017-014833ENV) (San Francisco, October 2, 2019), 87.

² San Francisco Planning Department, Draft Environmental Impact Report: 469 Stevenson Street Project (Planning Department Case No. 2017-014833ENV) (San Francisco, March 11, 2020).

Page & Turnbull conducted a reconnaissance-level pedestrian survey of properties adjacent and near the project site, including those properties facing Stevenson and Jessie streets between Fifth and Sixth streets, on March 17, 2022. For each adjacent or nearby building from the public right-of-way, Page & Turnbull photographed the exterior façade facing the project site, Jessie Street, or Stevenson Street. All photographs in the report were taken during this site visit, unless otherwise noted. Individual building- or district-specific historic research beyond previous documentation available through the San Francisco PIM and previous context statements was beyond the scope of this report.

II. SIGNIFICANCE SUMMARY

The project site, currently occupied by a surface parking lot, does not include any historical resources and is not located within a historic district. However, the site is adjacent to or across the street from contributors to four different historic districts: the National Register-listed Market Street Theater and Loft Historic District, the California Register-eligible Sixth Street Lodginghouse Historic District, the San Francisco Article 11 Mint-Mission Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontiguous Thematic Historic District. Each of these is described briefly in the following sections.

In addition, the project site is located within the SoMa Pilipinas Filipino Cultural Heritage District. The potential for the cultural district, or portions therein, to be considered a historic district is discussed in a following section.

Market Street Theater and Loft Historic District

Originally described in *Splendid Survivors* and listed in the National Register in 1986 (No. 86000729), the Market Street Theater and Loft Historic District includes “an imposing but somewhat rundown group of commercial buildings on both sides of Market Street, San Francisco, for nearly 1200 feet from Sixth Street to Seventh Street and a little beyond in both directions” (**Figure 2**).³ The district, which comprises six theaters, one theater site, eight loft buildings, and several other commercial buildings constructed primarily between 1900 and 1926, is characterized by two- to eight-story buildings with two- and three-part vertical composition, featuring lavish ornamentation in Classical, Moorish, and Gothic styles. The visual focus of the district centers around the intersections of

³ Michael Corbett, Charles Hall Page & Associates, Inc., and the Foundation for San Francisco’s Architectural Heritage, *Splendid Survivors: San Francisco’s Downtown Architectural Heritage* (San Francisco: California Living Books, 1979), 251; Anne Bloomfield, National Register of Historic Places Inventory - Nomination Form for the Market Street Theater and Loft Historic District (San Francisco, prepared November 19, 1985), 2.

Market, Golden Gate, and Taylor streets and Market, McAllister, and Jones streets, with the intersecting grids creating irregularly shaped blocks occupied by the massive contributing theater buildings on the north side of Market Street, facing the more regular rectangular loft and commercial buildings on the south side of Market Street. The National Register Nomination Form for the district does not explicitly state that the setting of the district as a whole contributes to its significance. Rather, the character of the blocks to the southwest of Seventh Street and mid-block to the northeast of Sixth Street helped define the district's boundaries. As described in the nomination form,

The proposed district consists only of properties directly facing Market Street, on both sides. In the easterly direction the boundary is a significant change of scale that endures for several buildings, accompanied by a significant degree of remodeling so that too many buildings would be intrusions in the district. In the westerly direction, the boundary on the north side of Market Street is self-evident: a single stripped and sandblasted one-story brick building stands between the Hotel Shaw [a district contributor] and a blockful of new construction that includes the new United Nations Plaza. On the south side of Market there are five old buildings west of the district before the empty lot and new construction, but they too exhibit a change of scale, and two of the five, including the one next to the boundary, would be intrusions in the district.⁴

Two contributors to the Market Street Theater and Loft Historic District are directly across Stevenson Street from the project site (**Table 1, Figure 3 and Figure 4**). The Wilson Building, 973 Market Street (3704/69), is an eight-story steel-frame loft building featuring ornate terracotta detailing across the upper six stories of its Market Street-facing primary façade. It has been attributed to George W. Percy and Willis Polk, and was originally completed ca. 1900. In 1906 and 1907, following the earthquake and fires, the structure of the building, exclusive of the retained façade, was rebuilt under the supervision of architect Henry Shulze. 979-989 Market Street (3704/68) is a seven-story steel-frame loft building designed by the Reid Brothers and completed in 1900 for the Hale Brothers Department Store.

The David Hewes Building at 995-997 Market Street (3704/78) is a non-contributor to the Market Street Theater and Loft Historic District, whose southeastern boundary is located across Stevenson Street from the project site. This 16-story building was originally designed by the Reid Brothers and completed in 1908, but has been significantly altered with the addition of exterior metal panels obscuring any original terra cotta detail at the Market Street and Sixth Street façades.

⁴ Anne Bloomfield, National Register of Historic Places Inventory - Nomination Form for the Market Street Theater and Loft Historic District, Item 8, Page 2..

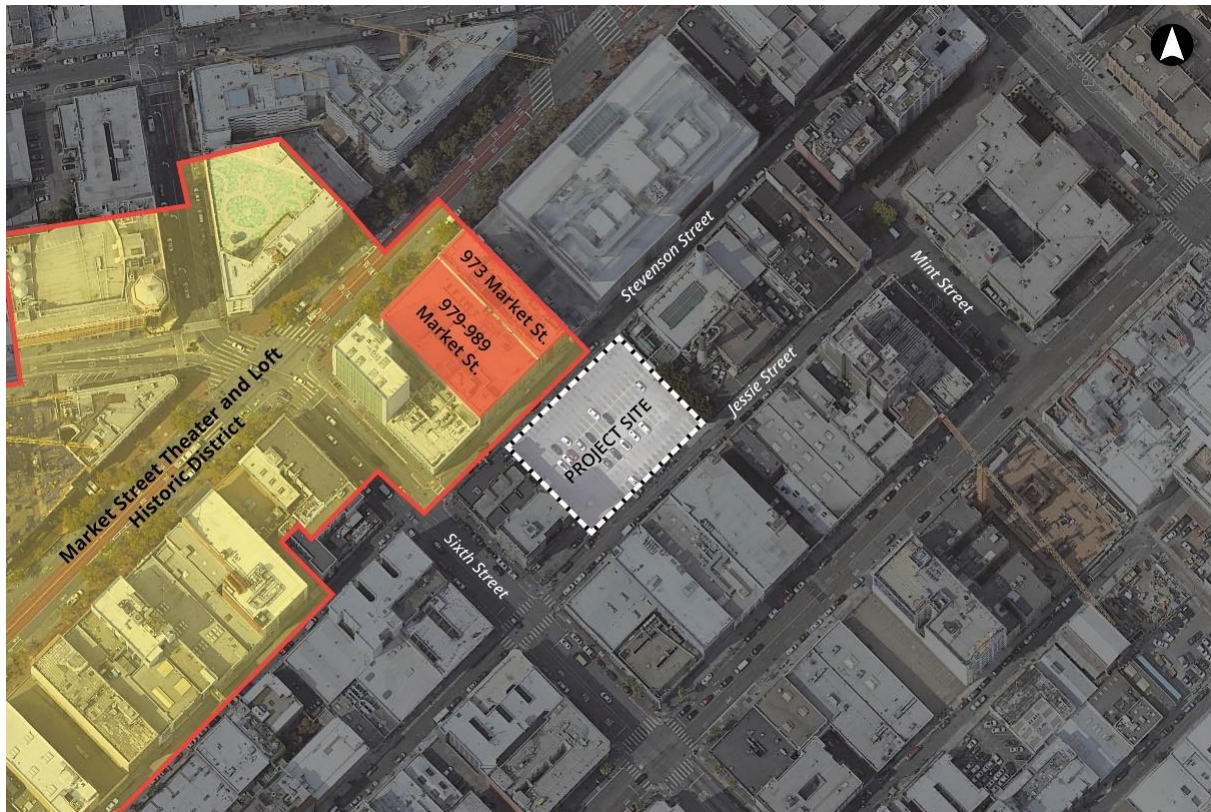


Figure 2. Location of Market Street Theater and Loft Historic District relative to the Project Site. Nearby contributors to the Project Site are highlighted orange. Base image source: Google Earth, edited by Page & Turnbull.

Table 1. Nearby Contributors – Market Street Theater and Loft Historic District

Address (APN)	Construction Date	Planning Department Historic Resource Status
973 Market Street (3704/069)	Façade ca. 1900 Structure 1906-1907	A / Individual Article 11 Category II
979-989 Market Street (3704/068)	1907	A / Individual Article 11 Category II

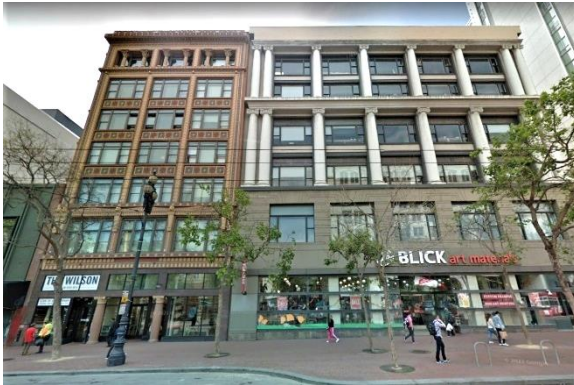


Figure 3. 973 Market Street (left) and 979-989 Market Street (right), primary façades viewed from Market Street. Source: Google Earth.



Figure 4. Rear façades of 979-989 Market Street (left) and 973 Market Street (right), Project Site in foreground.

Sixth Street Lodginghouse Historic District

The Sixth Street Lodginghouse Historic District, found eligible for listing in the National Register in 1997, includes 33 contributing buildings facing Sixth Street between Market Street at the northwest, and between Howard and Tehama streets at the southeast (**Figure 5**).⁵ With contributors described as “low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings,” the district is significant as a representative of the pattern of single room occupancy (SRO) residential buildings which housed a largely male, working class population in San Francisco’s South of Market neighborhood in the years following the 1906 earthquake and fires. While the Sixth Street Lodginghouse Historic District is linear in character, in the decades after the 1906 earthquake and fires, similar developments grew along Third, Fourth, Fifth, and Sixth streets in the South of Market area. The remaining representatives of this type on Sixth Street are the remaining examples of a once-broader pattern.⁶ Contributing buildings are typically three to four stories in height with ground floor storefronts and upper floors originally built as residential hotels. Many of the buildings have brick exterior cladding and minimal ornamentation, with some limited use of classical motifs on cornices and window surrounds.

Four contributing buildings to the Sixth Street Lodginghouse Historic District are immediately adjacent to the project site (**Table 2, Figure 6 through Figure 8**). The Seattle Hotel at 35-37 Sixth Street (3704/053), the Hotel Maze at 39-41 Sixth Street (3704/052), and the Vienna Hotel at 43-45 Sixth Street (3704/051) are all three-story brick-clad buildings with slightly projecting cornices at the

⁵ Anne Bloomfield, State of California Department of Parks and Recreation (DPR) 523 D Form for the Sixth Street Lodginghouse Historic District (San Francisco, August 1, 1997).

⁶ Anne Bloomfield, State of California Department of Parks and Recreation (DPR) 523 D Form for the Sixth Street Lodginghouse Historic District (San Francisco, August 1, 1997),

primary façades facing Sixth Street. The Hillsdale Hotel at 47-55 Sixth Street (3704/050) is a seven-story hotel building with decorative brickwork and a projecting cornice. A fifth contributing property, the Society for Individual Rights social hall, is a two-story stucco-clad building with ornamented terra cotta window surrounds and frieze, set diagonally opposite the project site at 65-83 Sixth Street (3704/026).

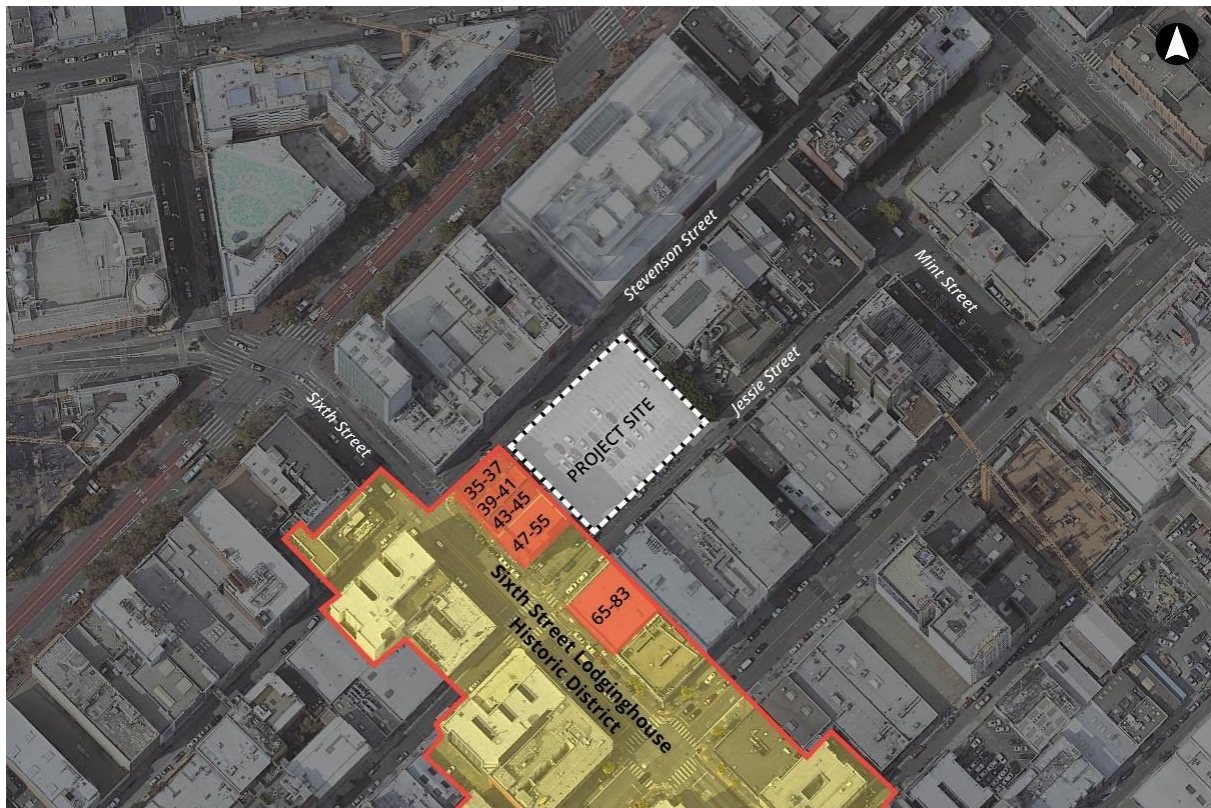


Figure 5. Location of Sixth Street Lodginghouse Historic District relative to the Project Site. Adjacent and nearby contributors to the Project Site are highlighted orange. Base image source: Google Earth, edited by Page & Turnbull

Table 2. Adjacent and Nearby Contributors – Sixth Street Lodginghouse Historic

Address (APN)	Construction Date	Planning Department Historic Resource Status
35-37 Sixth Street (3704/053)	1908	A
39-41 Sixth Street (3704/052)	1906	A
43-45 Sixth Street (3704/051)	1907	A
47-55 Sixth Street (3704/050)	1912	A / Individual Article 11 Category III
65-83 Sixth Street (3704/026)	1913	A



Figure 6. Primary façades of 35-37, 39-41, 43-45, 47-55, and 65-83 Sixth Street, view southeast.



Figure 7. Rear façades of 47-55, 43-45, 39-41, and 35-37 Sixth Street, view southwest, Project Site in foreground.



Figure 8. Northwest façade of 65-83 Sixth Street, view south from Jessie Street adjacent to Project Site.

Mint-Mission Article 11 Conservation District

The Mint-Mission Article 11 Conservation District was designated as a Subarea of San Francisco's C-3 district in 2018, and comprises a mix of residential, commercial, and industrial buildings representing the development of the northern part of the South of Market neighborhood in the years following the 1906 earthquake and fires (**Figure 9**).⁷ The 22 contributing buildings within the district are between one and ten stories in height, and are:

[...] primarily constructed of reinforced concrete and brick masonry and are largely industrial in style and feature Classical Revival detailing typical of early 20th century commercial architecture in San Francisco. Ornament on residential and mixed-use buildings consists of belt courses, arches, moldings and drip pendants, applied cast

⁷ City of San Francisco Planning Code, Appendix K to Article 11: Mint-Mission Conservation District, electronic resource at https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-59356, accessed March 23, 2022.

shields or swag, and corniced rooflines often featuring brackets, modillions, and dentil moldings. The District's buildings are largely clad in smooth finish stucco or brick, with a few structures clad with rusticated stucco, terra cotta, and concrete.⁸

A notable feature of the district is that the rear façades of many contributors face public rights-of-way, due to their location on through-lots. The four district contributors across Jessie Street from the project site exhibit this characteristic, with primary façades facing Mission Street, and rear façades facing Jessie Street (**Table 3, Figure 10 and Figure 11**). District characteristics emphasized in the standards and guidelines for new construction and alteration within the district include prevailing street wall height; lack of setbacks from the property or street line; the use of relatively light colors and earth tones; cladding in brick, stone, and terra cotta; and the subdivision of façade planes using bays and distinct elements of vertical composition.



Figure 9. Location of Mint-Mission Article 11 Historic District relative to the Project Site. Nearby contributors to the Project Site are highlighted orange. Base image source: Google Earth, edited by Page & Turnbull

⁸ City of San Francisco Planning Code, Appendix K to Article 11: Mint-Mission Conservation District, electronic resource at https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-59356, accessed March 23, 2022.

Table 3. Nearby Contributors – Mint-Mission Article 11 Conservation District

Address (APN)	Construction Date	Planning Department Historic Resource Status
986 Mission Street / 481 Jessie Street (3704/024)	1907	A / Article 11 Category IV District Contributor
980-984 Mission Street/ 479 Jessie Street (3704/022)	1924	A / Article 11 Category IV District Contributor
972-976 Mission Street (3704/021)	1925	A / Article 11 Category IV District Contributor
968 Mission Street (3704/020)	1930	A / Article 11 Category III District Contributor
471 Jessie Street (3704/028)	1912	A / Article 11 Category IV District Contributor



Figure 10. Primary façades of 481 Jessie Street / 986 Mission Street, 479 Jessie Street / 980-984 Mission Street, 972-976 Mission Street, and 968 Mission Street west from Mission Street.



Figure 11. Rear façades of 471 Jessie Street, 972-976 Mission Street, 479 Jessie Street / 980-984 Mission Street, and 481 Jessie Street / 986 Mission Street, view southwest from Jessie Street.

PG&E City Beautiful Substations Discontiguous Thematic Historic District

In 1979, Michael Corbett and the contributors to *Splendid Survivors* proposed a thematic district related to electrical substations influenced in their design by the City Beautiful Movement. The proposed district included four PG&E Substations located at 569 Commercial Street, 222-226 Jessie Street, 222 Leidesdorff Street, and 568 Sacramento Street. It was described as follows:

Following the example of Willis Polk's Substation C at 222-226 Jessie Street, the Pacific Gas and Electric Co. became a national leader in that aspect of the City Beautiful Movement which "beautified" common industrial structures in its treatment of power substations in San Francisco. Scattered throughout the city, there are four in the primary

areas alone, all readily identifiable by a similar imagery regardless of whether they were designed by Polk, Frederick H. Meyer, or the company architect, Ivan C. Frickstad.⁹

PG&E Substation T, built in 1924, is adjacent to the northeast side of the project site (**Figure 12**).¹⁰ This station was noted as being a contributor to this discontinuous district in the Central SoMa Historic Context Statement and Historic Resource Survey, completed in 2015.¹¹ It is described as follows: “This reinforced concrete building includes a 220 foot tall brick exhaust stack and was used to produce steam for space heating, domestic hot water and industrial processes. In 1977 an addition was made along its east façade” (**Table 4, Figure 11 and Figure 12**).¹²

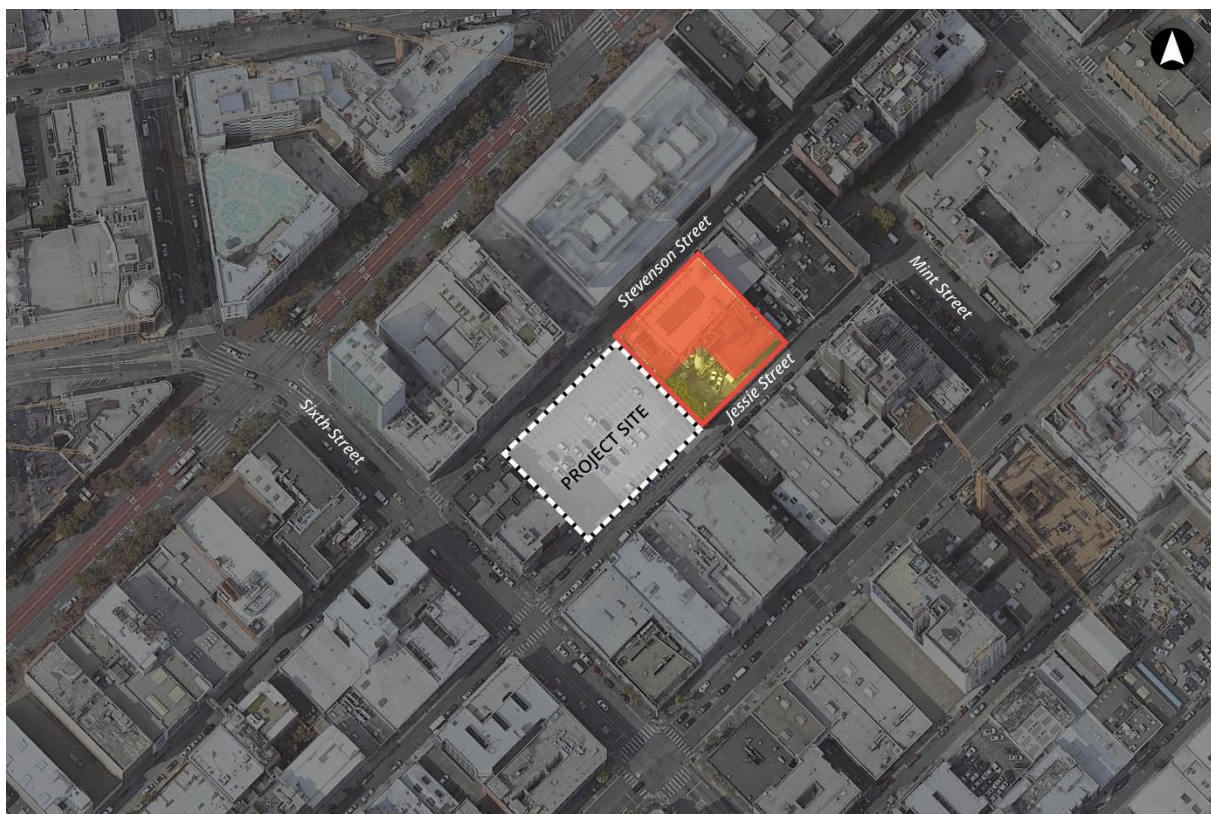


Figure 12. Location of PG&E Substation T, highlighted orange, relative to the Project Site. Base image source: Google Earth, edited by Page & Turnbull

⁹ Michael Corbett et al., *Splendid Survivors*, 252.

¹⁰ This station is currently in use as Clearway Energy Station T. The station's address is referred to as 460 Jessie Street and 465 Stevenson Street in different documents.

¹¹ San Francisco Planning Department, the Central SoMa Historic Context Statement and Historic Resource Survey (San Francisco: March 16, 2015), Appendix A.

¹² San Francisco Planning Department, the Central SoMa Historic Context Statement, 37.

Table 4. Adjacent Contributors – PG&E City Beautiful Substations Discontiguous Thematic Historic District

Address (APN)	Construction Date	Planning Department Historic Resource Status
Clearway Energy Thermal PowerStation (3704/039)	1924	A



Figure 13. PG&E Substation, view south from Stevenson Street.



Figure 14. PG&E Substation, view northeast across Project Site.

The SoMa Pilipinas Filipino Cultural Heritage District

The SoMa Pilipinas Filipino Cultural Heritage District encompasses an approximately 618-acre area bounded by Market, Second, Brannan, and Eleventh streets (**Figure 15**). San Francisco's Cultural Districts program, established by the Board of Supervisors, aims to "preserve, strengthen and promote cultural communities, and its goals are to support legacy businesses, nonprofits, community arts, and traditions."¹³ There are currently nine cultural districts across the city, established between 2013 and 2021, within which community-based organizations work with City agencies to develop and implement strategies according to the "Cultural History, Housing, and Economic Sustainability Strategies (CHHESS)" Report. Historic preservation is one of six focus areas for planning within cultural districts, alongside tenant protections, arts and culture, economic and workforce development, land use, and cultural competency.

While Cultural Districts in San Francisco may include historical resources related to the community represented, cultural districts are not analogous to historic districts for the purposes of CEQA. However, cultural districts inform the determination of historical resources for the purpose of CEQA.

¹³ City of San Francisco, "Cultural Districts Program," electronic resource at <https://sf.gov/information/cultural-districts-program>, accessed April 7, 2022.

The SoMa Pilipinas Filipino Cultural Heritage District has not previously been identified as coterminous with or containing a historic district related to Filipino history; however, it includes buildings associated with San Francisco's Filipino history which are 50 years of age or older, and which may be evaluated for eligibility as historical resources. While evaluating the historical significance of individual resources or districts is beyond the scope of this report, the following analysis provides an assessment of the potential for built environment resources associated with the cultural district to comprise a historic district in the vicinity of the 469 Stevenson Street project site. Contextual information in the analysis below is summarized from the *San Francisco Filipino Heritage Addendum to the South of Market Historic Context Statement* prepared by Page & Turnbull for the San Francisco Planning Department, dated March 13, 2013. This context statement was developed based on review of secondary historical documentation, as well as oral histories collected from members of San Francisco's Filipino Community. Identified cultural asset locations are drawn from this report, as well as from the cultural district map and Community Landmark list published by the SoMa Pilipinas Filipino Cultural Heritage District.¹⁴

To inquire regarding any information about historic districts in the project vicinity, Page & Turnbull contacted representatives of the SoMa Pilipinas Filipino Cultural Heritage District on March 8, 2022. David Woo, a Land Use Analyst for the SoMa Pilipinas Filipino Cultural Heritage District replied on March 11, 2022, and requested additional information about the purpose of designating historic districts within the cultural heritage district. In response to Mr. Woo's request, on March 23, 2022 San Francisco Planning Department staff provided additional information regarding the scope of this report and the potential presence of historic districts associated within the SoMa Pilipinas Filipino Cultural Heritage District. On May 24, 2022, Page & Turnbull and San Francisco Planning Department staff participated in a virtual meeting with three representatives of the SoMa Pilipinas Filipino Cultural Heritage District: David Woo, Raquel Redondiez, and Mario de Mira. Page & Turnbull presented findings of the analysis to date, and representatives of the SoMa Pilipinas Filipino Cultural Heritage District requested inclusion of additional information regarding the Filipino community associations of 953 and 1010 Mission Street.

¹⁴ SoMa Pilipinas, District Map, electronic resource at https://static1.squarespace.com/static/5b2c30b58f51305e3d641e81/t/606735a1bda56a5896a81fee/1617376673646/SoMaPilipinas_map2021.pdf, accessed March 29, 2022; Cultural Assets, electronic resource at <https://www.somapilipinas.org/cultural-assets>, accessed March 29, 2022.

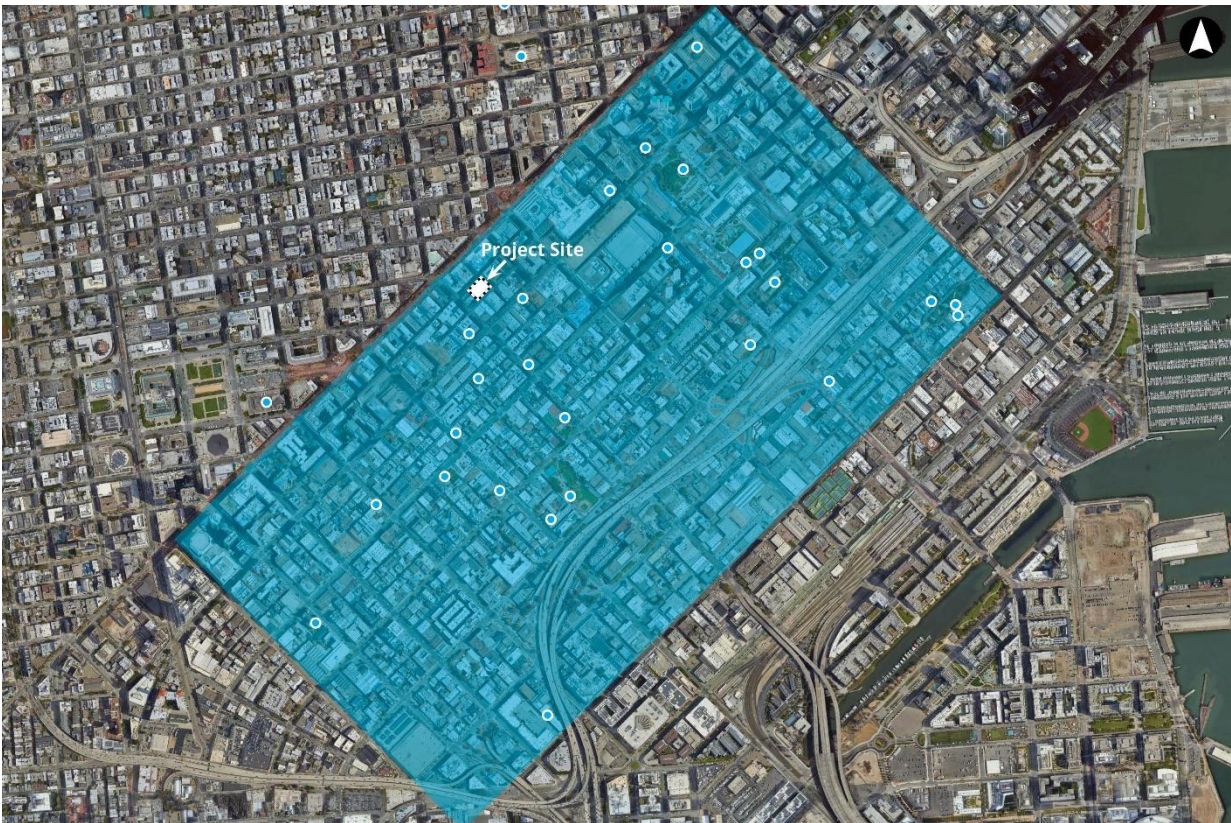


Figure 15. SoMa Pilipinas Filipino Cultural Heritage District shaded blue. Dots indicate identified Filipino cultural asset locations. Project Site indicated in white at the northwest side of the Cultural Heritage District. Base image: Google Earth, edited by Page & Turnbull.

Brief Historic Context – SoMa’s Filipino Community

San Francisco’s Filipino residents historically established a community named “Manilatown” beginning as early as the 1920s, located just outside of but abutting Chinatown on Kearny Street between Pine and Pacific streets. The neighborhood included a number of Filipino-owned and operated businesses such as the International Hotel, Saint Paul Hotel, Temple Hotel, Luzon Restaurant, New Luneta Café, and Bataan Lunch. The 1920s and 1930s in San Francisco saw a significant growth in the number of Filipino immigrants arriving in the United States and settling in the city in search of better employment and educational opportunities. Manilatown was the hub for both new arrivals and settled residents.

Filipino immigrants in San Francisco began migrating to the SoMa area in the years prior to and during World War II. Their presence in SoMa was a result of redevelopment of the Manilatown area into a high rise, high density financial and business hub. Prior to World War II, SoMa’s South Park area had an already established small Japanese community. In search of other areas and

neighborhoods to relocate to from Manilatown, Filipinos were attracted to the presence of an existing Asian community in and around South Park. As Japanese business owners relocated their operations to the growing Japantown in the Western Addition, Filipino immigrants sought ownership of properties previously owned by Japanese individuals. The first property purchased by and for Filipino community members was the former Omiya Hotel (104-106 South Park Street), purchased ca. 1921 by the Gran Oriente Filipino fraternal organization, who converted the building into a lodge for the organization.¹⁵ Additionally, two residential flat buildings (41-43 South Park Street and 45-49 South Park Street) were also purchased by the Gran Oriente and converted to housing for new and existing Filipino residents. The Gran Oriente constructed a Masonic Temple, named after the organization at 95 Jack London Alley in the early 1950s. This group of Filipino owned properties is among the earliest documented group of Filipinos living in SoMa.

By the 1960s and 1970s and into the present decade, the Filipino community in SoMa migrated toward the west end of SoMa and established new and many more Filipino-owned, operated, and serving businesses. Saint Patrick's Church (756 Mission Street) and St. Joseph's Church (1401 Howard Street) eventually acquired a mostly Mexican and Filipino Catholic congregation during this time, and became anchors as the Filipino community migrated toward the west end of SoMa due to displacement, gentrification, and redevelopment of the area. In addition to its redevelopment efforts in the Western Addition from the 1950s to the 1970s, the San Francisco Redevelopment Agency (SFRA) established the Yerba Buena Center Redevelopment Plan in 1966 to develop an 87-acre area in the South of Market neighborhood. The planned redevelopment area, roughly within the blocks around Third, Fourth, Harrison and Market streets, was occupied by many residential hotels and small businesses, and included Filipino residents and business owners. The project faced strong public resistance from South of Market residents who would be displaced by the planned redevelopment. Groups such as the Tenants and Owners in Opposition to Redevelopment (TOOR) organized to advocate for housing assistance for those whose homes would be demolished.¹⁶ The Pilipino Organizing Committee, founded by Tony Grafilo in the early 1970s, supported these efforts. Despite years of lawsuits and community resistance, the Yerba Buena Center was constructed between the early 1980s and 1990s, displacing an estimated 4,000 residents from the redevelopment area.¹⁷

¹⁵ Page & Turnbull, State of California Department of Parks and Recreation (DPR) 523 District Record for the South Park Historic District (San Francisco: Prepared for the San Francisco Planning Department, 2009), 17.

¹⁶ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement* (San Francisco: Prepared for the San Francisco Planning Department, March 13, 2013), 27.

¹⁷ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 27.

Today, the SoMa Pilipinas Filipino Cultural Heritage District contains many Filipino-owned businesses, institutions, and organizations that were established in the area beginning in the late 1960s through the 1980s.

Potential Historic Districts Associated With SoMa Filipino History

Page & Turnbull reviewed existing documentation of cultural assets within the SoMa Pilipinas Filipino Cultural Heritage District to identify potential historic districts within the vicinity of the proposed project site. Based on the sources reviewed, it appears that one potential historic district associated with Filipino history and growth in the South of Market neighborhood may be eligible for status as a historic district for the purposes of the California Environmental Quality Act (CEQA) **(Figure 16)**. This potential district, representing one of the earliest, albeit small, communities of Filipino immigrants in SoMa would be located within the existing California Register-eligible South Park Historic District, located approximately 0.8 miles east of the project site. The potential district would include the Gran Oriente Filipino Lodge (104 South Park Street), the two residential flats buildings purchased by the Gran Oriente Filipino (41-43 South Park Street & 45-49 South Park Street), and the Gran Oriente Masonic Temple (95 Jack London Alley). The district would be eligible for listing in the California Register of Historical Resources under Criterion A (Events) for their early associations with SoMa's Filipino community. A defined period of significance would range from ca. 1921, when the Gran Oriente Filipino purchased their first building at 104 South Park Street to the 1950s when the organization constructed the Masonic Temple. Additional research may be needed to determine other potential contributor(s) to the historic district that are directly associated with this early Filipino enclave in the South Park area of SoMa. Alternately, as the existing South Park Historic District is significant, in part, for its association with the settlement of different minority communities in the area, this district's period of significance, currently 1854-1935, could be revised to include the later activities of SoMa's Filipino residents.

As this potential historic district is more than three-quarters of a mile in distance from the project site, there does not appear to be a historic district associated with the SoMa Pilipinas Filipino Cultural Heritage District in the vicinity of the proposed project at 469 Stevenson Street.

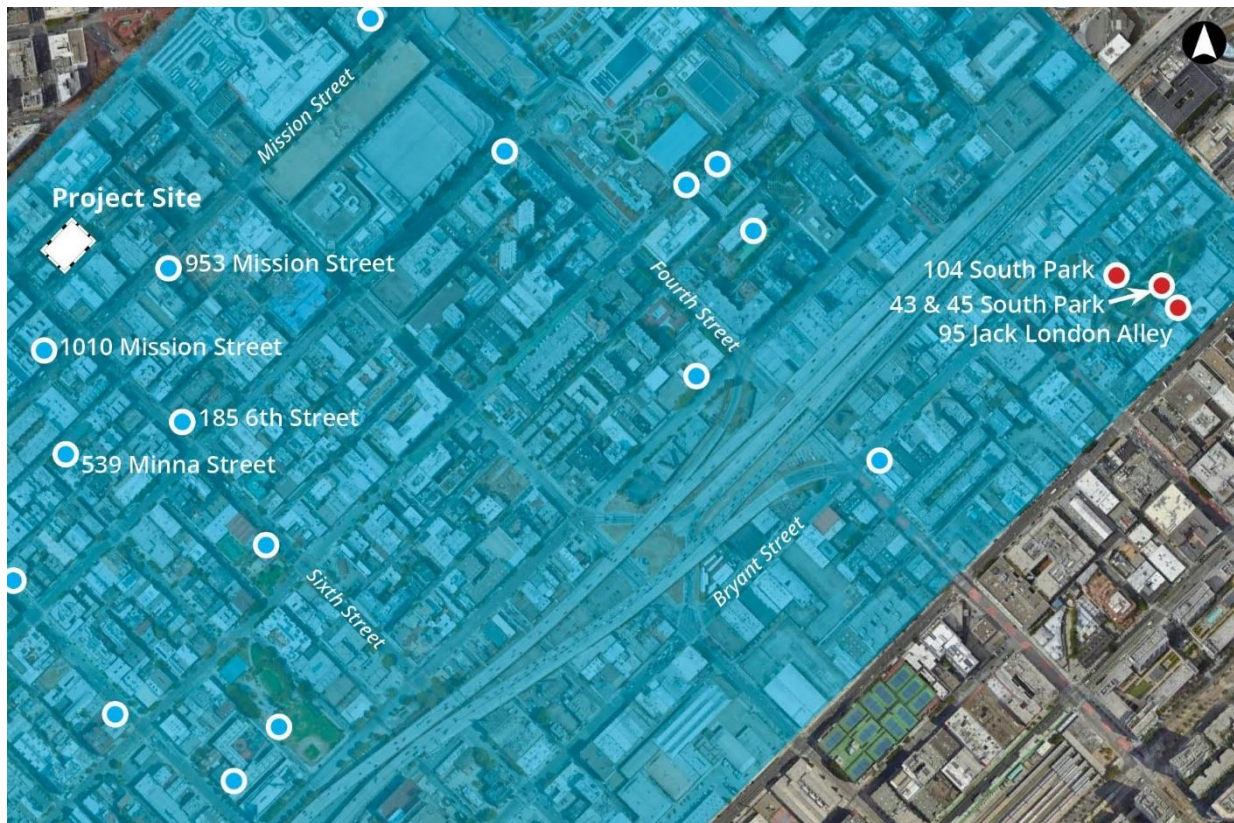


Figure 16. Location of potential historic district contributors (red) and other cultural assets (blue) relative to the Project Site (white). SoMa Pilipinas Filipino Cultural Heritage District shaded blue. Base image: Google Earth, edited by Page & Turnbull

Potential Individual Historical Resources Associated With SoMa Filipino History

Page & Turnbull reviewed existing documentation of cultural assets within the SoMa Pilipinas Filipino Cultural Heritage District which are within a one-quarter mile radius of the proposed project site. The purpose of this review was twofold: (1) to determine whether any cultural assets may warrant evaluation as historical resources for the purposes of CEQA review based on their association with the SoMa Filipino community and, (2) to determine whether any are located close enough to the project site that the proposed project may impact their setting as potential historical resources. Four individual cultural assets are located within one quarter mile of the proposed project site: 1010 Mission Street, 953 Mission Street, 185 Sixth Street, and 539 Minna Street.

1010 Mission Street (also addressed 80-96 Sixth Street) is a five-story mixed-use building located approximately 340 feet to the southwest of the project site, and was built as a residential hotel in 1912. It is a contributor to the Sixth Street Lodginghouse Historic District. The building's association

with the Filipino Community was summarized in 2013 by the *Addendum to the South of Market Area Historic Context Statement* as follows:

The Delta Hotel (SRO) at 88 6th Street was purchased in 1976 by Dr. Mario Borja, and in the early 1990s was transformed into affordable housing for low-income residents—primarily Filipino World War II veterans. The building was gutted by fire in 1997, however, resulting in a partnership between the Filipino Community and TODCO [the Tenants and Owners Development Corporation] to revitalize the building as the Bayanihan House. Today [in 2013] the building provides 40 units of Section 8 housing and 152 furnished Single-Resident-Occupancy rooms—most of which are occupied by Filipino veterans. The ground floor of the building houses the Bayanihan Community Center, as well as the Arkipelago Bookstore. The building also serves as headquarters for the Veterans Equity Center, which was founded in 1998 to provide services for the estimated three thousand Filipino-American World War II veterans and their families living in San Francisco. Previously, the Veteran's Equity Center was located at the Hotel Ysabel at 1099 Mission Street in SoMa.¹⁸

The five-story mixed-use building at 953 Mission Street, located approximately 315 feet to the southeast of the project site, was built in 1916 and is a contributor to the Mint-Mission Article 11 Conservation District. Several different Filipino families and organizations have occupied space in the building in recent decades, as described by the *Addendum to the South of Market Area Historic Context Statement*:

One of the most identifiably Filipino establishments in SoMa is the Mint Mall, a mixed-use building at 953 Mission Street that was purchased by the Nocon family in the 1970s. Since that time, the apartments have largely been occupied by newly arrived Filipino families, while the ground floor commercial space has provided a home for numerous organizations serving the Filipino community. These included the West Bay Pilipino Multi-Service Center, the South of Market Employment Center, Bayanihan Community Center, the Pilipino AIDS Project, and Bindlestiff Theater. Arkipelago Books was also established in the lower level of the Mint Mall in 1998. Today [in 2013], the bookstore is located in the Bayanihan Center.¹⁹

¹⁸ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 29.

¹⁹ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 26.

185 Sixth Street is a mixed-use building located approximately 770 feet to the southeast of the project site. Built in 2007, a ground-floor space at the building currently houses Bindlestiff Studios, a community-based performing arts venue founded in 1989 that has for over two decades highlighted the work of Filipino artists.²⁰ The *Addendum to the South of Market Area Historic Context Statement* provides the following summary about Bindlestiff Studio:

Bindlestiff Studio was formed in 1989 as an experimental theater space at 185 6th Street. Originally, Bindlestiff had no overt connections to the Filipino community. By the early 1990s however, the studio had begun attracting young Filipinos in SoMa, and in 1997 Allan Manalo became managing director—transforming Bindlestiff into the one of the first centers in the United States dedicated to Filipino performing arts. In 2005, the Bindlestiff Studio space was demolished by the San Francisco Redevelopment Agency. After using a temporary space, the organization moved back into a new multi-use building constructed by the Redevelopment Agency on the same site in 2011.²¹

Tutubi Park, located at 539 Minna Street, about approximately 725 feet to the southwest of the project site, was developed in 2001 by Asian Neighborhood Design, with funding from the Mayor's Office of Community Development and San Francisco redevelopment Agency. The small park is enclosed by a decorative metalwork fence which depicts "animals common in Philippine folklore."²²

The two buildings at 1010 and 953 Mission Street appear to warrant evaluation as historical resources, as each has been associated with the SoMa Filipino community for over 40 years. Additional research may be required to establish the eligibility of these buildings as their association with the Filipino community has developed within the last 50 years, and is therefore relatively recent in the context of historic preservation. However, evaluation of the historic significance of these buildings, and others associated with minority communities in San Francisco, would benefit from acknowledgement that communities such as the Filipino residents of South of Market have faced repeated economic and civic pressures which have led to displacement and relocation. These pressures can prevent the kinds of long-term establishment of residents, businesses, and organizations with specific places that are prioritized in considering the historic significance of resources under National Register and California Register criteria for associations with significant events and persons.

²⁰ SoMa Pilipinas, "Bindlestiff Studios," electronic resource at <https://www.somapilipinas.org/cultural-assets-1/2018/7/25/bindlestiff>, accessed March 29, 2022.

²¹ Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 32.

²² Page & Turnbull, *Addendum to the South of Market Area Historic Context Statement*, 35.

Neither the building at 185 Sixth Street which houses Bindlestiff Studios, built in 2007, nor Tutubi Park at 539 Minna Street, developed in 2001, appear to warrant evaluation for status as historic resources, as both were completed within the last 25 years.

Page & Turnbull did not review previously identified cultural assets within the SoMa Pilipinas Filipino Cultural Heritage district which are more than one-quarter mile from the project site at 469 Stevenson Street for their potential significance as individual historical resources. The potential for a proposed project to impact the significance of individual resources through changes in setting diminishes with distance. Future evaluations may find some cultural assets associated with the cultural heritage district to be individually eligible as historical resources for their association with SoMa's Filipino community. For example, the San Lorenzo Ruiz Center, at 50 Rizal Street was built in 1979 as a publicly funded 149-unit housing project specific to the city's Filipino community and originally called Dimasalang House. The building includes the "Lipi ni Lapu" mural, completed in 1984, and streets surrounding this property, Rizal Street, Lapu Street, Tandang Sora Street, Bonifacio Street, and Mabini Street, are named for significant individuals in Filipino history.

III. ANALYSIS OF PROPOSED PROJECT IMPACTS

This section analyzes the project-specific impacts of the proposed project at 469 Stevenson Street on adjacent and nearby historical resources, as required by CEQA. The following analysis describes the proposed project, assesses its compatibility with the character of the historic districts, and identifies potential adverse impacts.

California Environmental Quality Act

State legislation (Pub. Res. Code §21000 et seq.) provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.²³ The California Environmental Quality Act (CEQA) applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."²⁴ The lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at 469 Stevenson Street, the San Francisco Planning Department is the lead agency.

²³ California Environmental Quality Act (CEQA), Public Resources Code (PRC), §21000 et seq., accessed online, November 29, 2021, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=21000.

²⁴ 14 CCR § 15378: Project.

Historical Resources under CEQA

Historical resources are considered to be part of the environment for the purposes of CEQA. A building or site may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.²⁵

²⁵ 14 CCR § 15064.5

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a)(2) is considered to be a historical resource unless “the preponderance of evidence demonstrates” that the resource “is not historically or culturally significant.”²⁶

Threshold for Substantial Adverse Change

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”²⁷ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”²⁸ The historic significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.²⁹ Thus, a project may cause an adverse change in a historic resource but still not have a significant effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In other words, a project may have an impact on a historic resource, and that impact may or may not impair the resource’s eligibility for inclusion in the California Register. If an identified impact would result in a resource that is no longer able to convey its historic significance and is therefore no longer eligible for listing in the California Register, then it would be considered a significant effect.

The San Francisco Planning Department is the lead agency for the proposed project, and has determined that the National Register-listed Market Street Theater and Loft Historic District, the California Register-eligible Sixth Street Lodging House Historic District, the Article 11 Mint-Mission Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District, and the contributors therein, are historical resources for the purposes of CEQA. The following sections analyze the potential for the proposed project to cause significant effects to these resources.

Proposed Project Description

The project description has been developed based on drawings produced by Solomon Cordwell Buenz (SCB), dated August 4, 2022 (**Appendix B**). The proposed project consists of a 27-story,

²⁶ 14 CCR § 15064.5(a)(2).

²⁷ 14 CCR § 15064.5(b).

²⁸ 14 CCR § 15064.5(b)(1).

²⁹ 14 CCR § 15064.5(b)(2).

mixed-use (though primarily residential) building at the current location of a surface parking lot **(Figure 17)**. The primary entrance would face Jessie Street, at the southeast side of the building, and would consist of a lobby flanked by two ground-floor retail spaces. Fitness and lounge spaces would be located at the northwest (Stevenson Street) side of the ground floor. Ground floor spaces would be broadly glazed, with the tower consisting of a grid of glazing punctuated by angled metal panels **(Figure 18)**. In addition to clear, untinted glazing, the color palette would consist of painted metal in light grey, medium grey, and dark brown finishes. Open spaces at the ground floor would be screened with clear glass panels for wind protection.

The tower, consisting of the seventh through 27th stories, would be set back at the northwest (Stevenson Street) side from the six-story podium level by approximately 39 feet. The tower would also be set back by approximately 18.5 feet at the southwest and 26 feet at the northeast façades. With the exception of a centered 20-foot-wide and 10-foot-deep channel which extends through the full height of the building, the southeast façade directly abuts the property line at all stories.

At the first story, the proposed new construction would extend to the property line on all sides. Thus, the first story would be set directly adjacent to four neighboring buildings: 35-37, 39-41, 43-45, and 47-55 Sixth Street. Most of the building would be set back from the property line at the second and subsequent stories by 18.5 feet, with the exception of the northwest 24 feet adjacent to Stevenson Street, which would abut the southwest property line through the sixth story at both the northeast and southwest sides.

Construction of the building would require mass excavation to a depth of 55 feet below ground surface

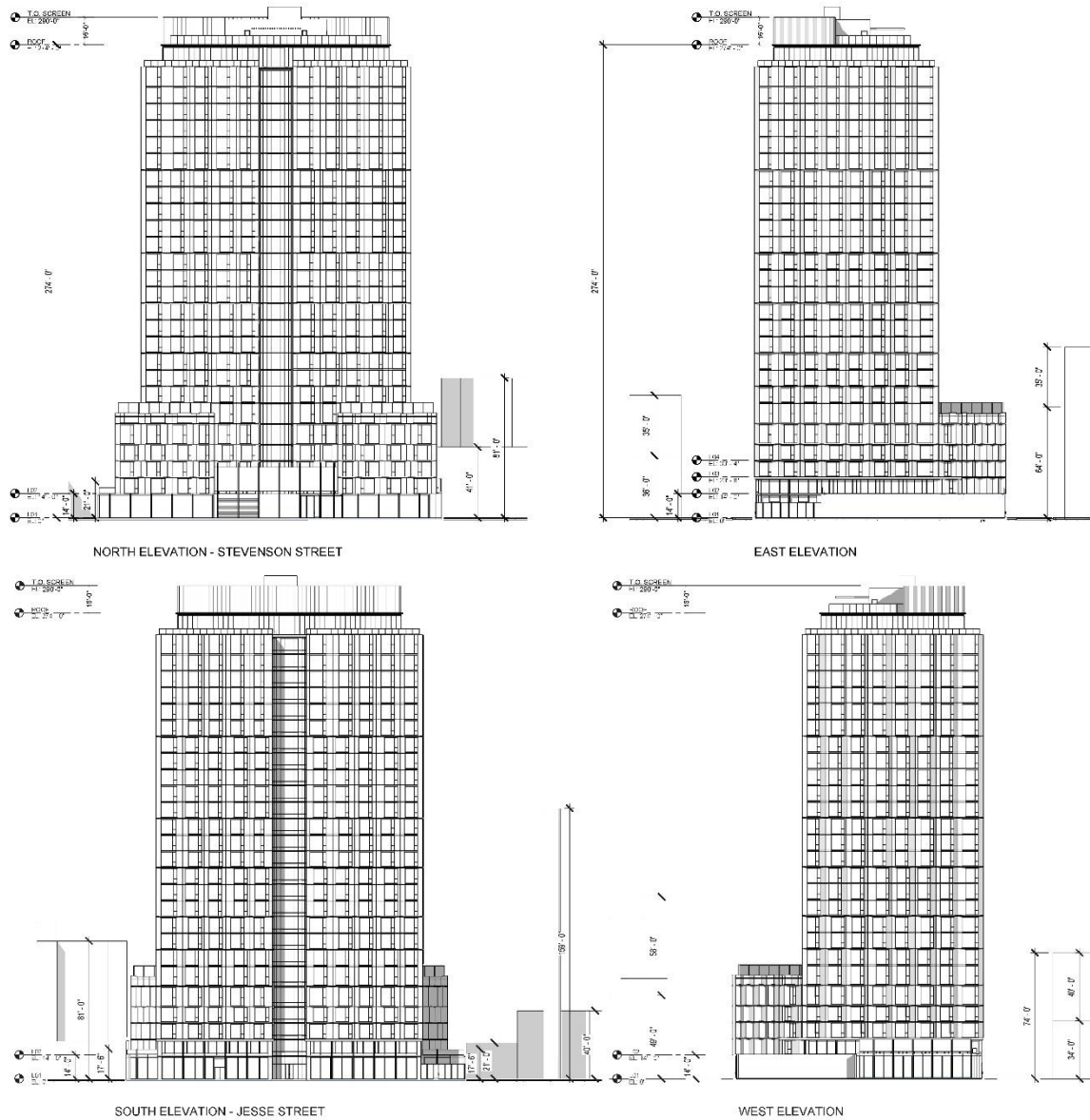


Figure 17. Proposed elevation drawings prepared by SCB, 2022.



Figure 18. Rendered view of proposed project looking southwest along Stevenson Street. Source: SCB, 2022.

Historic District Compatibility

The following analyzes the compatibility of the proposed project with the adjacent and nearby historic districts, based on the relevant general principles of the *Secretary of the Interior's Standards for Rehabilitation*. These standards are typically used in review of proposed projects under CEQA as, according to CEQA Guidelines section 15064.5(b)(3), a project which is found to comply with the appropriate standards within the *Secretary of the Interior's Standards for the Treatment of Historic Properties* is "considered as mitigated to a level of less than a significant impact on the historical resource." As the project does not propose to physically alter individual historical resources or districts, the focus of the discussion below is on potential changes in the setting of districts and contributors which are nearby and adjacent to the project site. As one of the seven aspects of integrity defined by the National Park Service in guidance for the evaluation of historic properties, setting denotes the physical environment of a historic resource or district, reflecting "the basic physical conditions under which a property was built and the functions it was intended to serve."³⁰ A

³⁰ National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: U.S. Department of the Interior, 1997), 45.

resource's setting may include natural or built environment features, as well as "relationships between buildings and other features or open space."³¹

Market Street Theater and Loft Historic District

Nearby contributors to the Market Street Theater and Loft Historic District, built between ca. 1900 and 1908, are characterized by distinct three-part primary façade composition and ornamentation featuring classical motifs. The two nearest contributors to the project site, 973 and 979-989 Market Street, are built on through-lots between Market and Stevenson streets, with primary façades oriented toward Market Street and rear façades overlooking the project site. These utilitarian brick masonry clad rear façades lack ornamentation, and feature regular grids of rectangular punched openings.

The proposed project would provide a contemporary design that is generally compatible with the character of the rear façades of the Market Street Theater and Loft Historic District contributors which face the project site across Stevenson Street. The dominant finish materials – glass, metal, and concrete – and grey and brown color palette are compatible with the materials and finishes present on the rear façades of 973 and 978-989 Market Street. The rectilinearity; three-part vertical composition of podium, tower, and mechanical penthouse; and regular pattern of glazed openings would refer somewhat to the composition and fenestration of the adjacent and nearby historic buildings.

The most substantial difference in character between the nearby, existing historic district contributors and the proposed project is that of height. The proposed project would be 27 stories, while the Market Street Theater and Loft District consists primarily of buildings between two and eight stories in height, with the nearest contributors, 973 and 979-989 Market Street at seven and eight stories. One nearby non-contributing building within the district, at 995 Market Street / 1 Sixth Street, to the west of the project site, is 16 stories. The project does include some features which would reduce the visual impact of its overall height as viewed from the adjacent Stevenson Street public right-of-way. The six-story podium level of the proposed building would sit within the range of existing building heights typical of contributors to the Market Street Theater and Loft Historic District, while the tower would be set back approximately 39 feet from the Stevenson Street property line and would thus be less visually dominant. The stepped setbacks at the southwest side, and narrower setback at the northeast side, would also provide a visual transition between the proposed project and adjacent buildings.

³¹ *Ibid.*

When viewed from the Market Street public right-of-way faced by the primary façades of Market Street Theater and Loft Historic District contributors, the visual impact of the height of the proposed building would be less than when viewed from these contributors' rear façades, which are closer to the project site. The comparative street views and renderings in **Figure 19 through Figure 24** depict the general outline of the proposed tower as it would be perceived from three different Market Street locations within the historic district. While visible behind the district contributors, the introduction of a large, contemporary building within an already densely developed urban environment would not overpower or diminish the visual impact of the Market Street Theater and Loft Historic District contributors as viewed from the central artery of this district.

Overall, the proposed project would not remove or alter any physical features of contributors to the Market Street Theater and Loft Historic District, and would not materially impair existing historical resources or their surroundings such that the district contributors would no longer be able to convey those significant aspects of their character which justify their eligibility for listing. The primary facades of the extant theater and loft buildings which face Market Street, many of which feature abundant ornamentation, would not be altered or obscured by the proposed project.

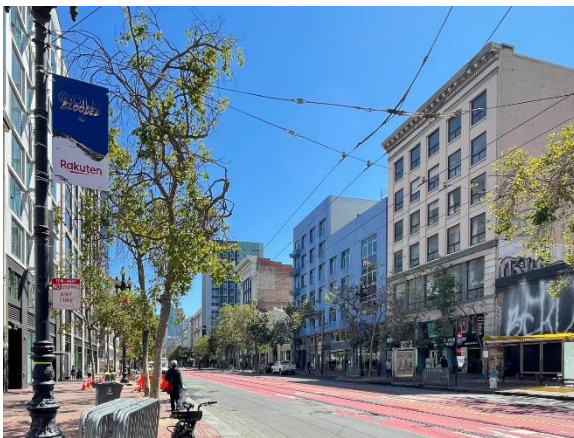


Figure 19. Existing view northeast from intersection of Market, McAllister, and Jones streets.
Source: Build.

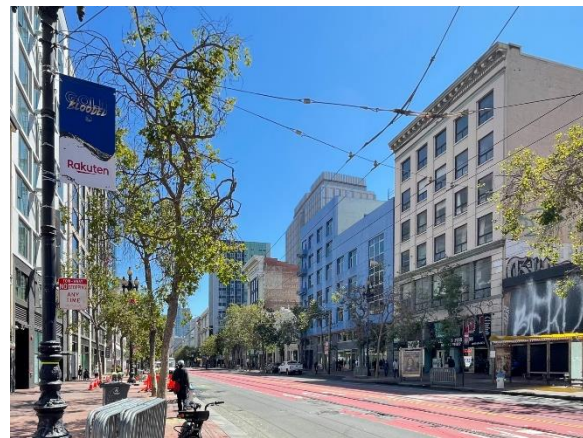


Figure 20. Proposed view northeast from intersection of Market, McAllister, and Jones streets.
Source: Build.

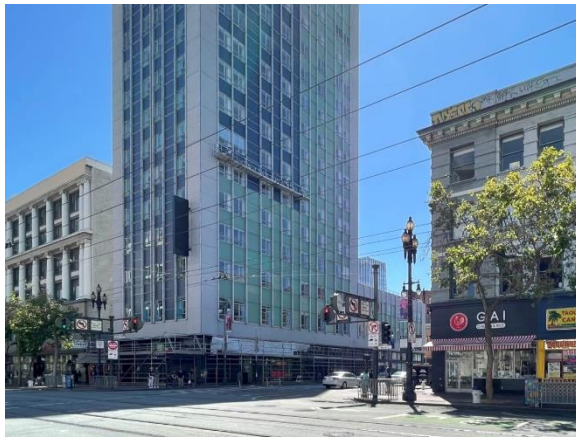


Figure 21. Existing view east from intersection of Market Street, Taylor Street, and Golden Gate Avenue. Source: Build.



Figure 22. Proposed view east from intersection of Market Street, Taylor Street, and Golden Gate Avenue. Source: Build.



Figure 23. Existing view south toward contributors 973 and 979-989 Market Street. Source: Build.



Figure 24. Proposed view south toward contributors 973 and 979-989 Market Street. Source: Build.

Sixth Street Lodginghouse Historic District

The proposed project would insert a mixed-use commercial and residential building into a parcel used for surface parking for the past several decades. This use is compatible with adjacent and nearby contributors to the Sixth Street Lodginghouse Historic District, which includes predominantly mixed-use buildings.

Adjacent and nearby contributors to the Sixth Street Lodginghouse Historic District, built between 1906 and 1913, are characterized by brick and stucco exterior cladding and have minimal ornamentation with some limited use of classical motifs on cornices and window surrounds. These buildings' primary façades are oriented toward Sixth Street, facing away from the project site. The rear façades of the district contributors which overlook the project site lack ornamentation, and are

characterized by brick masonry and stucco cladding. Punched openings are present in the upper stories of three of the four contributors adjacent to the project site: 39-41, 43-45, and 47-55 Sixth Street.

The contemporary design of the proposed project would be generally compatible with the character of the rear façades which face it from the neighboring Sixth Street Lodginghouse Historic Districts. The dominant finish materials – glass, metal, and concrete – and grey and brown color palette are compatible with the materials and finishes present on nearby historic district contributors. The rectilinearity; three-part vertical composition of podium, tower, and mechanical penthouse; and regular pattern of glazed openings would refer somewhat to the composition and fenestration of the adjacent and nearby historic buildings. The proposed building would be recognizable as new construction, while respecting the materials and finishes of nearby historic buildings.

The most substantial difference in character between the adjacent and nearby historic district contributors and proposed project is that of height. The proposed project would be 27 stories, while the adjacent and nearby contributors to the Sixth Street Lodginghouse Historic District are between two and seven stories. The project includes some features which would reduce the visual impact of its overall height as viewed from adjacent public rights-of-way. The six-story podium level of the proposed building, which would be most pronounced at the Stevenson Street-facing façade, would sit within the range of existing building heights of contributors to the Sixth Street Lodginghouse Historic District. The tower would be less visually dominant at the Stevenson Street side of the building, where it would be set back approximately 39 feet from the property line, than at the primary, Jessie Street-facing façade, which has no setback. The stepped setbacks at the southwest side would provide a visual transition between the proposed project and immediately adjacent district contributors.

When viewed from the Sixth Street public right-of-way faced by the primary façades of adjacent and nearby district contributors, the visual impact of the height of the proposed building would be more pronounced than in the nearby Market Street Theater and Loft Historic District. The comparative street views and renderings in **Figure 25 through Figure 28**, depict the general outline of the proposed tower as it would be perceived from various locations within the historic district.

While introducing a new visual element to the rear of district contributors, the introduction of a large, contemporary building within an already densely developed urban environment would not interrupt the regular linear streetscape of former residential hotels which characterizes the Sixth Street Lodginghouse Historic District. Significant for their association with the pattern of relatively modest single-room occupancy buildings once prevalent in this area of South of Market, district contributors communicate the importance of the working class population and labor activism to the

growth of the neighborhood in the years after the 1906 earthquake and fires. Although the proposed project would be clearly visible above the rooflines of these district contributors, the change in setting would not diminish the integrity of the historic district which, itself, is characterized by dense urban development.

The proposed project would not remove or alter any physical features of contributors to the Sixth Street Lodginghouse Historic District, and would not materially impair existing historical resources or their surroundings such that the historic district and its contributors would no longer be able to convey those significant aspects of their character which justify their eligibility for listing.



Figure 25. Existing view southeast toward 35-37, 39-41, 43-45, 47-55, and 65-83 Sixth Street. Source: Build.



Figure 26. Proposed view southeast toward 35-37, 39-41, 43-45, 47-55, and 65-83 Sixth Street. Source: Build.



Figure 27. Existing view northeast from intersection of Sixth and Jessie streets, 47-55 Sixth Street is at left. Source: Build.



Figure 28. Proposed view northeast from intersection of Sixth and Jessie streets, 47-55 Sixth Street is at left. Source: Build.

Mint Mission Article 11 Historic District

The proposed project would insert a mixed-use commercial and residential building into a parcel used for surface parking for the past several decades. This use is compatible with nearby contributors to the Article 11 Mint-Mission Conservation District, which includes mixed-use, commercial, and industrial buildings.

Nearby contributors to the historic district, built between 1907 and 1930, are typically constructed of reinforced concrete and feature painted and stucco-clad primary façades with minimal ornamentation and broad, divided-lite glazing at the upper stories. The primary façades of district contributors to the Article 11 Mint-Mission Conservation District that are nearest to the project site face Mission Street. These buildings were constructed on through lots, and thus have rear façades facing the Jessie Street public right-of-way, overlooking the project site. These rear façades lack ornamentation, and are typically characterized by unfinished or painted concrete with regular grids of rectangular punched openings.

Within the context of the existing district contributors, the proposed project would provide a contemporary design that is generally compatible with the character of the rear façades of district contributors. The dominant finish materials – glass, metal, and concrete – and grey and brown color palette are generally compatible with the materials and finishes present on contributors to the Article 11 Mint-Mission Conservation District. The rectilinearity; three-part vertical composition of podium, tower, and mechanical penthouse; and regular pattern of glazed openings would refer somewhat to the composition and fenestration of the nearby historic buildings. The proposed building would be recognizable as new construction, while respecting the materials and finishes of nearby historic buildings.

The most substantial difference in character between the nearby contributors to the Article 11 Mint-Mission Conservation District and the proposed project is that of height. The proposed project would be 27 stories, while district contributors closest to the project site, opposite Jessie Street, are two to five stories in height. At the Jessie Street frontage, these buildings typically have minimal setbacks from the property line. The proposed project would follow this street-level pattern of minimal setback, however the building's height, at 27 stories, would be substantially taller than any contributor to the Article 11 Mint-Mission Conservation District. Other nearby buildings taller than the typical heights of contributors to the Article 11 Mint-Mission Conservation District include the Hampton Inn building at 942-946 Mission Street, located within the district but not a contributor, which is 15 stories at the Jessie Street-facing rear façade. Two recently completed projects, a 20-story tower at 434 Minna Street and a 25-story tower at 415 Natoma Street, are approximately 330

and 800 feet respectively to the southeast of the project site. The 32-story building at 888 Howard Street is located approximately 0.2 miles to the east of the project site.

When viewed from the Mission Street public rights-of-way faced by the primary façades of adjacent and nearby district contributors, the visual impact of the height of the proposed building would be less than it would be perceived from these contributors' rear façades, which are closer to the project site. The comparative street views and renderings in **Figure 29 through Figure 32** depict the general outline of the proposed tower as it would be perceived from two locations within the historic district. While the proposed project would be visible above the rooflines of district contributors, the change in setting caused by this new visual element would not diminish the integrity of the historic district. The character and features of the contributing buildings to the Article 11 Mint-Mission Conservation District, as viewed from Mission Street, would not be impacted.

The proposed project would not remove or alter any physical features of contributors to the Article 11 Mint-Mission Conservation District, and would not materially impair existing historical resources or their surroundings such that the district contributors would no longer be able to convey those significant aspects of their character which justify their eligibility for listing at the local, state, or federal level.



Figure 29. Existing view north from intersection of Sixth and Mission streets. 481 Jessie Street / 986 Mission Street, 479 Jessie Street / 980-984 Mission Street, and 972-976 Mission Street at right. Source: Build.



Figure 30. Proposed view north from intersection of Sixth and Mission streets. 481 Jessie Street / 986 Mission Street, 479 Jessie Street / 980-984 Mission Street, and 972-976 Mission Street at right. Source: Build.



Figure 31. Existing view southwest from intersection of Jessie and Mint Streets. Source: Build.



Figure 32. Proposed view southwest from intersection of Jessie and Mint Streets. Source: Build.

PG&E Beautiful Substations Historic District

As an industrial facility, the PG&E substation to the northeast of the project site, built in 1924, differs in character from other nearby historic district contributors in its use, massing, and composition. The building is significant for its architecture and association with other substations built in the early decades of the 20th century, which form a discontinuous district of stations constructed to support San Francisco's urban infrastructure. The northwest and southwest façades of the concrete building are minimally ornamented and unfenestrated, with incised lines, simulated quoining at the corners, and a simple box cornice. With the exception of the two stacks, the massing overall is blocky and horizontally oriented. Construction of the proposed 27-story project at 469 Stevenson Street would introduce a new visual element to the surroundings of the substation, however, the overall urban character of the building's existing setting would not significantly change. The proposed project would not remove or alter any physical features of the substation, or materially impair the historical resource or its surroundings such that it would no longer be able to convey those significant aspects of its character which justify its eligibility for listing.

Potential Historical Resources: SoMa Pilipinas Filipino Cultural Heritage District

As discussed above, the potential historic district at South Park which may be found significant in future evaluations for its association with the historic Filipino community in the South of Market neighborhood, is more than three quarters of a mile in distance from the project site. Due to this distance, and the presence of dense urban development between this potential district's contributors and the project site, no historical resource impacts related to proposed project activities are anticipated. Similarly, changes in setting associated with two potential individual resources identified near the project site are not anticipated to cause significant impacts. Both 1010 and 953 Mission Street are five-story commercial and residential buildings located in a densely

developed urban setting. Though the upper stories of the proposed development would be visible from the public rights-of-way adjacent to each, the proposed project at 469 Stevenson Street would not impact the settings of these buildings to the degree that their potential to be found eligible for listing at the local, state, or national level for their association with the SoMa Filipino community would be diminished.

Potential for Construction-Related Impacts to Historical Resources

In addition to visual impacts to the settings of historic districts and their contributors, projects immediately adjacent to historical resources may have the potential to cause direct, construction related impacts to those resources. Four of the contributors to the Sixth Street Lodginghouse Historic District, 35-37, 39-41, 43-45, and 47-55 Sixth Street, directly abut the project site at its southwest side. The PG&E substation directly abuts the project site at its northeast side.

Page & Turnbull Preservation Technology staff reviewed analysis of potential vibration-related impacts and acceptable thresholds included in the *Noise Technical Memorandum for 469 Stevenson Street Project* prepared by Stantec, dated October 21, 2022. Based on the typical vibration levels caused by the types of construction equipment proposed for use adjacent to the project site and distance from proposed project activities to adjacent historical resources, Stantec found that the historic buildings could be subject to maximum vibration levels between .03 and 11.125 inches per second peak particle velocity (in/sec PPV).³² According to Caltrans Construction Vibration Damage Criteria, used across construction industries in California, maximum continuous or frequent groundborne vibration levels above 0.25 in/sec PPV may cause vibration-related damage to concrete, masonry, and steel-frame historic buildings and structures such as those adjacent to the project site. Buildings which would be subject to vibration levels of up to 11.124 in/sec PPV include four contributors to the Sixth Street Lodginghouse Historic District, 35-37 Sixth Street, 39-41 Sixth Street, 43-45 Sixth Street, and 47-55 Sixth Street, as well as the Clearway Energy Thermal Power Station which is a contributor to the PG&E City Beautiful Substations Discontiguous Thematic Historic District.

To ensure the protection of historical resources from project-related vibration impacts, we recommend development and implementation of historic resource protection measures based on the "Construction Vibration Standard Construction Best Practices" described in Stantec's *Noise Technical Memorandum for 469 Stevenson Street Project*.³³ These measures would include, but not be

³² Stantec, Noise Technical Memorandum for 469 Stevenson Street Project (Walnut Creek: Prepared for the San Francisco Planning Department, October 21, 2022), 28.

³³ Stantec, Noise Technical Memorandum for 469 Stevenson Street Project, 29-31; Excavation Settlement and Monitoring and Construction Monitoring programs are also described in Langan, *Preliminary Geotechnical Investigation: 469 Stevenson Street, San Francisco* (San Francisco: Prepared for Stantec, June 20, 2022).

limited to, Pre-construction survey of potentially affected historic buildings; development and implementation of a Vibration Management and Monitoring Plan which includes measures to avoid, reduce, and monitor vibration levels, physically protect resources, repair inadvertent damage, and provide progress reports; and preparation of a final Vibration Monitoring Results Report.

IV. CONCLUSION

The 469 Stevenson Street project proposes to construct a 27-story mixed-use building at a site adjacent and near contributors to four historic districts: the National Register-listed Market Street Theater and Loft Historic District; the California Register-eligible Sixth Street Lodging House Historic District; the Article 11 Mint-Mission Conservation District, and the California Register-eligible PG&E City Beautiful Substations Discontinuous Thematic Historic District. These districts, and the contributors therein, are considered historical resources for the purposes of CEQA review. Page & Turnbull analyzed the potential impact of the project relative to changes in the setting of these districts and their contributors. While the proposed project would result in a building that is considerably taller than adjacent and nearby district contributors, the change in setting would not constitute a substantial adverse effect on historical resources. The adjacent and nearby districts and contributors would not be impacted to the degree that their eligibility for listing at the local, state, or national level, as appropriate to each resource, would be diminished. Further, the proposed project is generally compatible in materials, finishes, fenestration patterns, and setbacks relative to public rights-of-way with the character of the adjacent and nearby districts and contributors. The effect of the new building would be distinctly new, but not incompatible in overall finish and composition.

The project site is additionally located within the SoMa Pilipinas Filipino Cultural Heritage District. Page & Turnbull reviewed documentation related to significant buildings, sites, and spaces within the cultural district to identify potential historic districts adjacent to, nearby, or including the project site. While there appears to be one potential historic district within the cultural district, its potential contributors are located more than three quarters of a mile to the east of the project site. Additionally, Page & Turnbull identified two potential individual resources within one quarter mile of the project site. It is not anticipated that changes in setting to these potential resources caused by the proposed project would impact their eligibility, if formally evaluated for historical significance. As such, the proposed project would not impact potential historic districts or individual historical resources related to the SoMa Pilipinas Filipino Cultural Heritage District.

Implementation of construction best practices related to vibration, including pre-construction documentation, vibration monitoring during ground disturbing activity, and reporting, would protect

adjacent historical resources from inadvertent damage caused by project-related construction activities.

Based on these findings, the proposed project is not expected to cause a substantial adverse impact on historical resources for the purposes of CEQA.

V. REFERENCES CITED

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VI. APPENDICES

Appendix A – Preparer Qualifications

This Historic Resource Evaluation Part II was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Ruth Todd, FAIA, Principal-in-charge; Stacy Kozakavich, Cultural Resources Planner, project manager and primary author; and Sarah Brummett, Architectural Conservator, who provided review and input regarding potential for construction-related damage. All Page & Turnbull staff involved meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

Appendix B – Proposed Project Drawings

This appendix includes Project drawings prepared by Solomon Cordwell Buenz (SCB), dated August 4, 2022.

469 STEVENSON STREET
SAN FRANCISCO, CALIFORNIA
DOWNTOWN PROJECT AUTHORIZATION



PROJECT SUMMARY	
GENERAL INFO	
BLOCK/LOT #	3704/045
ZONING DISTRICT	C-3-G
HEIGHT AND BULK DISTRICT	160-F
PROPOSED HEIGHT TO TOP OF SCREEN	290'-0"
GENERAL LAND USE	
SITE AREA	28,790 SF
RESIDENTIAL GFA	425,644 SF
RETAIL GSF	3,985 SF
USEABLE COMMON OPEN SPACE GSF	15,554 SF
USEABLE PRIVATE OPEN SPACE GSF	13,384 SF
DWELLING UNITS - TOTAL	
NUMBER OF STORIES	27 + 3 BASEMENT
PARKING SPACES (INCLUDING ADA)	166
LOADING SPACES	1 + 2 SV
BICYCLE SPACES (CLASS 1)	200
BICYCLE SPACES (CLASS 2)	27
CAR SHARE SPACES	12
LAND USE RESI	
STUDIO UNITS	192
1 BEDROOM UNITS	149
2 BEDROOM UNITS	96
3 BEDROOM UNITS	50
5 BEDROOM UNITS	8
TOTAL BMR UNITS	73
AFFORDABLE HOUSING ON-SITE	45 UNITS AT 50% AMI
	14 UNITS AT 80% AMI
	14 UNITS AT 110% AMI

NARRATIVE

The project sponsor proposes a mixed-use project on mid-block parcel located between Stevenson Street and Jessie Street, in-between Fifth Street and Sixth Street (the “Property”). The property does not have existing structures. The baseline improvement would be a 259,110 residential GFA development over two basements.

The project sponsor proposes to utilize the State Density Bonus and will provide affordable housing units on site. The proposed improvement would be a 425,644 residential GFA development over three basements, featuring 495 residential units and approximately 3,985 square feet of retail (the ‘Project’).

As a transit oriented development, additional residential density at this location would encourage walkable communities, provide additional affordable housing, and improve access to jobs for working families.

SHT #	SHEET NAME	SHT #	SHEET NAME
0.000	COVER SHEET	3.701	LANDSCAPE GROUND FLOOR PLAN
0.001	NARRATIVE & TABLE OF CONTENTS	3.702	LANDSCAPE LEVEL 2 PLAN
1.001	STATE DENSITY BONUS - AXON	3.703	LANDSCAPE LEVEL 6 PLAN
1.002	BASE PROJECT AREA SUMMARY	3.704	LANDSCAPE LEVEL 27 PLAN
1.102	BONUS PROJECT AREA SUMMARY	3.705	LANDSCAPE MATERIAL & PLANTING
1.201	PROJECT SUMMARY	4.101	VIEW FROM I-80, 8TH AND BRANNAN
2.000	LOCATION PLAN	4.102	VIEW LOOKING EAST OVER MARKET ST
2.001	EXISTING PLOT PLAN	4.201	VIEW LOOKING EAST FROM JESSIE AND SIXTH ST
2.002	PLOT PLAN AND PHOTOS	4.202	VIEW LOOKING WEST FROM STEVENSON ST
2.003	PHOTOGRAPHS OF PROPERTY		
2.004	PHOTOGRAPHS OF PROPERTY	5.132	STREETWALL ELEVATIONS
2.005	PROPOSED SITE PLAN	5.133	OPEN SPACE PLAN
3.198	BASEMENT 03 PLAN	5.141	ROOFTOP FEATURES SCREENING
3.199	BASEMENT 02 PLAN	5.142	ROOFTOP FEATURES SCREENING 2
3.200	BASEMENT 01 PLAN	5.151	OFF-STREET PARKING PLAN
3.201	GROUND FLOOR PLAN	5.153	OFF-STREET LOADING / CURB CUT PLAN
3.202	LEVEL 2 PLAN	5.154	OFF-STREET LOADING SECTION
3.204	LEVELS 3-5 PLAN	5.155	BICYCLE PARKING PLAN
3.206	LEVEL 6 PLAN	5.156	CLASS 1 - BICYCLE PARKING
3.212	LEVELS 7-26 PLAN	5.157	CLASS 2 - BICYCLE PARKING
3.227	LEVEL 27 PLAN	6.140	DWELLING UNIT EXPOSURE
3.230	ROOF PLAN	6.260	HEIGHT/BULK/FAR
3.301	SOUTH & WEST ELEVATION		
3.302	NORTH & EAST ELEVATION		
3.321	EXTERIOR MATERIAL PALETTE		
3.401	BUILDING SECTION		

Base Planning Allowed			GFA	formula
A1	Site Area		28,790 sf	
A2	Max "Base" GFA	9:1 with TDRs	259,110 sf	A1 x 9

With State Density Bonus Applied			GFA	formula
B1	Max "Bonus" GFA		349,799 sf	A2 x 1.35

Parcel: 3704/045

BASE PROJECT

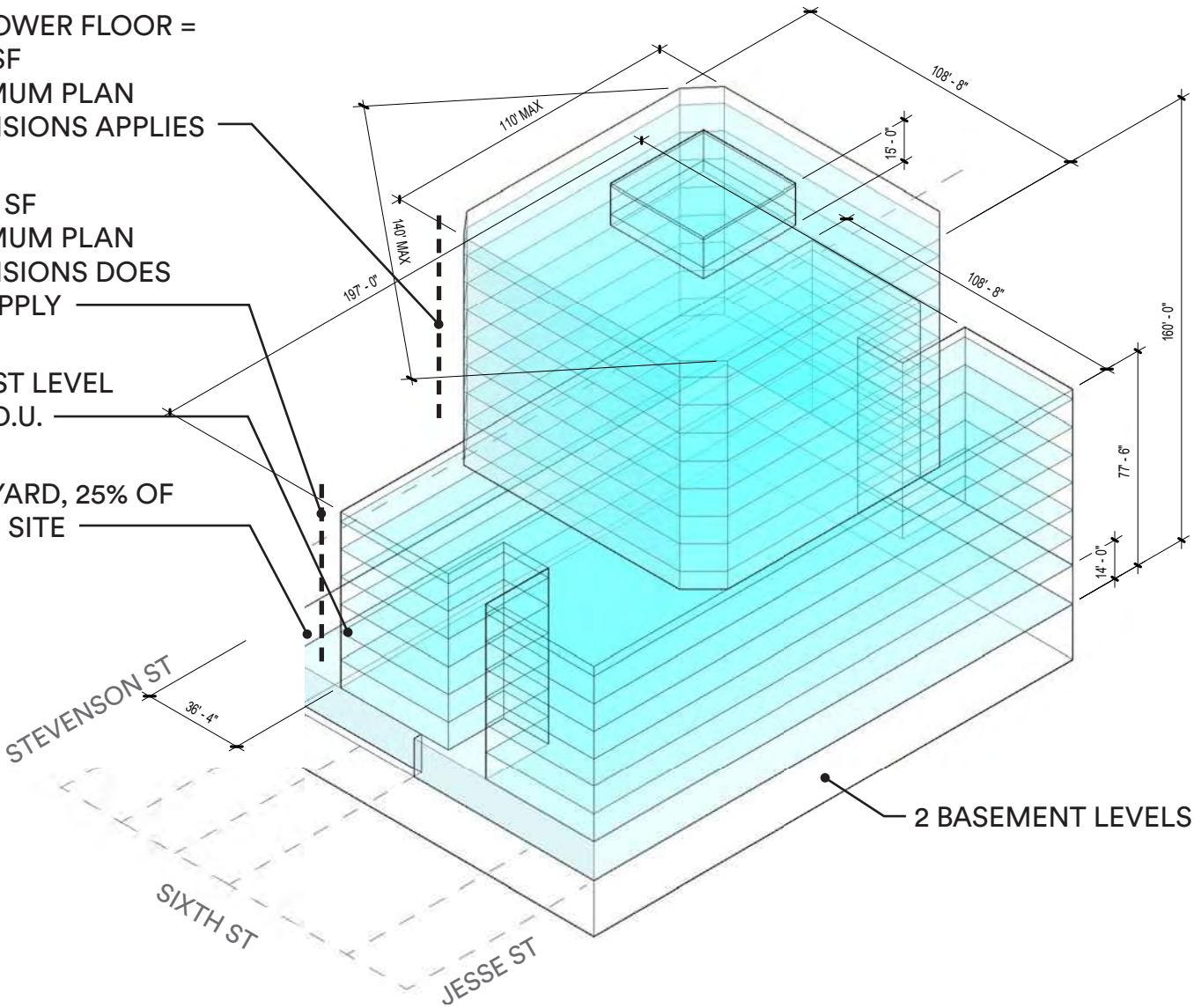
TOTAL 17 FLOORS
+ 2 BASEMENTS

TYP. TOWER FLOOR =
11,746 SF
MAXIMUM PLAN
DIMENSIONS APPLIES

20,938 SF
MAXIMUM PLAN
DIMENSIONS DOES
NOT APPLY

LOWEST LEVEL
WITH D.U.

REAR YARD, 25% OF
DEPTH SITE



WAIVER REQUIRED:
Height, Bulk, Open Space requirements, dwelling unit exposure for 15%

BONUS PROJECT

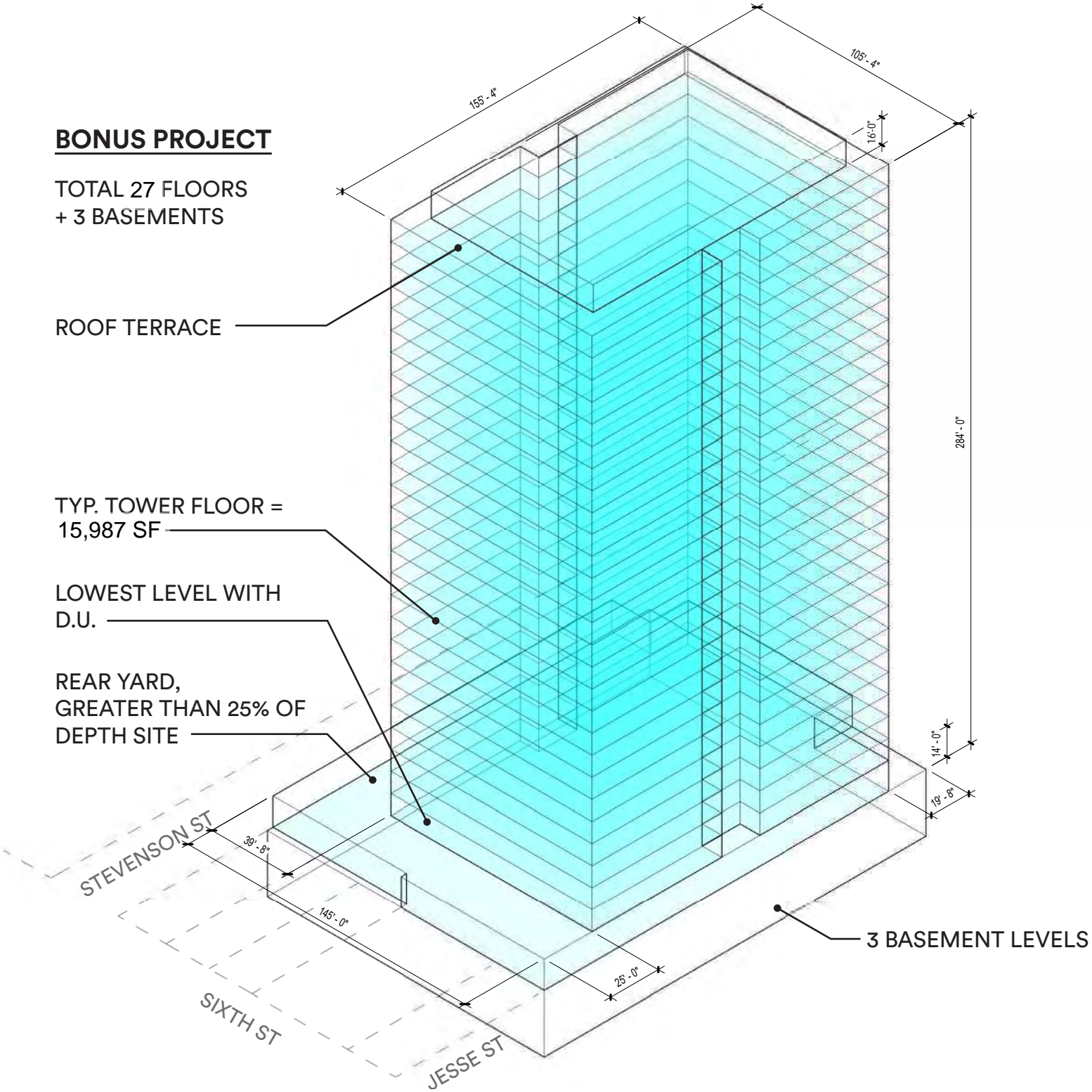
TOTAL 27 FLOORS
+ 3 BASEMENTS

ROOF TERRACE

TYP. TOWER FLOOR =
15,987 SF

LOWEST LEVEL WITH
D.U.

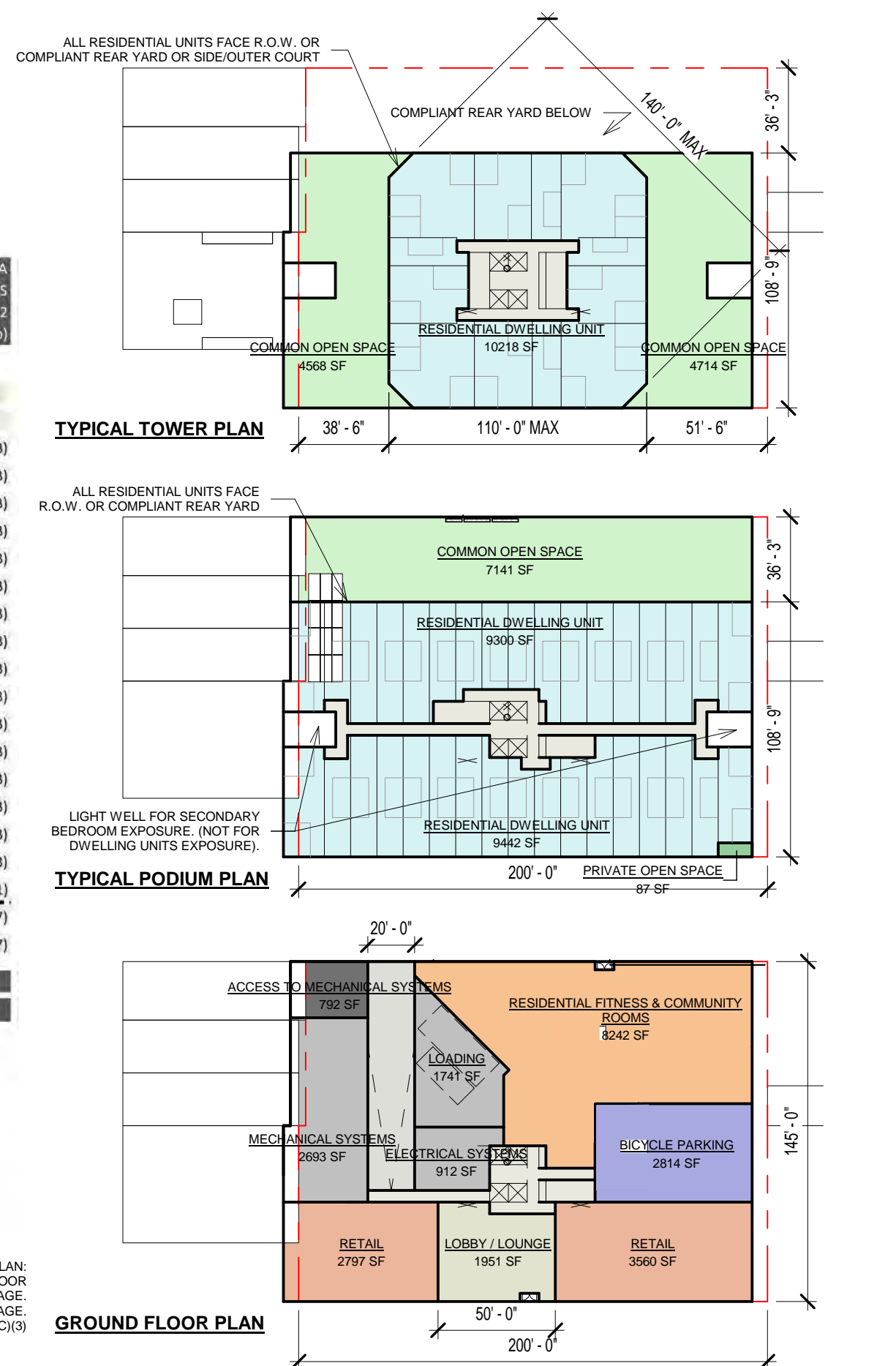
REAR YARD,
GREATER THAN 25% OF
DEPTH SITE



FLR. ELEV.	FTF	FLR.	FLOOR AREA				TOTAL AREA			
			AREA	PERIMETER	PERIMETER	PERIMETER	PERIMETER	PERIMETER	PERIMETER	
+175.00		M.PH								
+160.00	15.00	RF								
+148.75	11.25	17	11,746	361	11,385			11,385	(4)(B)	
+139.84	8.92	16	11,746	361	11,385			11,385	(4)(B)	
+130.92	8.92	15	11,746	361	11,385			11,385	(4)(B)	
+122.00	8.92	14	11,746	361	11,385			11,385	(4)(B)	
+113.09	8.92	13	11,746	361	11,385			11,385	(4)(B)	
+104.17	8.92	12	11,746	361	11,385			11,385	(4)(B)	
+95.25	8.92	11	11,746	361	11,385			11,385	(4)(B)	
+86.34	8.92	10	11,746	361	11,385			11,385	(4)(B)	
+77.42	8.92	9	11,746	361	11,385			11,385	(4)(B)	
+67.50	9.92	8	20,938	361	20,577			20,577	(4)(B)	
+58.59	8.92	7	20,938	361	20,577			20,577	(4)(B)	
+49.67	8.92	6	20,938	361	20,577			20,577	(4)(B)	
+40.75	8.92	5	20,938	361	20,577			20,577	(4)(B)	
+31.83	8.92	4	20,938	361	20,577			20,577	(4)(B)	
+22.92	8.92	3	20,938	361	20,577			20,577	(4)(B)	
+14.00	8.92	2	20,938	361	20,577			20,577	(4)(B)	
+0.00	14.00	1	28,783	17,383	11,400	0	0	11,400	(4)(B), (8), (13), (14), (17), (21)	
-10.00	10.00	B1	28,783	28,383	400	0	0	400	(1), (3), (6), (7)	
-20.00	10.00	B2	28,783	28,383	400	0	0	400	(1), (3), (6), (7)	
			338,629	79,919	259,110	0	0	259,110		
			SF	SF	SF	SF*	SF	SPACES	SF	

		Provided	Required Open Space		Provided Common Open Space		Required/Provided Off-Street Loading in C-3 District:
Studio + 1BR	71.2%	Bike Parking		sf		sf	
		Class 1	192	Private	L02 Rear Yard	7,141	2 Loading Spaces
2BR	18.5%	Class 2	23	Common	L09 West	4,568	
3BR	10.4%				L09 East	4,714	
						16,423	

NOTES ON GROUND FLOOR PLAN:
 (1) GROUND FLOOR HEIGHT IS 14' FLOOR TO FLOOR
 (2) ACTIVE USES FENESTRATED WITH TRANSPARENT WINDOWS & DOORWAYS FOR >60% OF FRONTAGE.
 (3) LOBBY WIDTH IS <25% OF BUILDING FRONTAGE.
 (4) ACCESS TO MECHANICAL SYSTEMS EXEMPT FROM ACTIVE USE REQUIREMENTS PER 145.1(C)(3)

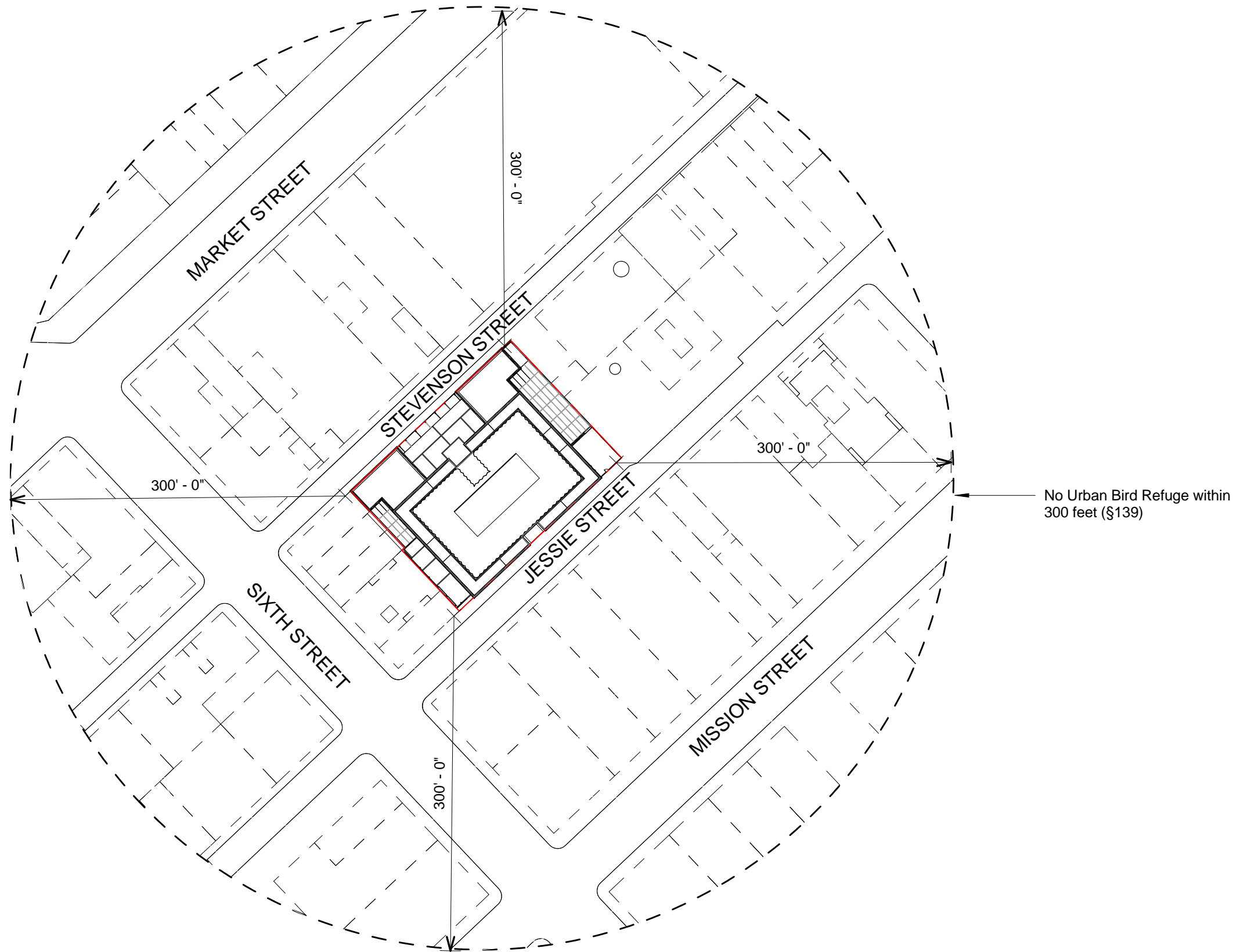


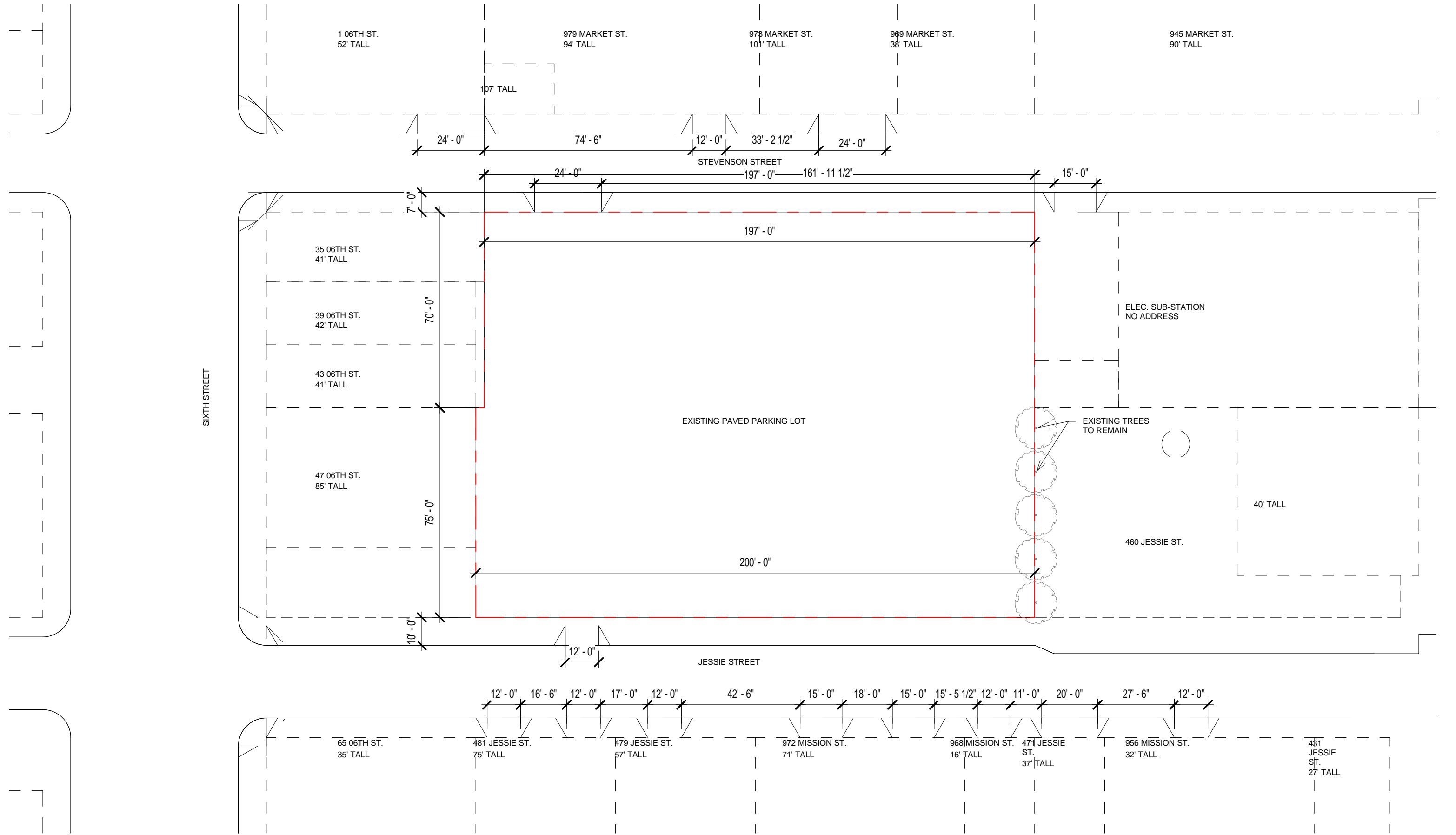
FLR. ELEV.	F/F	FLR.	TOTAL SQUARE FOOTAGE	GFA EXCLUSIONS	124(f) EXCLUSIONS	RESIDENTIAL GFA	RETAIL GFA	PARKING		TOTAL GFA	GFA EXCLUSIONS NOTES per sec 102 FLOOR AREA, GROSS (b)
								GFA	SPACES		
+276.50		M.PH									
+274.00	2.50	RF									
+262.00	12.00	27	11,178	622		10,556				10,556	(4)(B)
+250.67	11.33	26	15,987	622		15,365				15,365	(4)(B)
+241.00	9.67	25	15,987	622		15,365				15,365	(4)(B)
+231.33	9.67	24	15,987	622		15,365				15,365	(4)(B)
+221.67	9.67	23	15,987	622		15,365				15,365	(4)(B)
+212.00	9.67	22	15,987	622		15,365				15,365	(4)(B)
+202.33	9.67	21	15,987	622		15,365				15,365	(4)(B)
+192.67	9.67	20	15,987	622		15,365				15,365	(4)(B)
+183.00	9.67	19	15,987	622		15,365				15,365	(4)(B)
+173.33	9.67	18	15,987	622	686	15,365				15,365	(4)(B), sec 124(f)
+163.67	9.67	17	15,987	622	864	15,365				15,365	(4)(B), sec 124(f)
+154.00	9.67	16	15,987	622	2,797	15,365				15,365	(4)(B), sec 124(f)
+144.33	9.67	15	15,987	622	2,161	15,365				15,365	(4)(B), sec 124(f)
+134.67	9.67	14	15,987	622	3,421	15,365				15,365	(4)(B), sec 124(f)
+125.00	9.67	13	15,987	622	3,017	15,365				15,365	(4)(B), sec 124(f)
+115.33	9.67	12	15,987	622	3,421	15,365				15,365	(4)(B), sec 124(f)
+105.67	9.67	11	15,987	622	2,839	15,365				15,365	(4)(B), sec 124(f)
+96.00	9.67	10	15,987	622	3,259	15,365				15,365	(4)(B), sec 124(f)
+86.33	9.67	9	15,987	622	3,836	15,365				15,365	(4)(B), sec 124(f)
+76.67	9.67	8	15,987	622	2,966	15,365				15,365	(4)(B), sec 124(f)
+67.00	9.67	7	15,987	622	3,761	15,365				15,365	(4)(B), sec 124(f)
+55.00	12.00	6	15,987	622	3,933	15,365				15,365	(4)(B), sec 124(f)
+43.00	12.00	5	19,897	622	4,594	19,275				19,275	(4)(B), sec 124(f)
+33.33	9.67	4	19,897	622	4,940	19,275				19,275	(4)(B), sec 124(f)
+23.67	9.67	3	19,897	622	5,147	19,275				19,275	(4)(B), sec 124(f)
+14.00	9.67	2	19,897	622	4,961	19,275				19,275	(4)(B), sec 124(f)
+0.00	14.00	1	27,126	15,363		11,763	0	0	0	11,763	(4)(B), (13), (14), (17)
-14.00	14.00	B1	28,275	27,085		1,190		0	42	1,190	(1), (3), (6), (7), (8), (21)
-28.00	14.00	B2	28,275	27,085		1,190		0	78	1,190	(1), (3), (6), (7)
-42.00	14.00	B3	24,448	23,258		1,190		0	58	1,190	(1), (3), (6), (7)
			534,617 SF	108,973 SF	56,599	425,644 SF	0 SF*	0 SF	178 SPACES	425,644 SF	
						*3,985 sf GSF		0.36 per unit			

SITE SUMMARY		
Zoning District	C-3-G	
Height District	160-F	
Site Area	28,790	sf
PROJECT SUMMARY		
Height of Buildings	274'-0"	
Number of Stories	27 + 3 Basements	
Dwelling Units	495	
Parking Spaces	178	
Loading Spaces	1 + 2 SV	
TOTAL SQUARE FOOTAGE		
Residential	474,606	sf
Retail	3,985	sf
Parking	56,026	sf
TOTAL	534,617	sf
PLANNING GFA (per sec. 102)		
Residential	425,644	GFA
Retail (General)	0	GFA
Parking	0	GFA
TOTAL	425,644	GFA
RESIDENTIAL SUMMARY		
STUDIOS	192	
1 BDRM	149	
2 BDRM	96	
3 BDRM	50	
5 BDRM	8	
Dwelling Units	495	

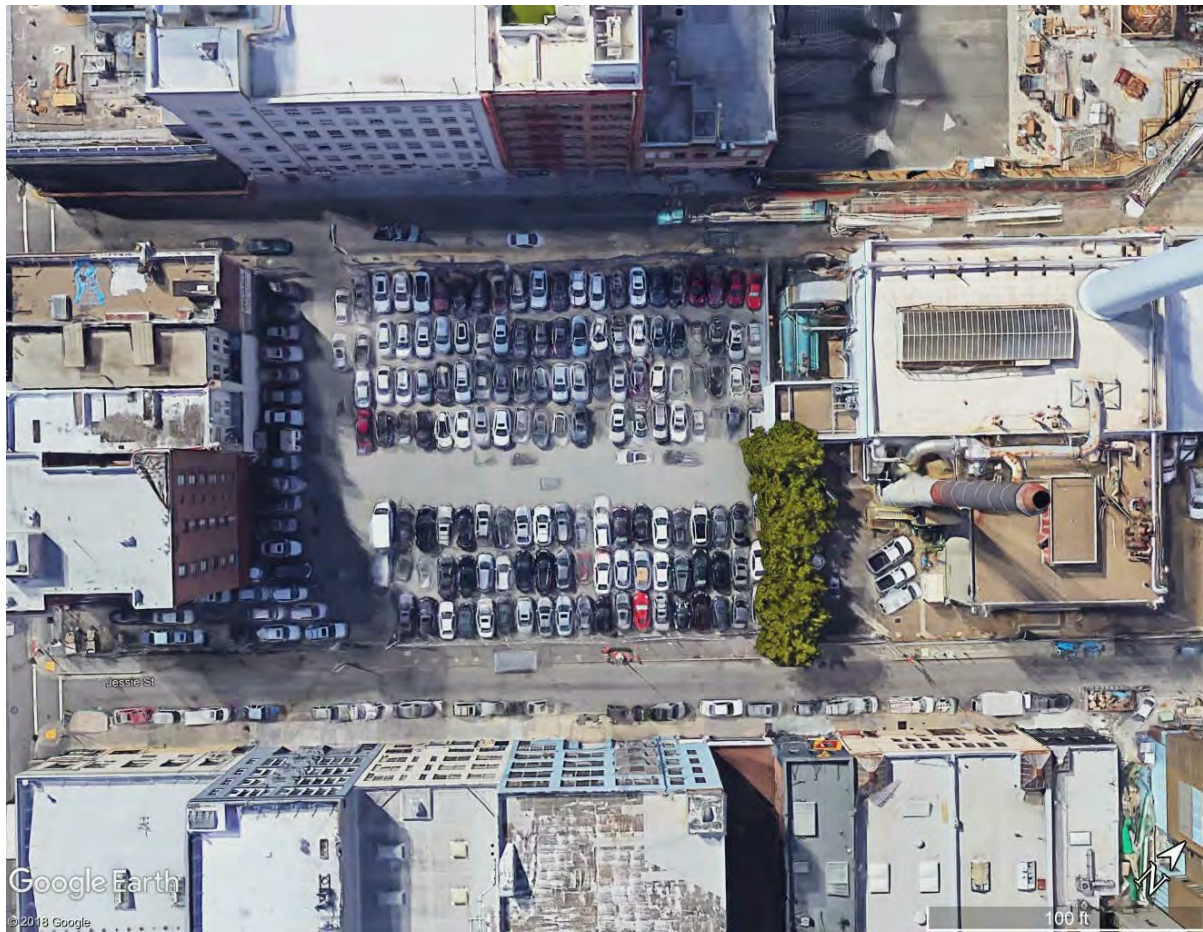
Sec 135 - RESIDENTIAL OPEN SPACE			
Dwelling units with Balconies	22		
Common Open Space Required (x Units x 36 sf/Unit X 1.33)	22,647	sf	
Common Open Space Provided	11,184	sf	

PARKING SUMMARY		Existing		Permitted as Accessory	Provided
Sec 150.b Residential Off-Street Vehicle Parking		0	(# of Dwelling Units) x .5 =	248 spaces	178 spaces
				Required	Provided
Non-Accessible Off-Street Vehicle Parking		176 spaces			159 spaces
Sec 155.i Accessible Off-Street Vehicle Parking		0 spaces	1 accessible space per 25 spaces	7 spaces	7 spaces
Sec 166 Car-Share Parking Spaces, Residential		0 spaces	2, plus 1 for ever 200 dwelling units over 200 =	5 spaces	12 spaces
Sec 152.1 OFF-STREET LOADING		0	200,001 - 500,000 GFA =	2	1 + 2 SV
Sec 155.2 BICYCLE PARKING		Class 1		Class II	
(A) = Residential Dwelling Units		495	units		
Sec 155.2.11 - Dwelling Units		100 Class I spaces plus onc Class I space for every four dwelling units over 100		One per 20 units.	
Formula		=100+(((A)-100)/4)		=(A)/20'	
Bicycle Parking Required - Dwelling Units		199 spaces		25 spaces	
(B) = Retail Sales and Services		3,985	sf		
Table 155.2 - Retail Sales and Services		One Class I space for every 7,500 sf of occupied floor area.		Minimum 2 spaces. One Class II space for every 2500 sf of occupied floor area	
Formula		=(B) / 7500		=(B) / 2500, 2 minimum	
Bicycle Parking Required - Retail		1 spaces		2 spaces	
Bicycle Parking Required - Total		200 spaces		27 spaces	

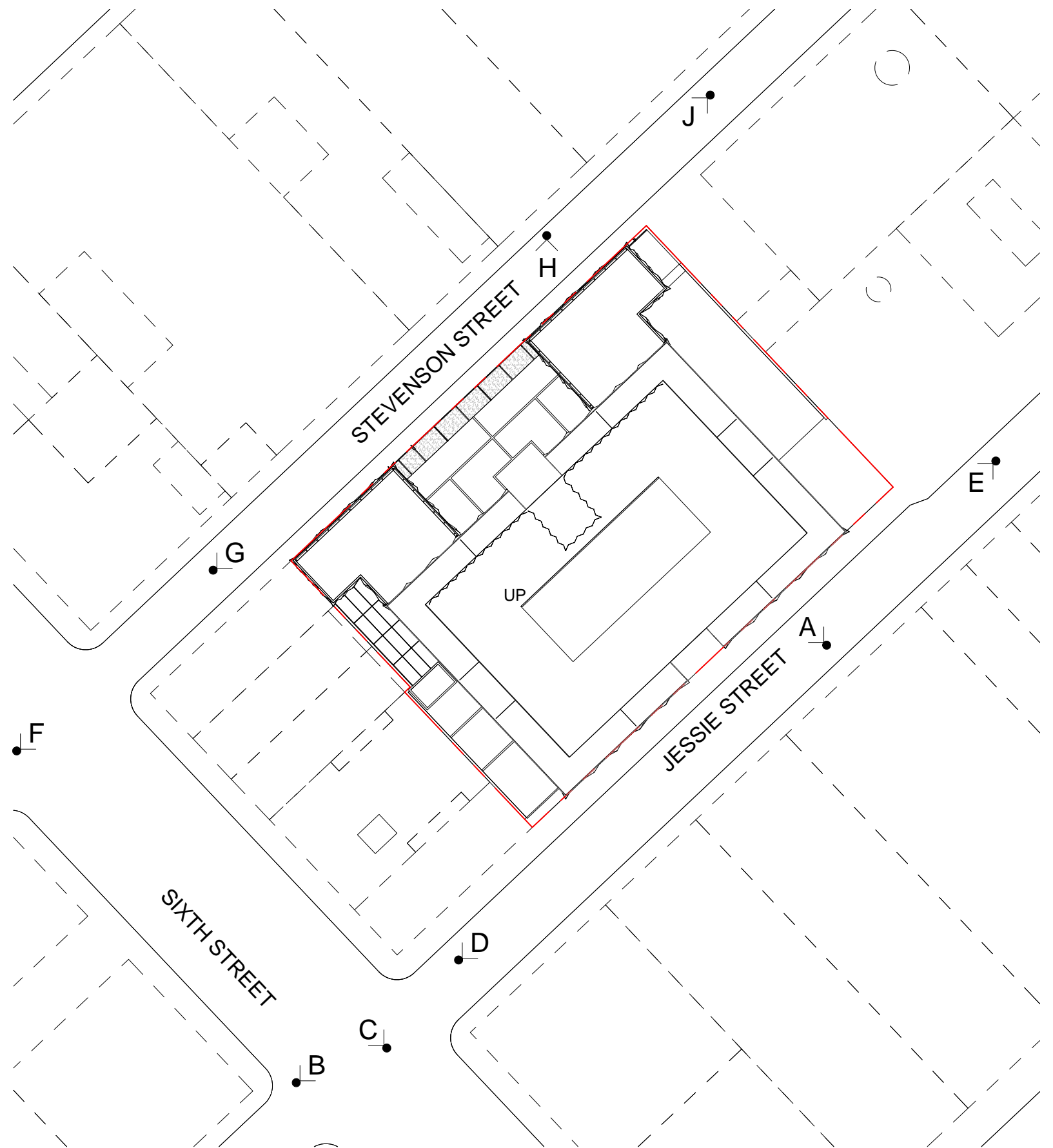




* HEIGHTS ARE ESTIMATED AND NOT TAKEN FROM A CIVIL SURVEY

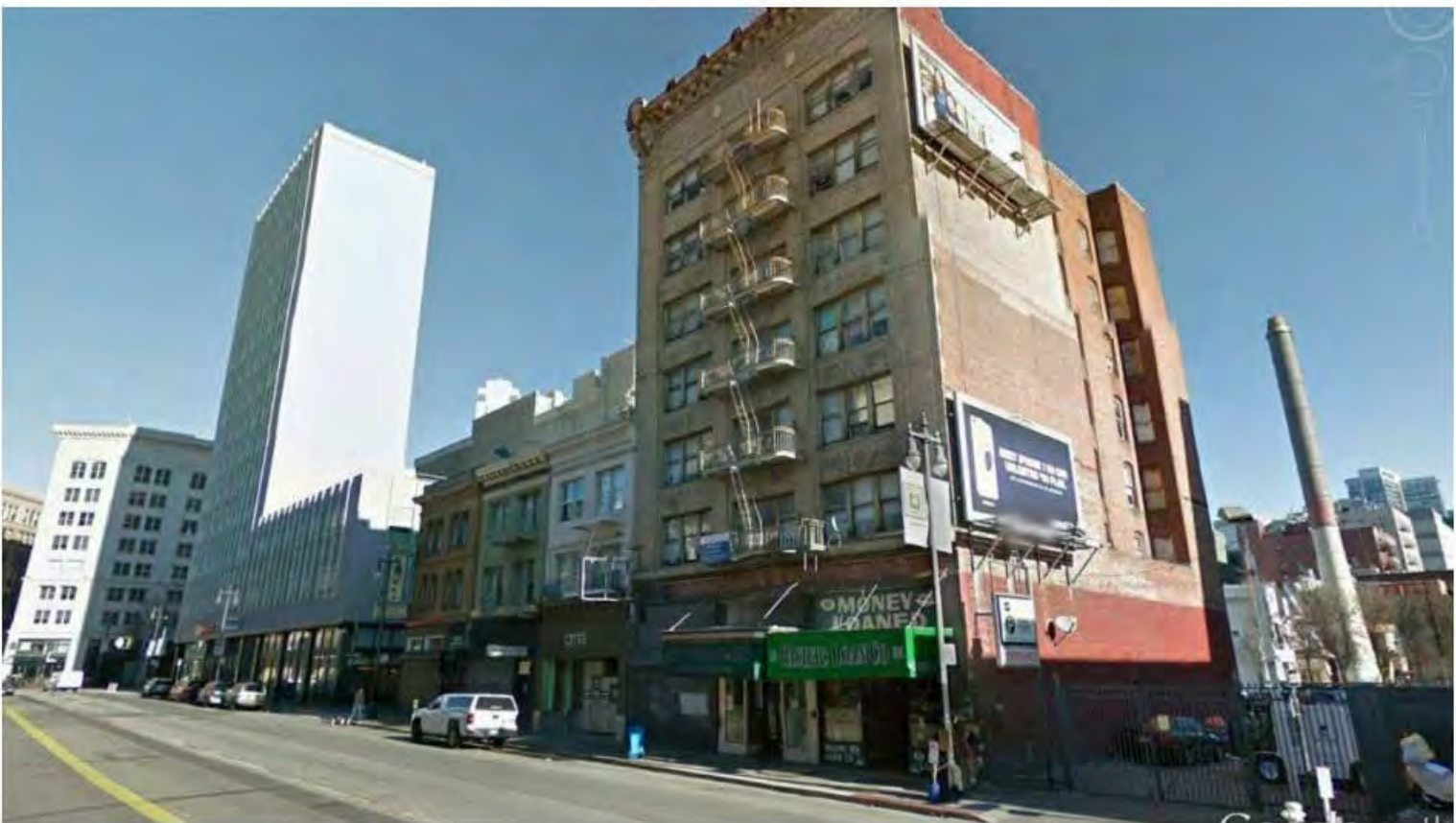


VIEW A





VIEW B: JESSIE ST



VIEW C: JESSIE AND 6TH ST



VIEW D: JESSIE ST



VIEW E: JESSIE AND 6TH ST



VIEW F: STEVENSON ST



VIEW G: STEVENSON ST



VIEW H: STEVENSON ST



VIEW J: STEVENSON ST

SIXTH STREET

1 06TH ST.

979 MARKET ST.

973 MARKET ST.

969 MARKET ST.

945 MARKET ST.

STEVENSON STREET

PASSENGER
LOADING

PARKING AND
LOADING DOCK
ENTRANCE

35 06TH ST.

39 06TH ST.

43 06TH ST.

47 06TH ST.

ELEC. SUB-STATION
NO ADDRESS

460 JESSIE ST.

JESSIE STREET

CLASS 2 BIKE PARKING TYP.

65 06TH ST.

481 JESSIE ST.

479 JESSIE ST.

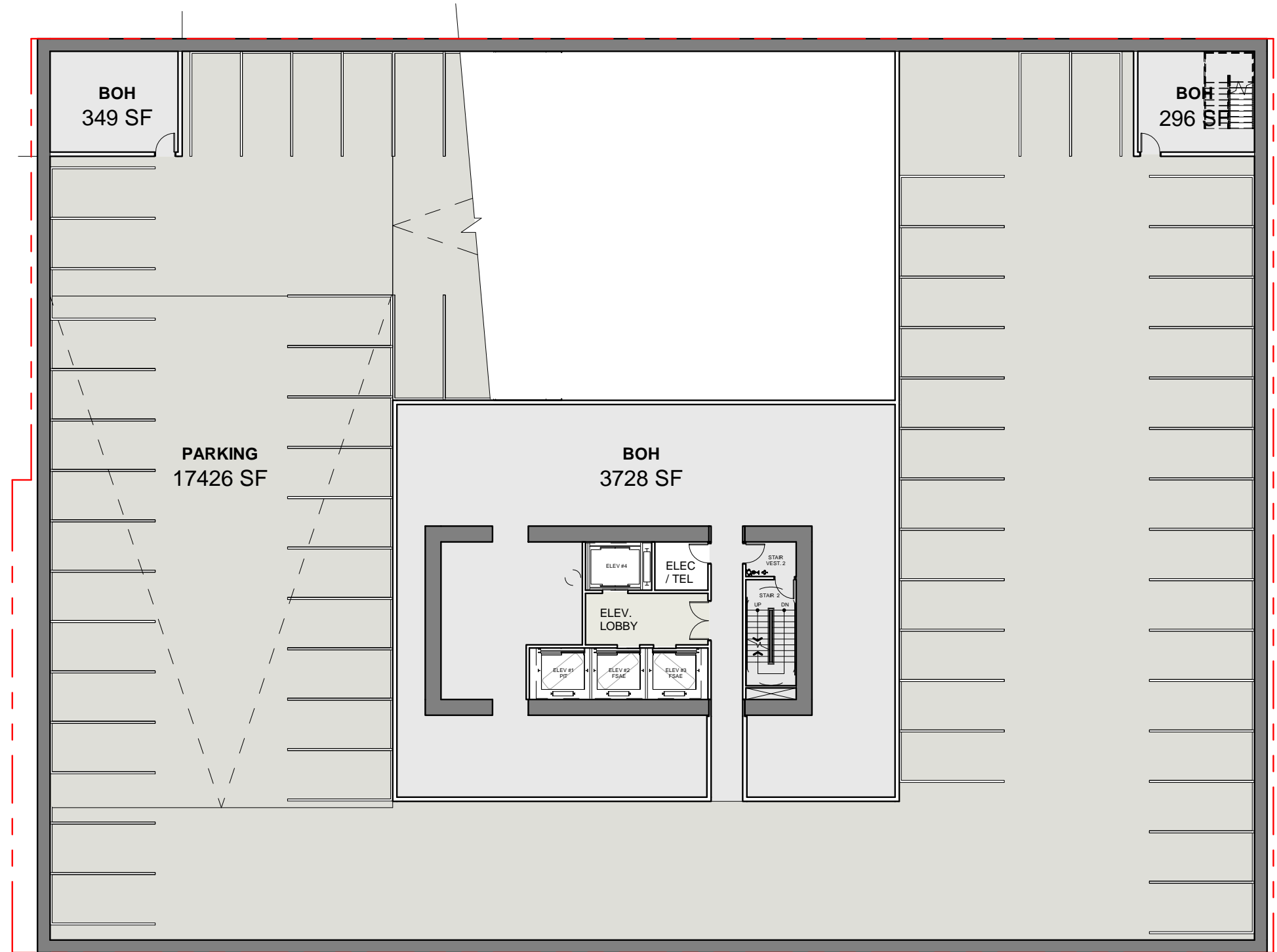
972 MISSION ST.

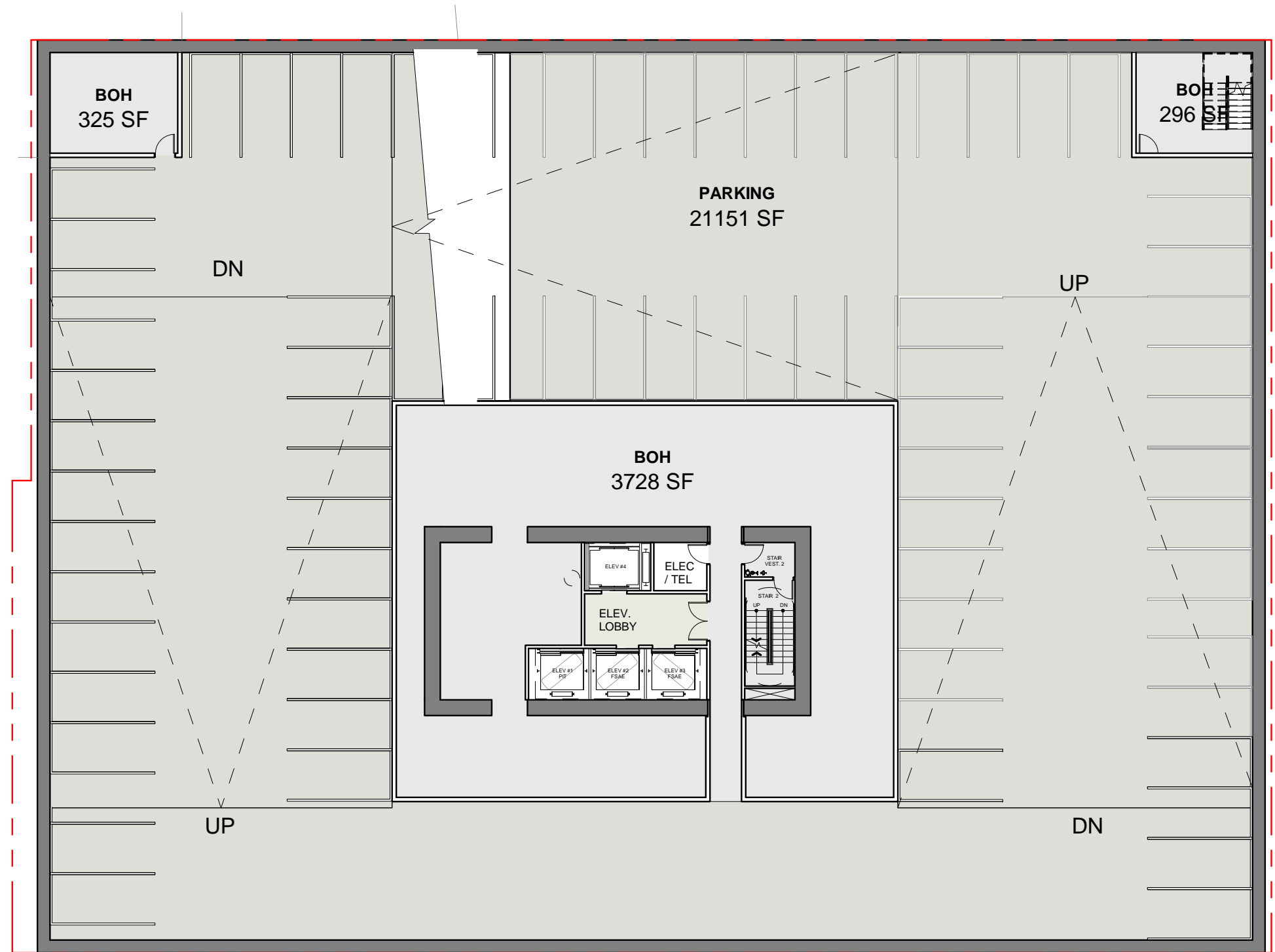
968 MISSION ST.

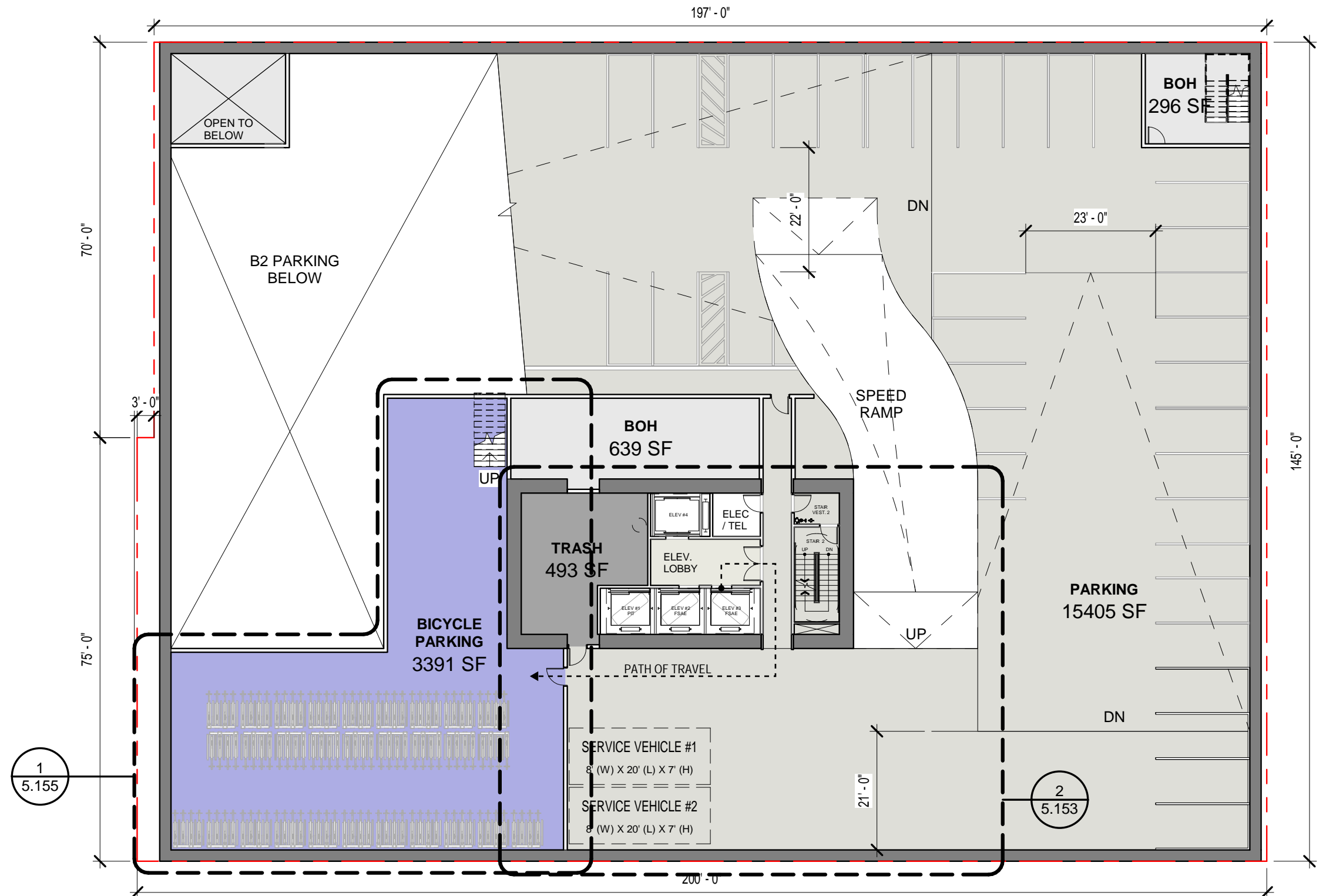
471 JESSIE
ST.

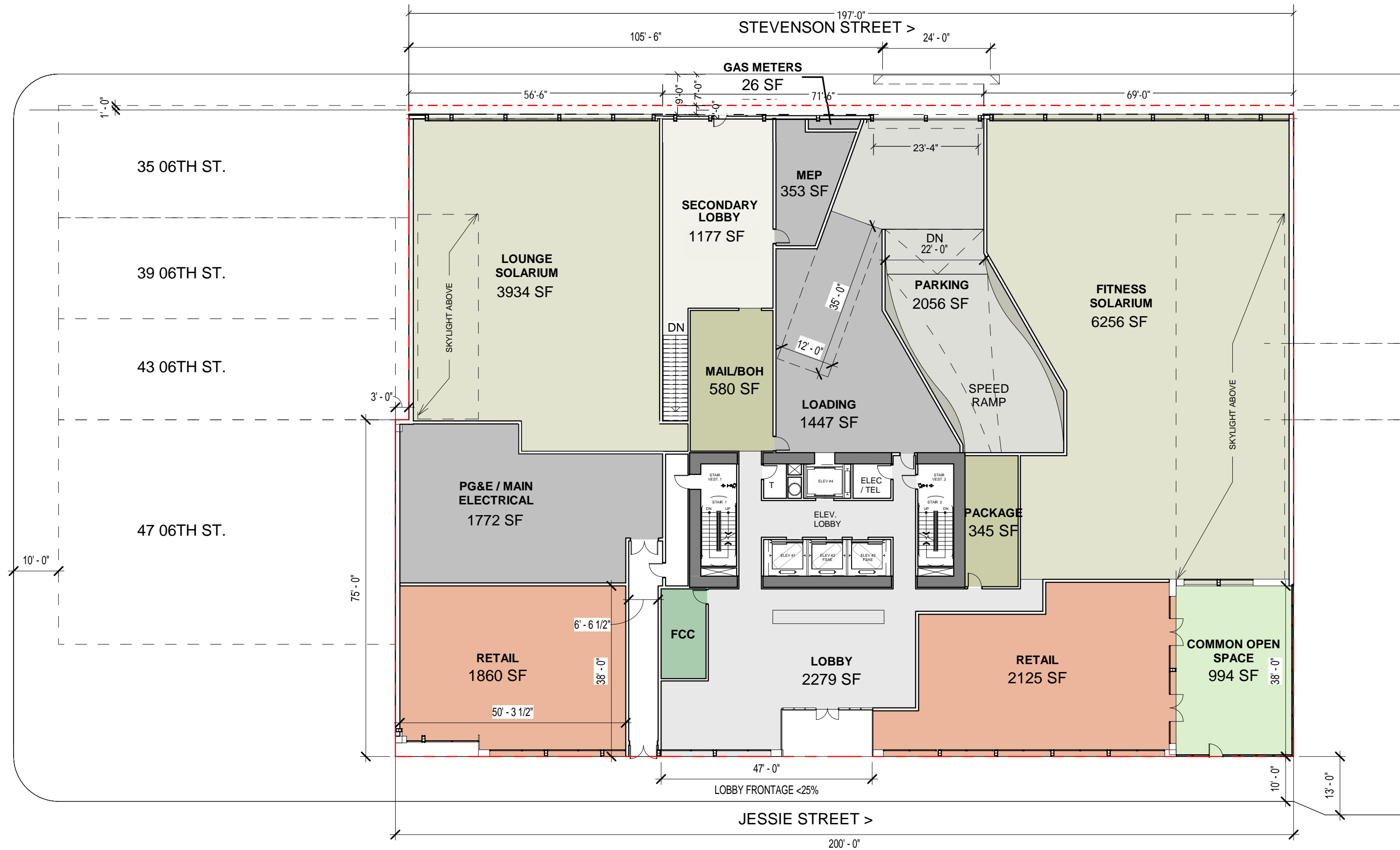
956 MISSION ST.

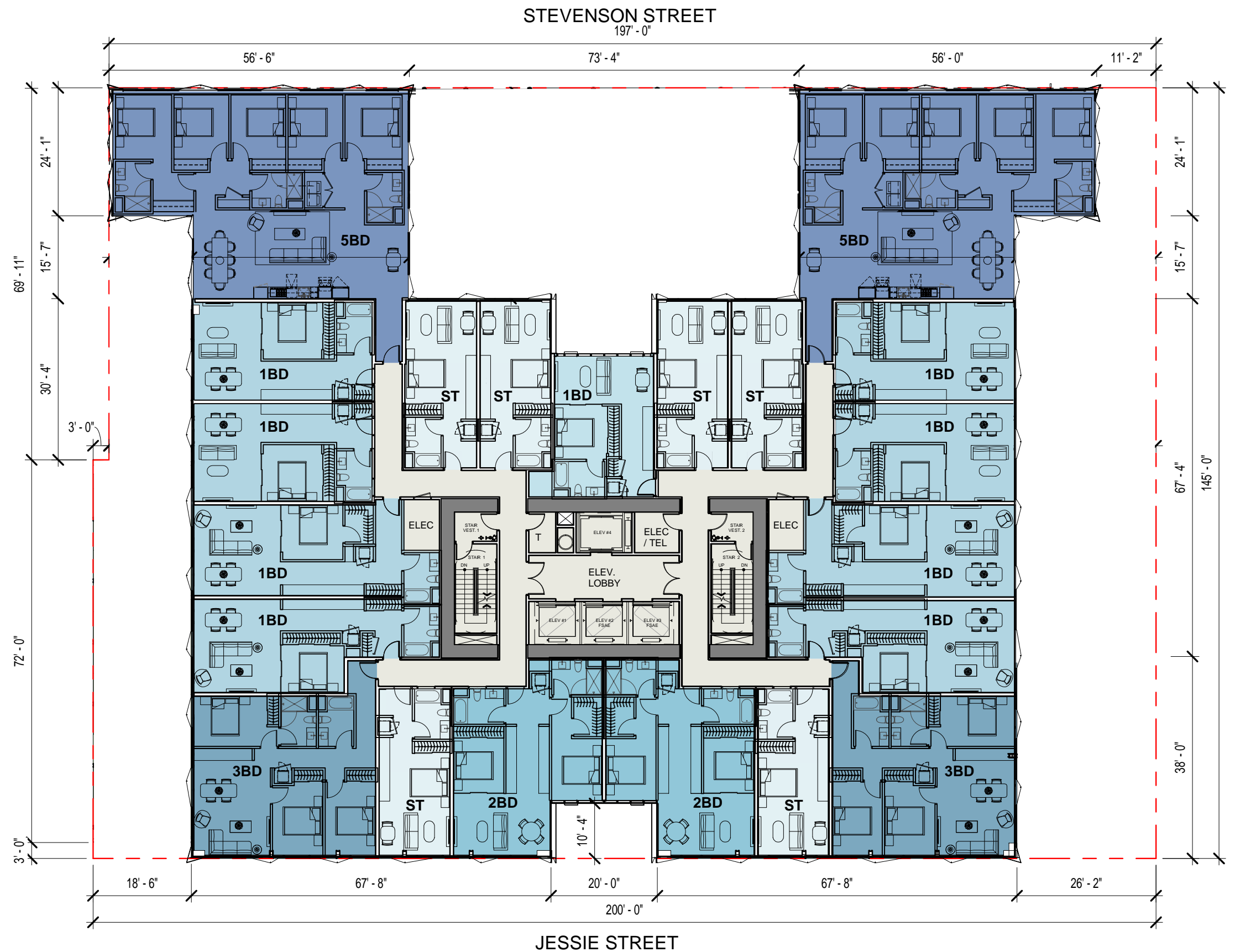
431
JESSIE
ST.





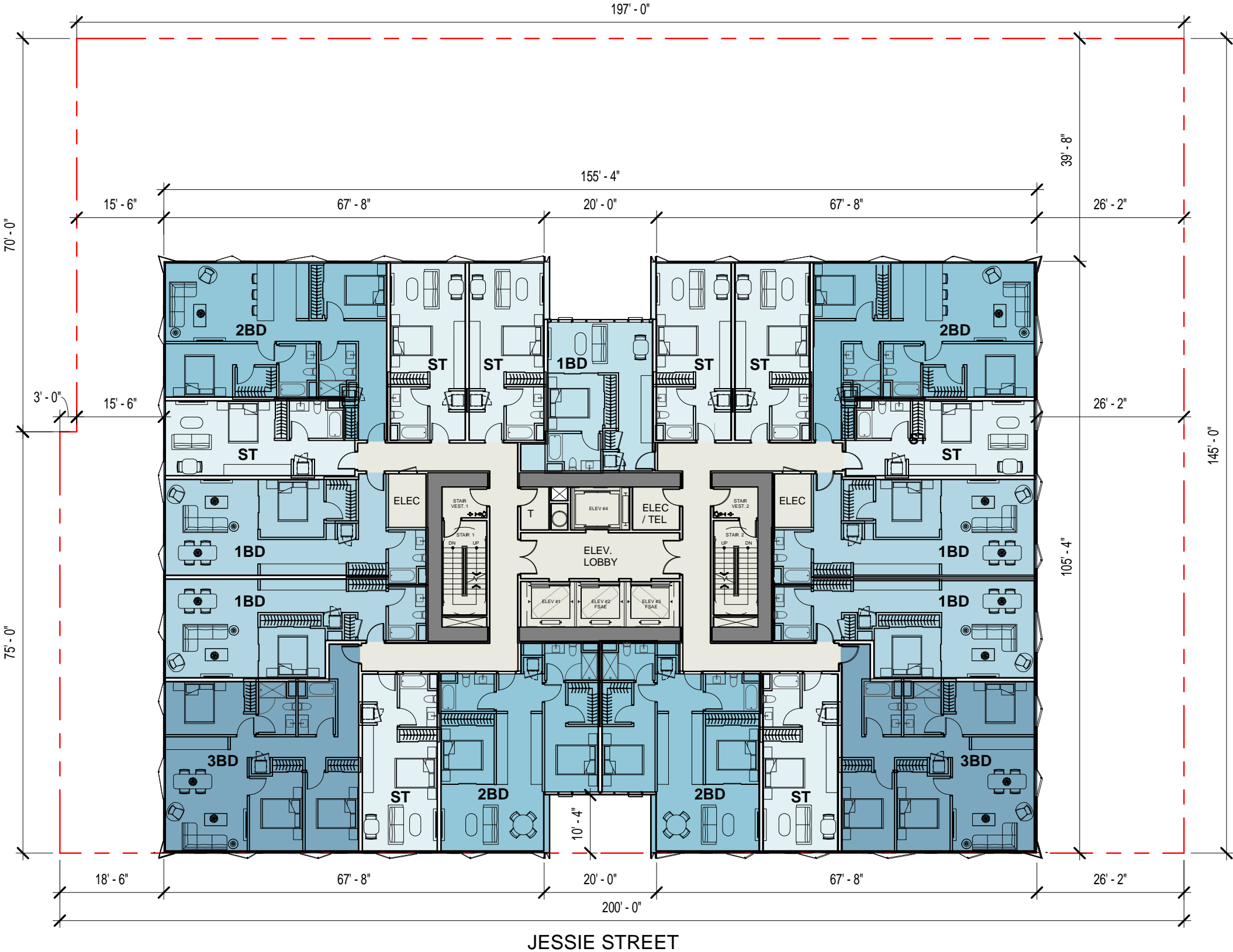








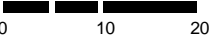
STEVENSON STREET



JESSIE STREET

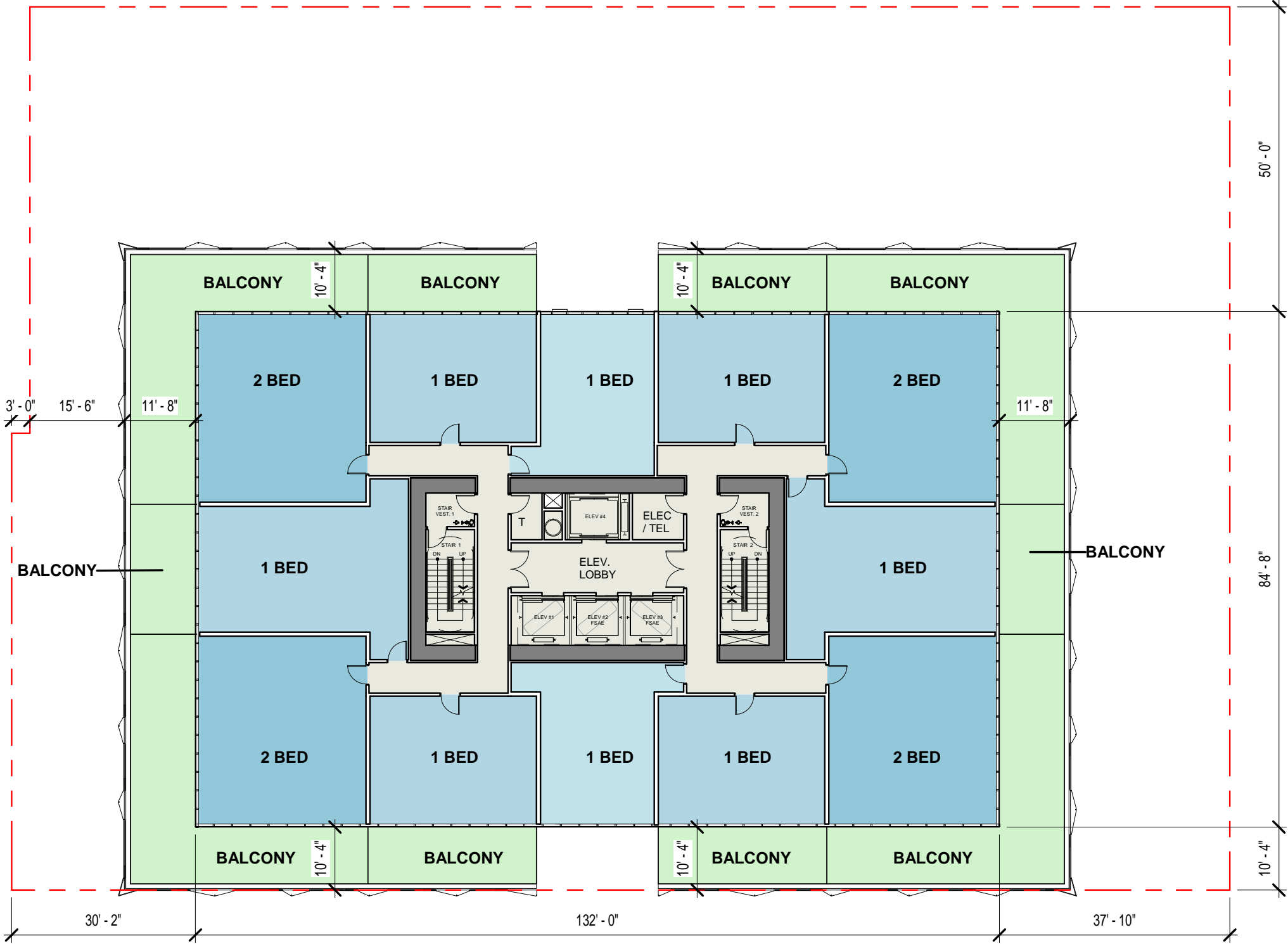
LEVELS 7-26 PLAN
469 Stevenson
BUILD

08/04/2022
2016056

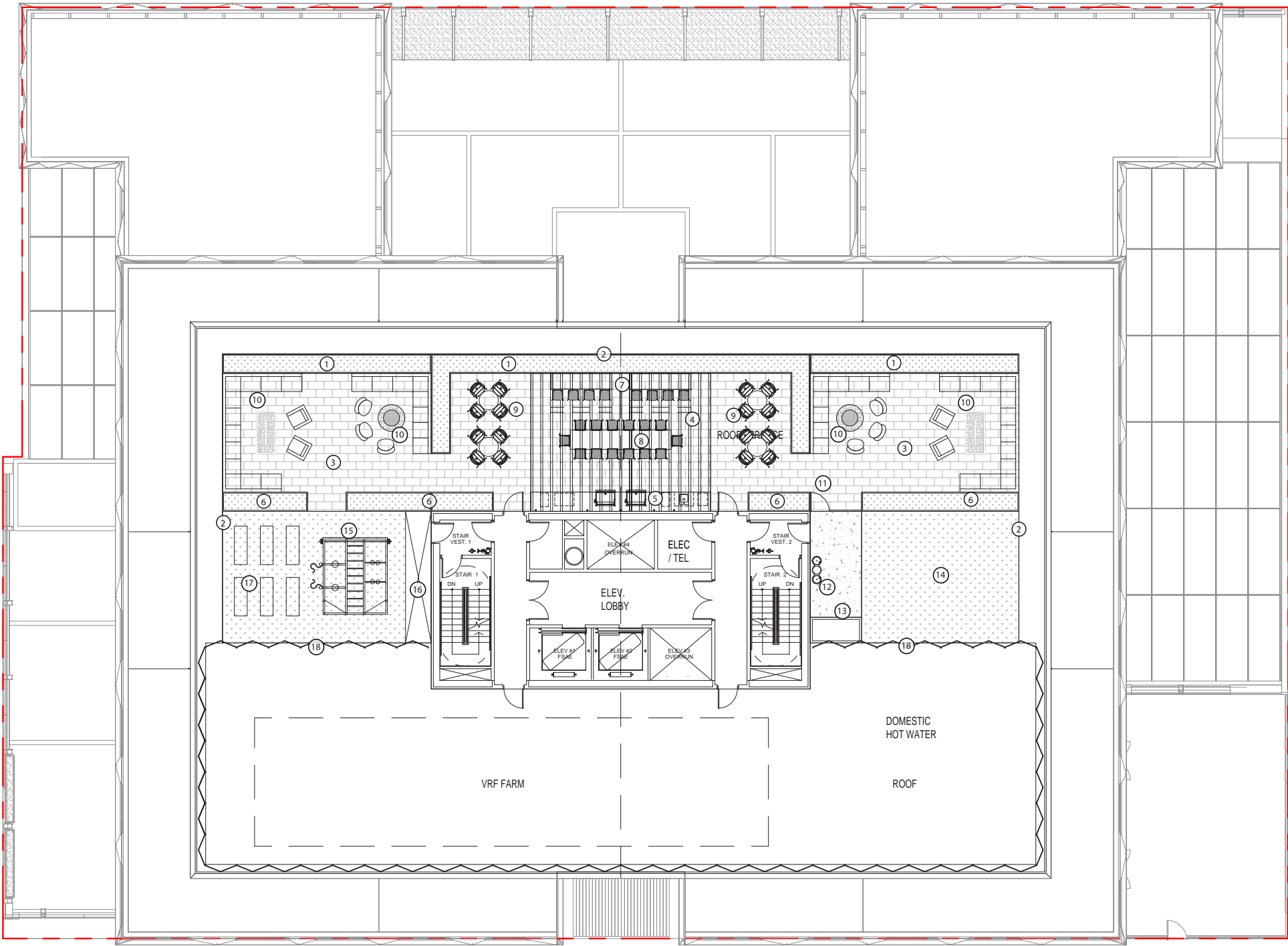


3.212

STEVENSON STREET



JESSIE STREET

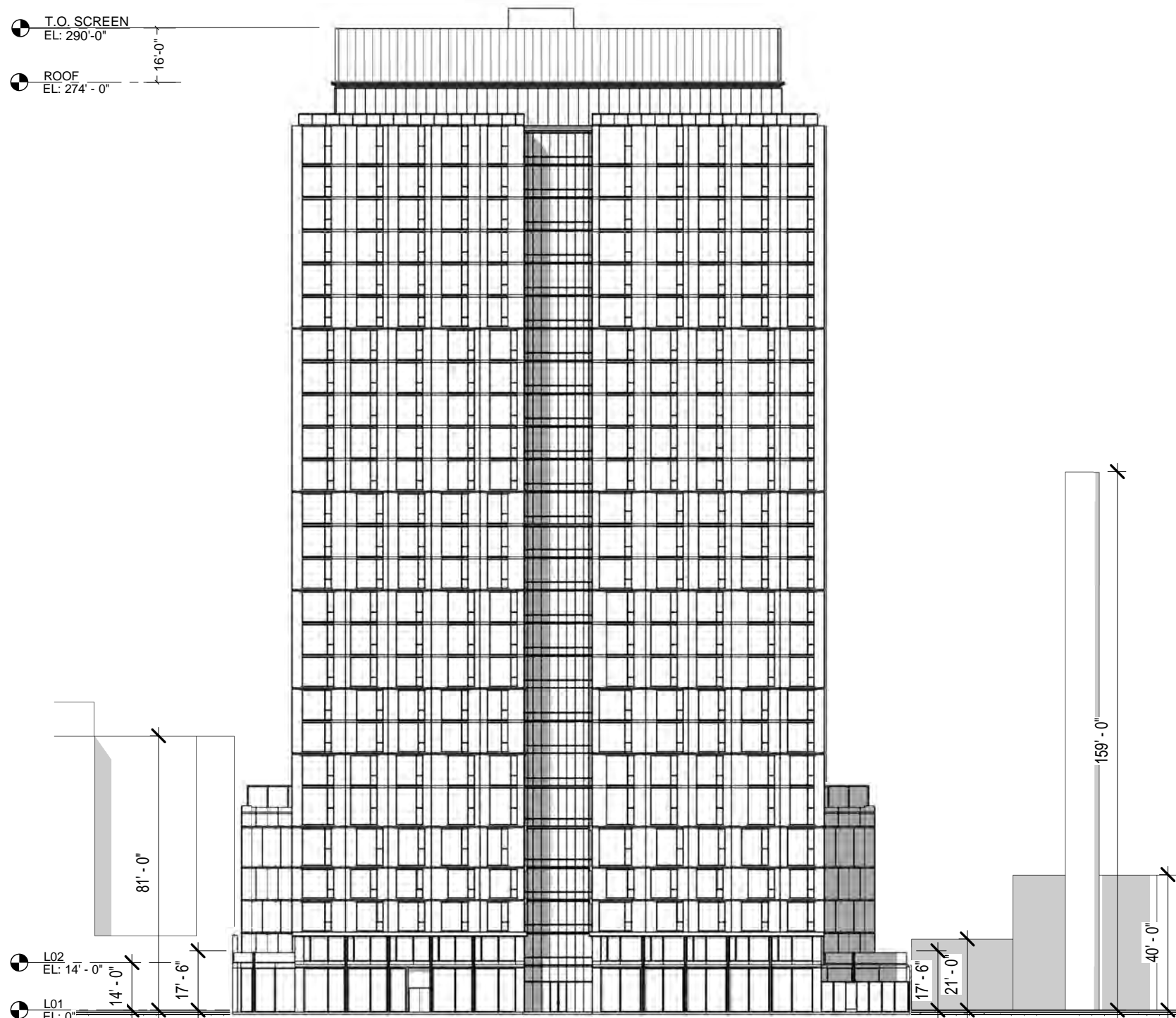


ROOF PLAN
469 Stevenson
BUILD

T.O. SCREEN
EL: 290'-0"

ROOF
EL: 274'-0"

16'-0"

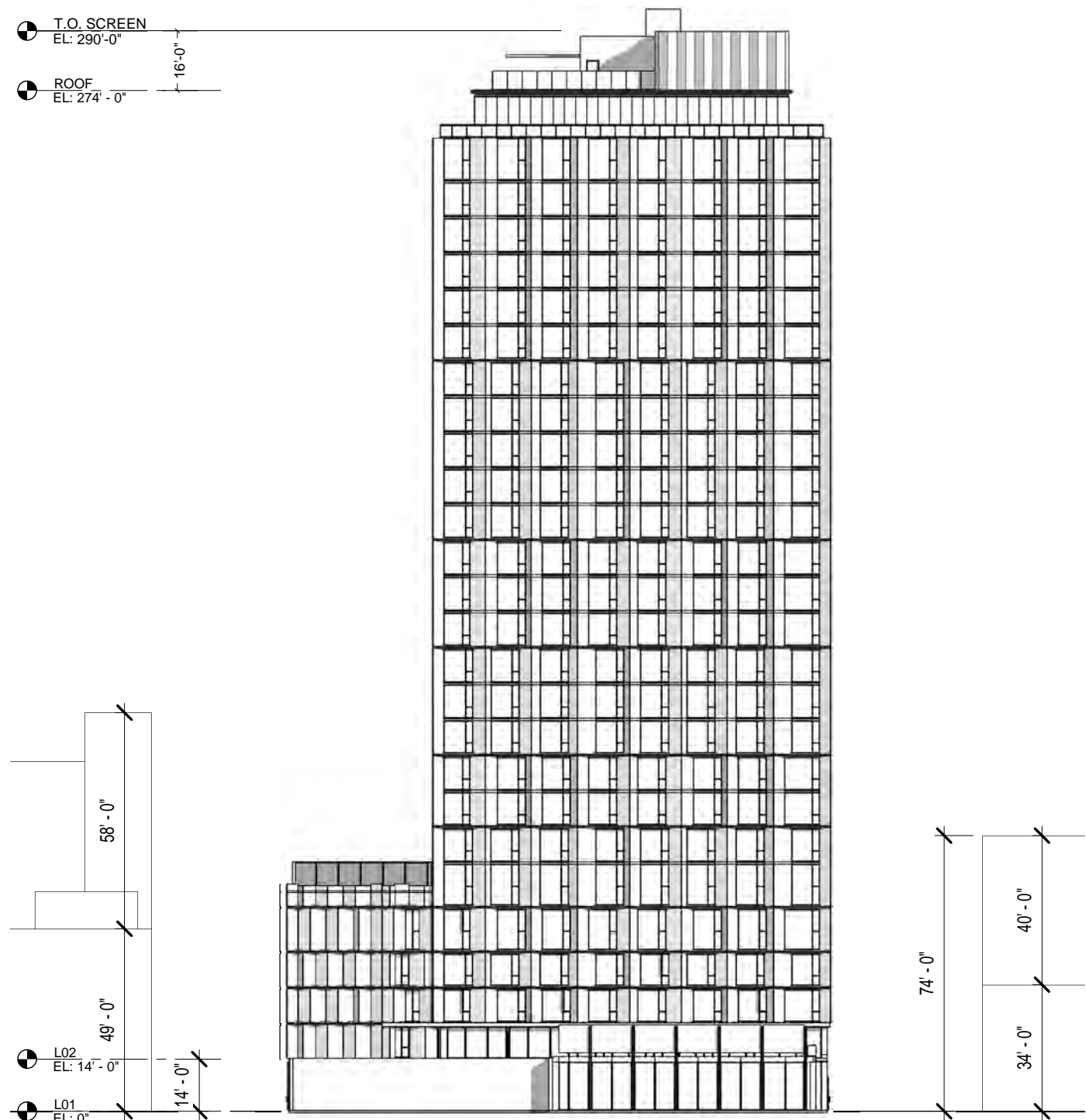


SOUTH ELEVATION - JESSE STREET

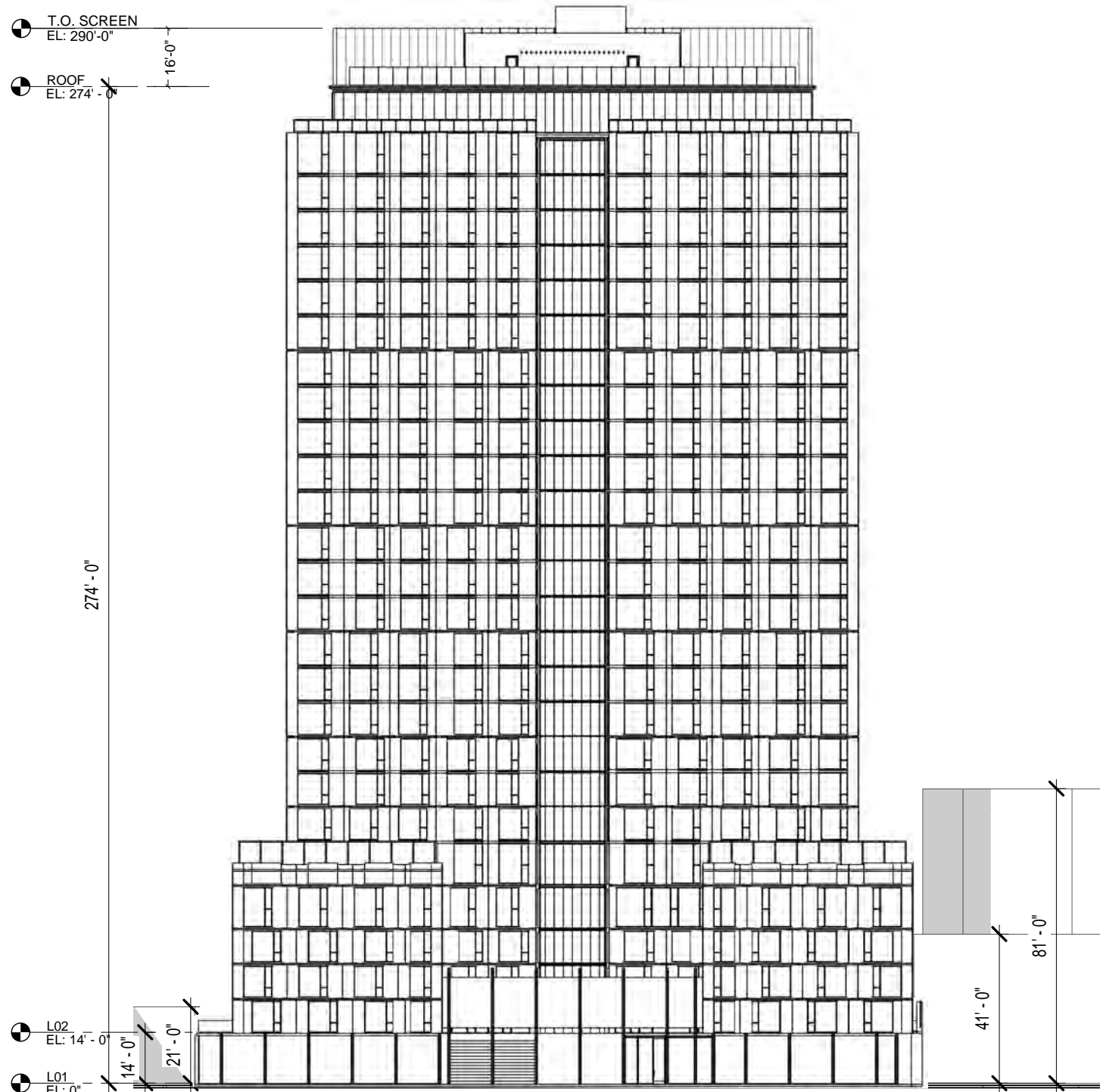
T.O. SCREEN
EL: 290'-0"

ROOF
EL: 274'-0"

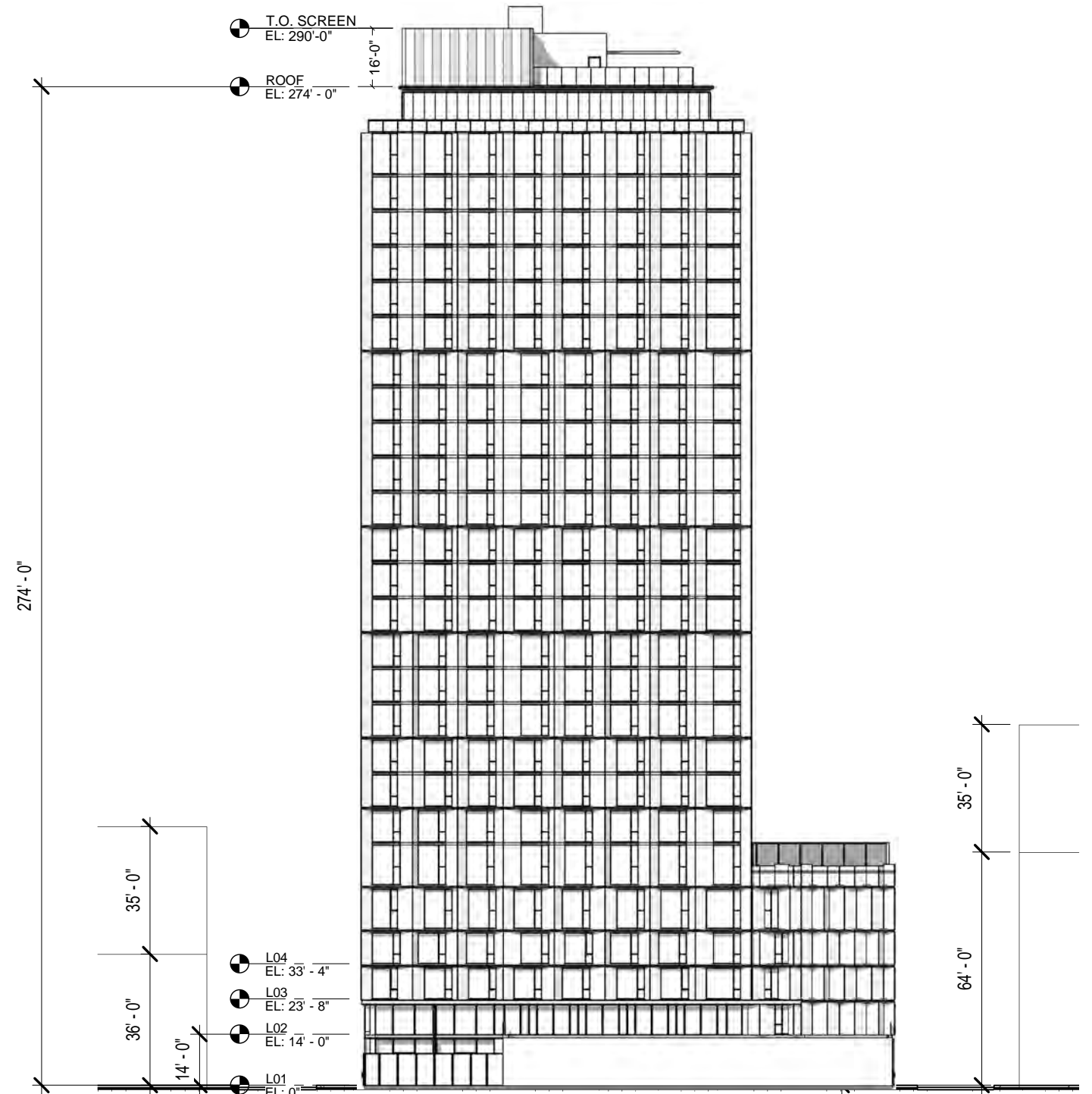
16'-0"



WEST ELEVATION

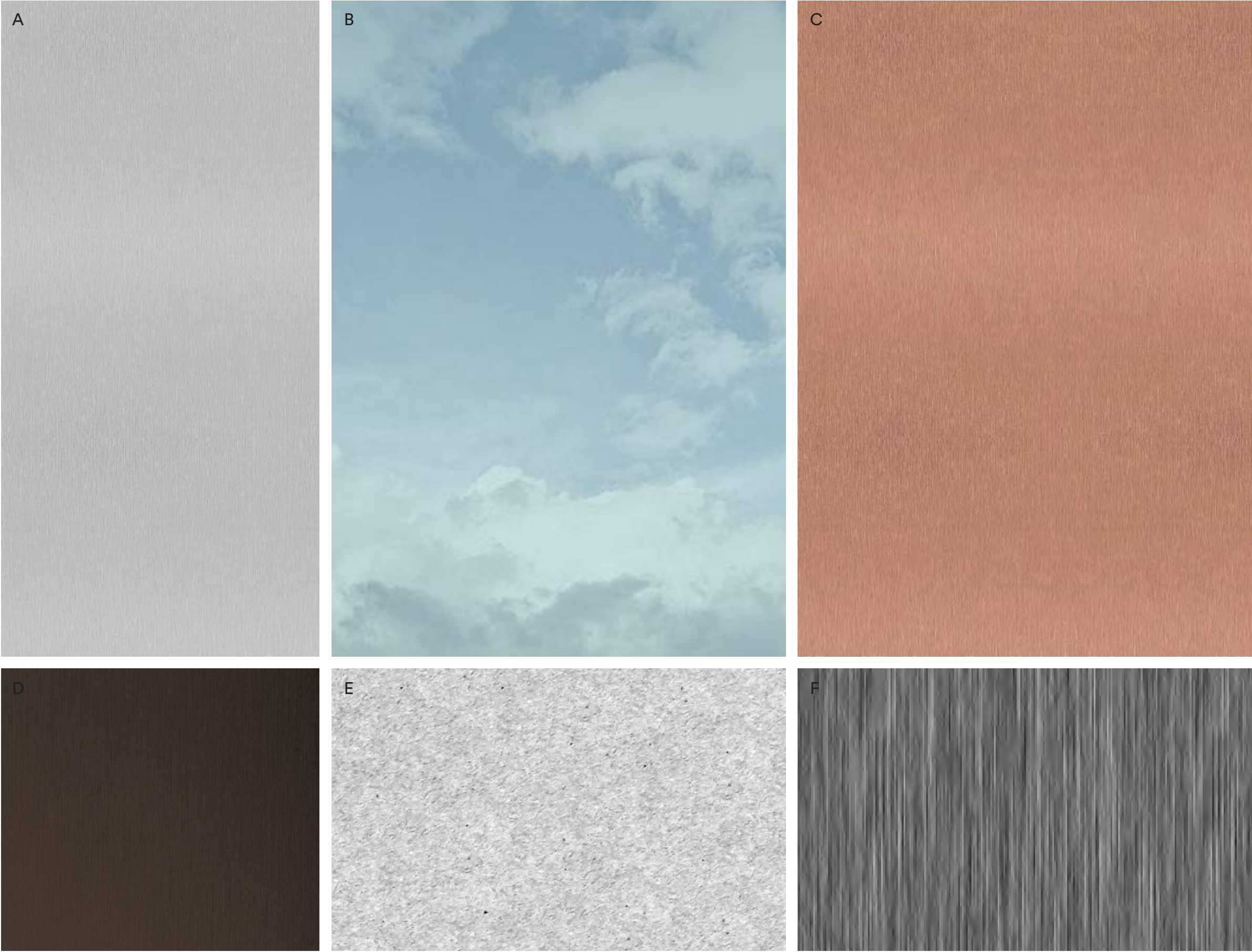


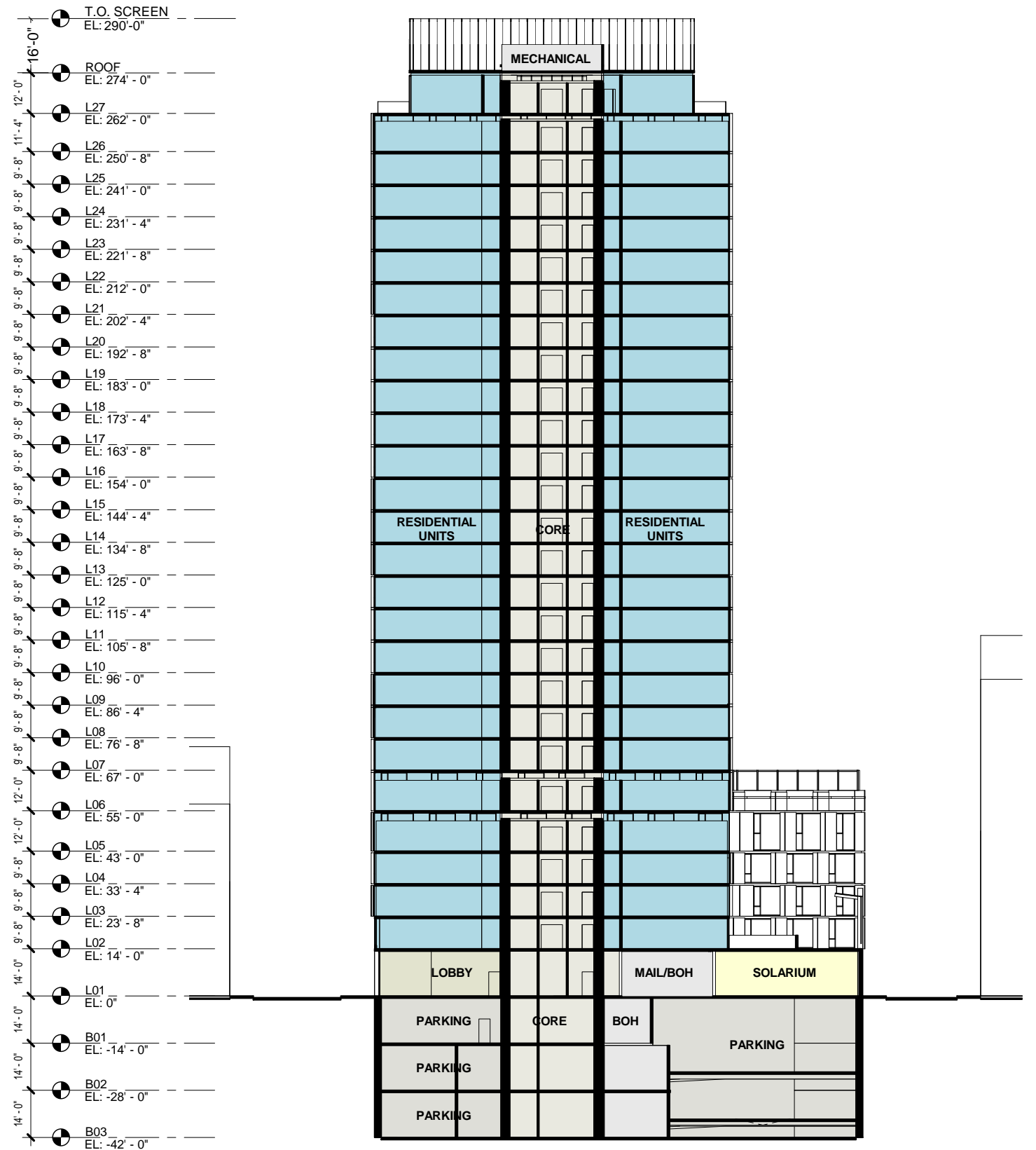
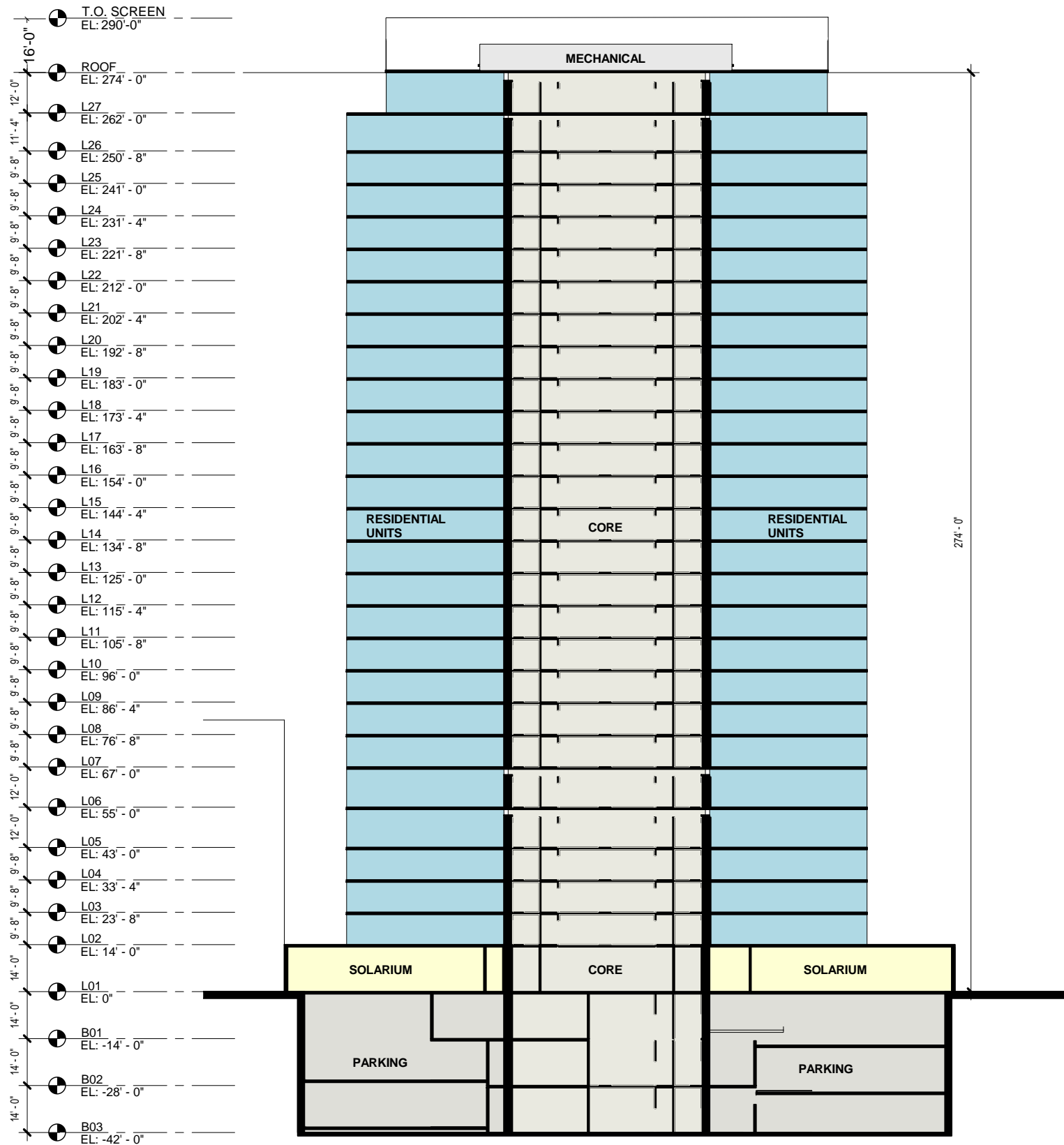
NORTH ELEVATION - STEVENSON STREET



EAST ELEVATION

- PROPOSED MATERIALS
A - PAINTED METAL
B - GLASS
C - METAL
D - PAINTED METAL
E - REINFORCED CONCRETE PANEL
F - PAINTED METAL



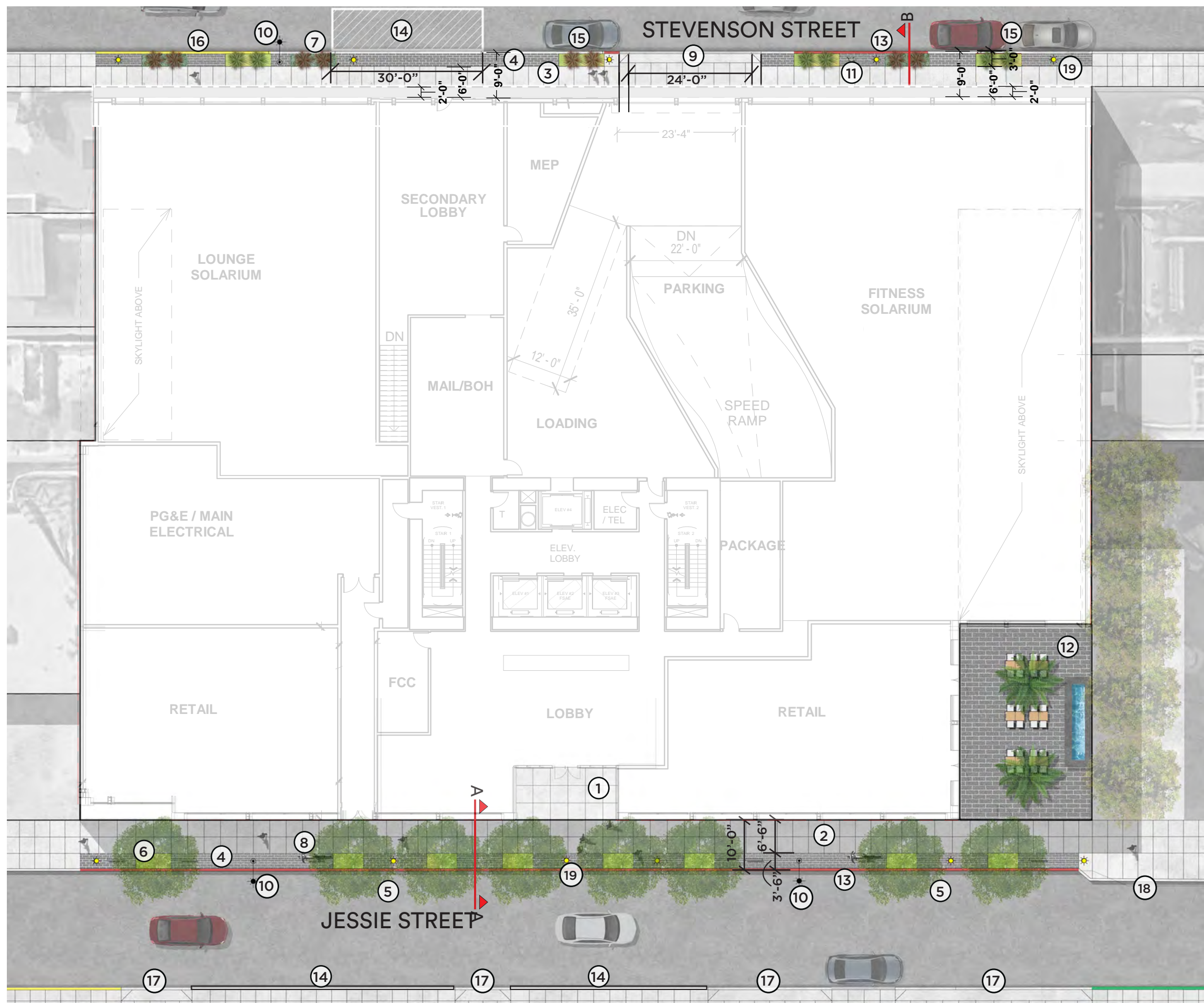


BUILDING SECTION
469 Stevenson
BUILD

0 20 40

08/04/2022
2016056

3.401



LEGEND

1. Entry Door to Lobby
2. 10'-0" wide Sidewalk
3. 7'-0" wide Sidewalk
4. Enhanced Paving
5. Street Tree
6. 3'-0" x 7'-0" Street Tree Planting Area
7. 2'-6" x 9'-0" Landscape Strip
8. Class 2 Bike Rack
9. 24' Wide Driveway w/ Wings
10. Existing Street Light
11. Fire Hydrant
12. Outdoor Courtyard for Retail
13. Red Curb
14. Passenger Loading Zone
15. Street Parking
16. Commercial Loading Zone
17. Existing Driveway
18. Existing Curb
19. Pedestrian Lighting Poles

LEGEND

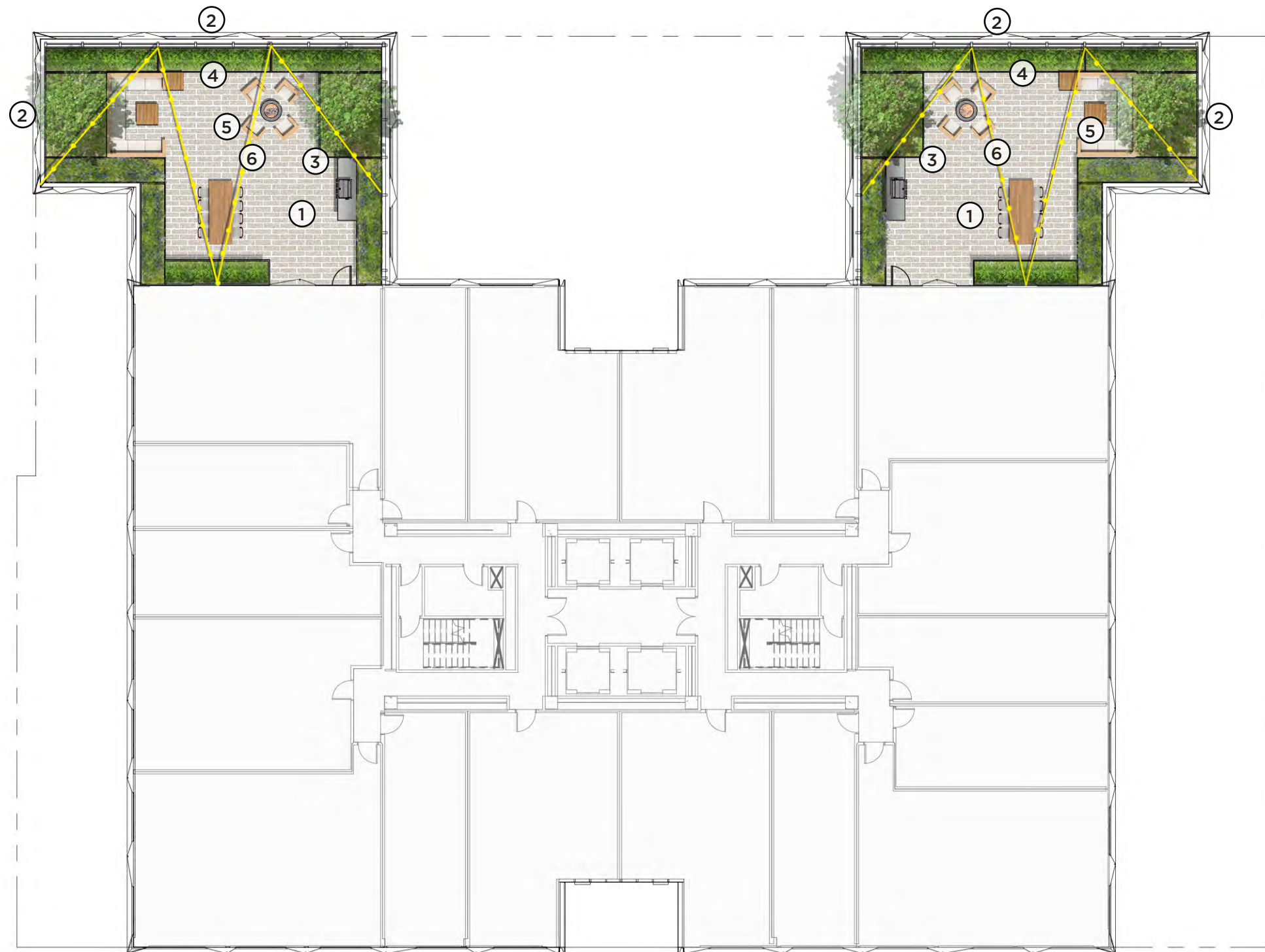
- 1. Private Patio w/ Pedestal Pavers
- 2. 18'-0" high Green Screen
- 3. Skylight
- 4. Raised Planter
- 5. Movable Furniture
- 6. Planter pots



STEVENSON STREET

LEGEND

1. Private Patio w/ Pedestal Pavers
2. 12'-0" high Glass Wind Screen
3. Raised Tree Planter
4. Raised Planter
5. Movable Furniture
6. Festival Lights



JESSIE STREET

LANDSCAPE LEVEL 6 PLAN
469 Stevenson
BUILD

08/04/2022
2016056

0 10 20

3.703

LEGEND

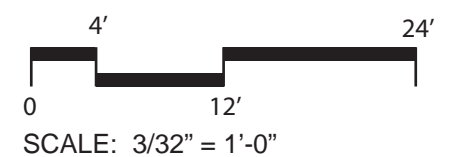
- 1. Common Open Space w/ Pedestal Pavers
- 2. Private Balcony w/ Pedestal Pavers
- 3. Planter Pots
- 4. Access for window washing at perimeter
- 5. Movable Furniture
- 6. Private Screens with Gates





LEGEND

1. Raised Planter w/ Succulents/Grasses
2. 6'-0" High Glass Wall Enclosure
3. Pedestal Pavers
4. Trellis w/ Overhead Lights and Heaters
5. Outdoor Kitchen Counter w/ Barbeque Grills, Sink, Ice Maker, Refrigerator, Trash and Recycle Bins
6. Raised Planters
7. Bar Counter w/ Stools
8. Community Table and Chairs
9. Cafe Tables and Chairs
10. Gathering area w/ Seating and Fire pit
11. Access Gate to Dog Run Area
12. Dog Drinking Fountain
13. Dog Wash Station
14. Artificial Turf Dog Run Area
15. Outdoor Fitness Area w/ Artificial Turf
16. Storage for Fitness Area
17. Flexible Space for Yoga and Stretching
18. Architect's Mechanical Enclosure



LANDSCAPE ROOF PLAN

469 Stevenson
BUILD

08/04/2022

2016056



PLANTS PALETTE

STREET



GINKGO BILOBA
MAIDENHAIR TREE



AGAVE 'BLUE GLOW'
'BLUE GLOW' AGAVE



LIBERTIA PEREGRINANS
ORANGE LIBERTIA



PHORMIUM 'MAORI SUNRISE'
NEW ZEALAND FLAX



SENECIO MANDRALISCAE
BLUE CHALKSTICK

GROUND & PODIUM LEVEL COURTYARD



ACER PALMATUM 'SANGO KAKU'
CORAL BARK JAPANESE MAPLE



AZARA MICROPHYLLA
BOX - LEAF AZARA



CAREX SPP.
SEDGE



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



ERIGONUM UMBELLATUM
SULPHUR FLOWER BUCKWHEAT



FESTUCA CALIFORNICA 'SERPEN-
TINE BLUE'
CALIFORNIA FESCUE



LAMIUM MACULATUM
DEAD NETTLE



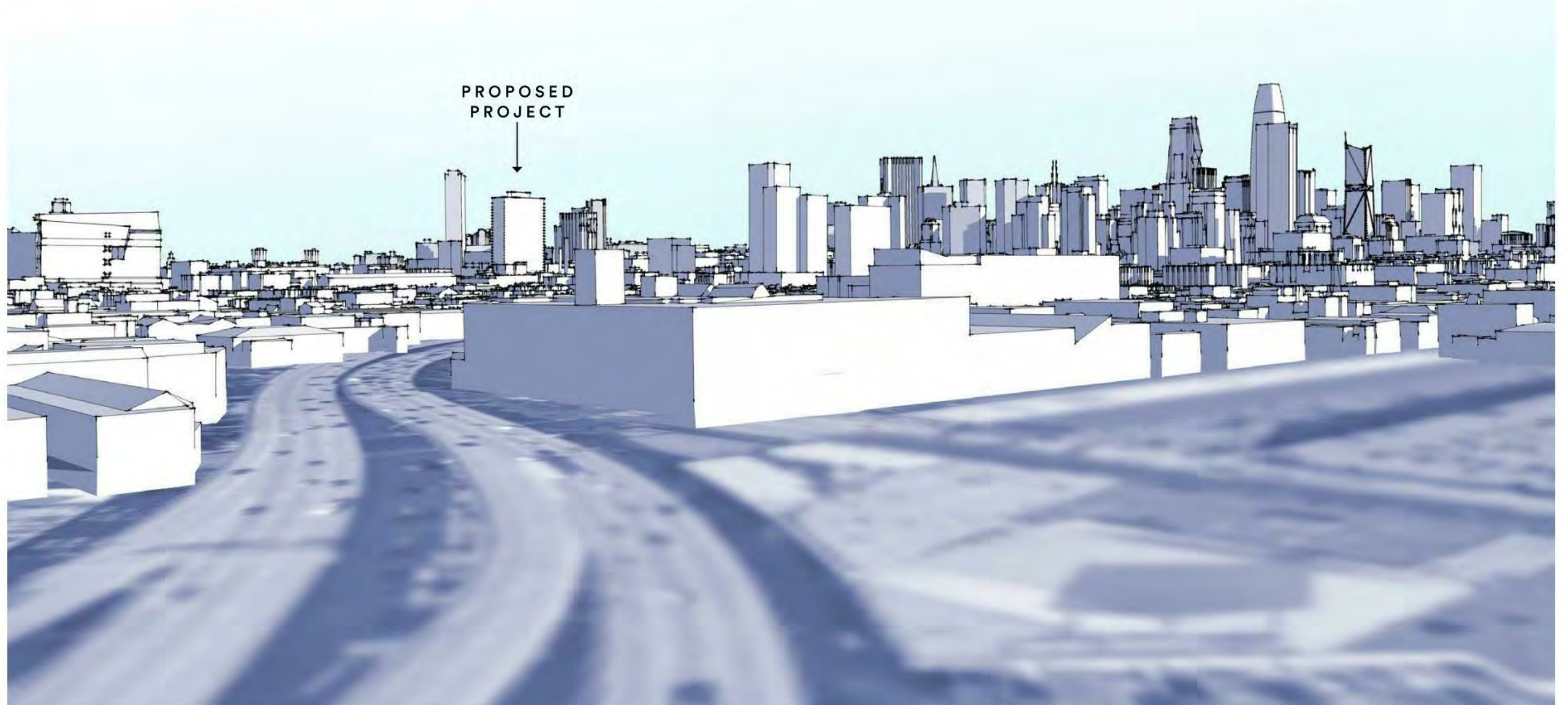
LOTUS BERTHELOTII
PARROT'S BEAK



POLYSTICHUM MUNITUM
SWORD FERN



TEUCRIUM FRUTICANS 'COMPACTUM'
BUSH GERMANDER





VIEW LOOKING EAST OVER MARKET ST
469 Stevenson
BUILD

08/04/2022
2016056



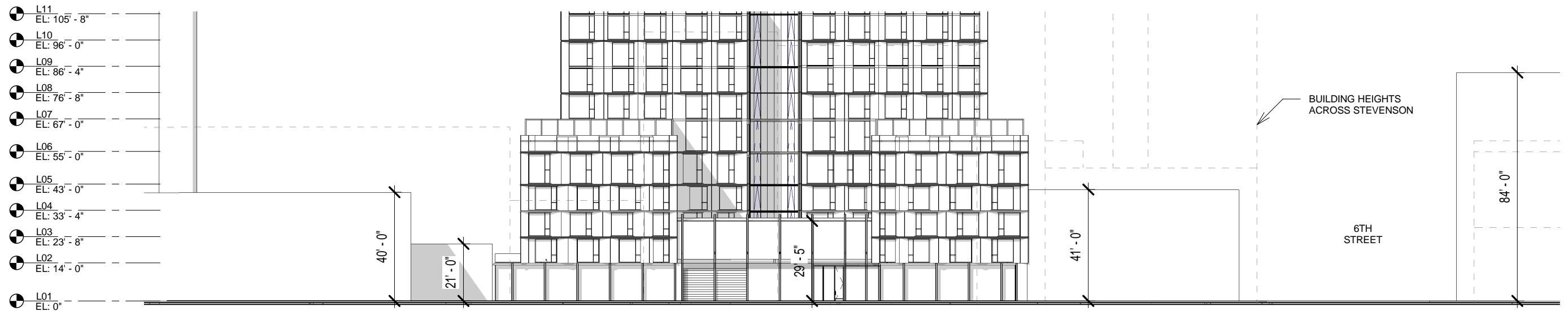
VIEW LOOKING EAST FROM JESSIE AND SIXTH ST
469 Stevenson
BUILD

08/04/2022
2016056

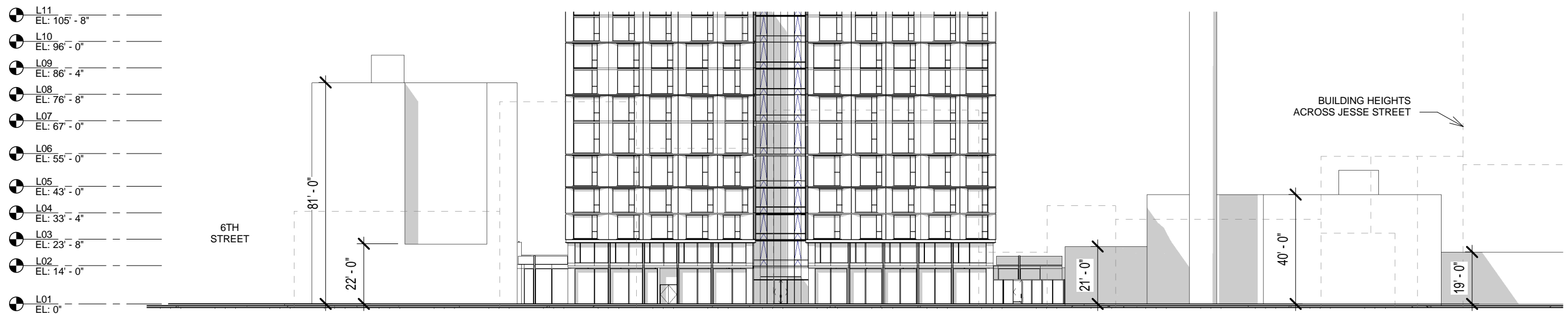


VIEW LOOKING WEST FROM STEVENSON ST
469 Stevenson
BUILD

08/04/2022
2016056



NORTH ELEVATION - STEVENSON STREETWALL



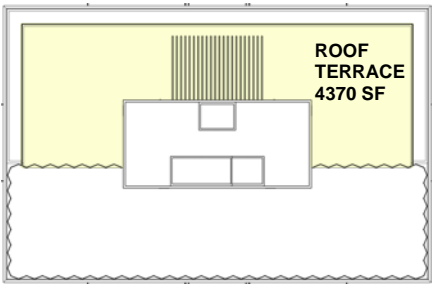
SOUTH ELEVATION - JESSE STREETWALL

SEC. 135, Table 135A

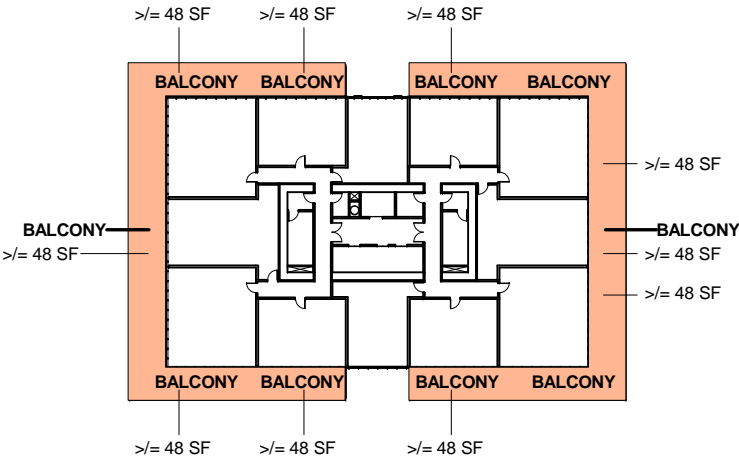
36 SF of usable open space required for each dwelling unit if all private
1.33 ratio of common usable open space that may be substituted for private

SEC. 135.G.3
Use of Solariums. The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.

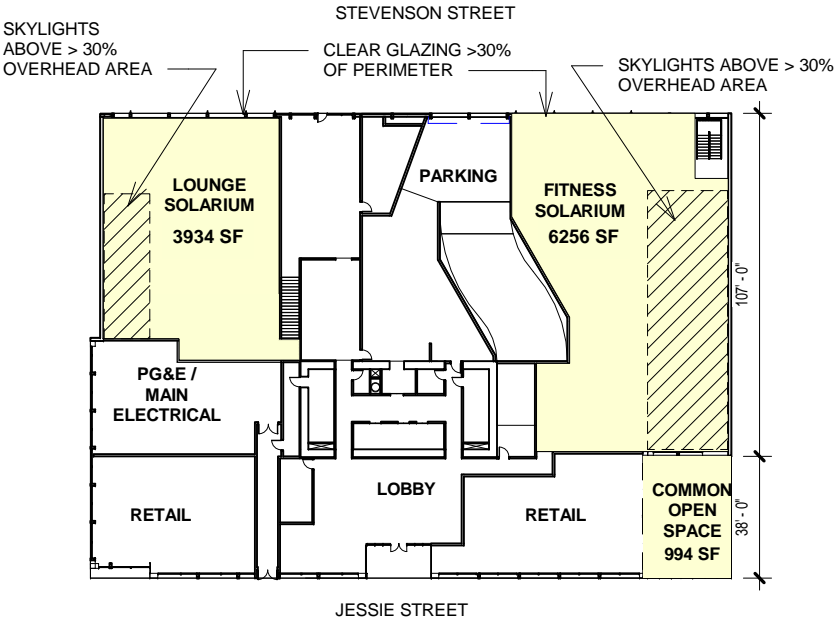
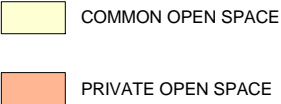
ROOF
4370 GSF TOTAL



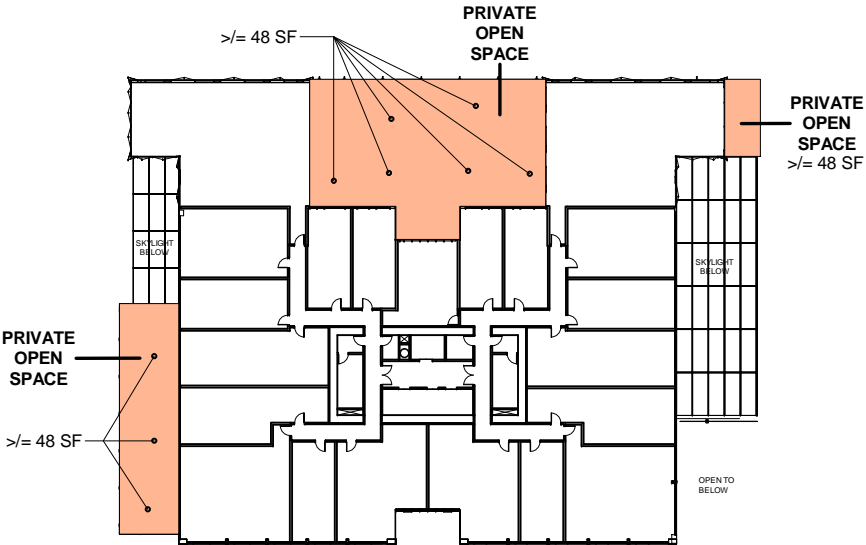
LEVEL 27
4,774 GSF TOTAL



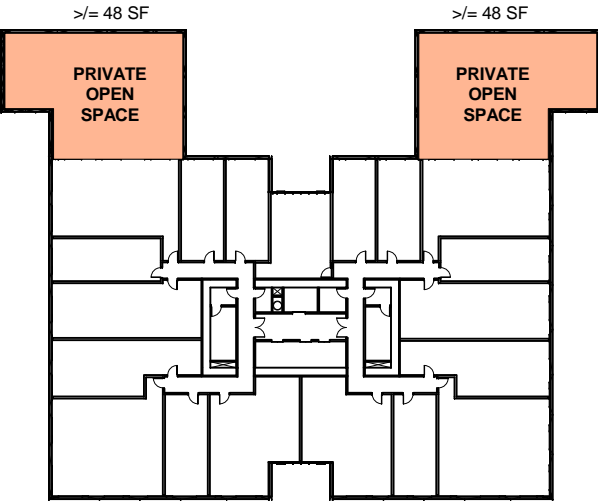
LEVEL 01



LEVEL 02
4,727 GSF TOTAL



LEVEL 06
3,883 GSF TOTAL



OPEN SPACE SUMMARY

495 TOTAL UNITS
495 - 22 UNITS W/ BALCONIES = 473 UNITS

COMMON OPEN SPACE REQUIRED

473 UNITS X 36 SF/UNIT X 1.33= 22,647 SF

COMMON OPEN SPACE PROVIDED

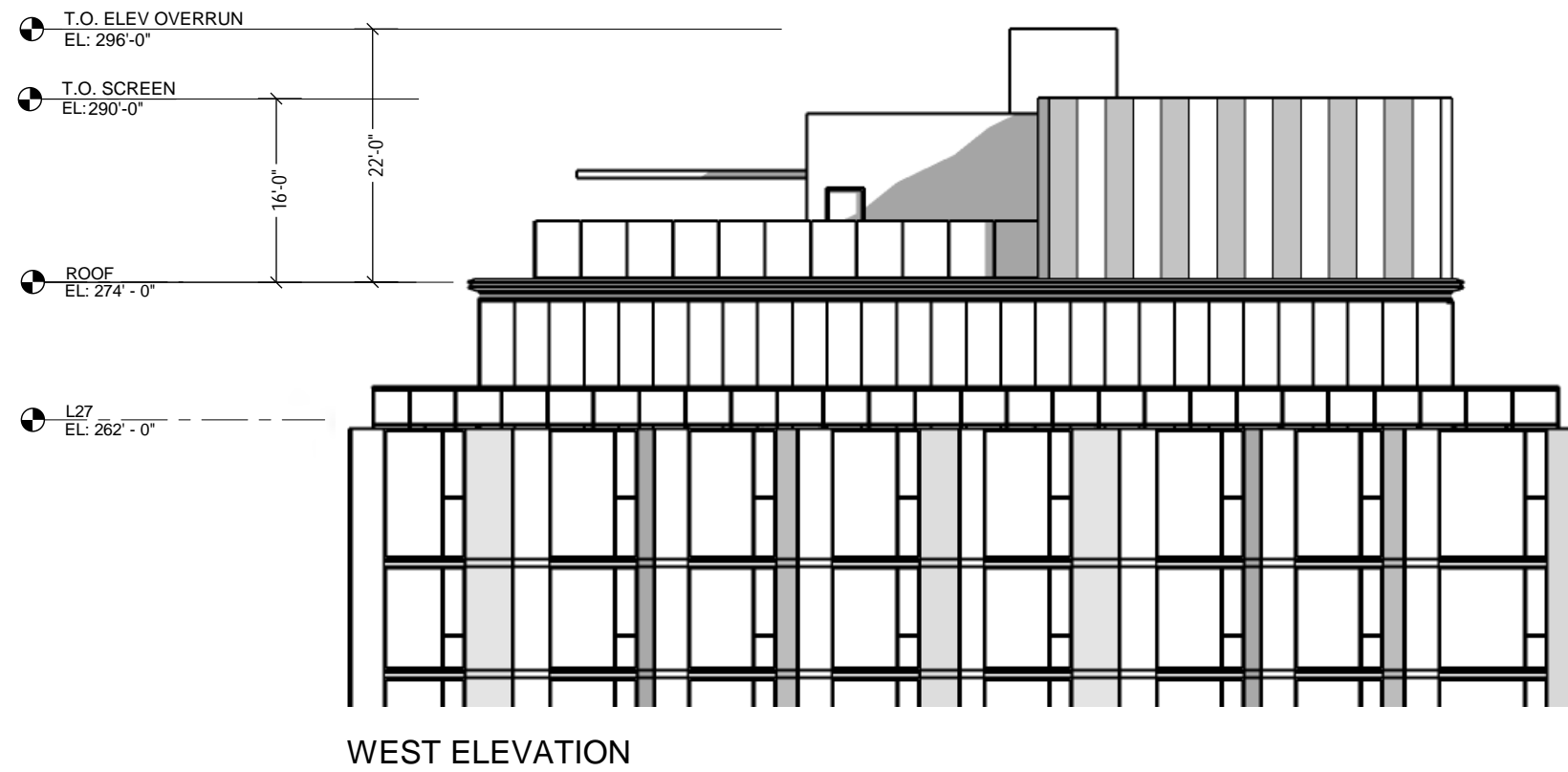
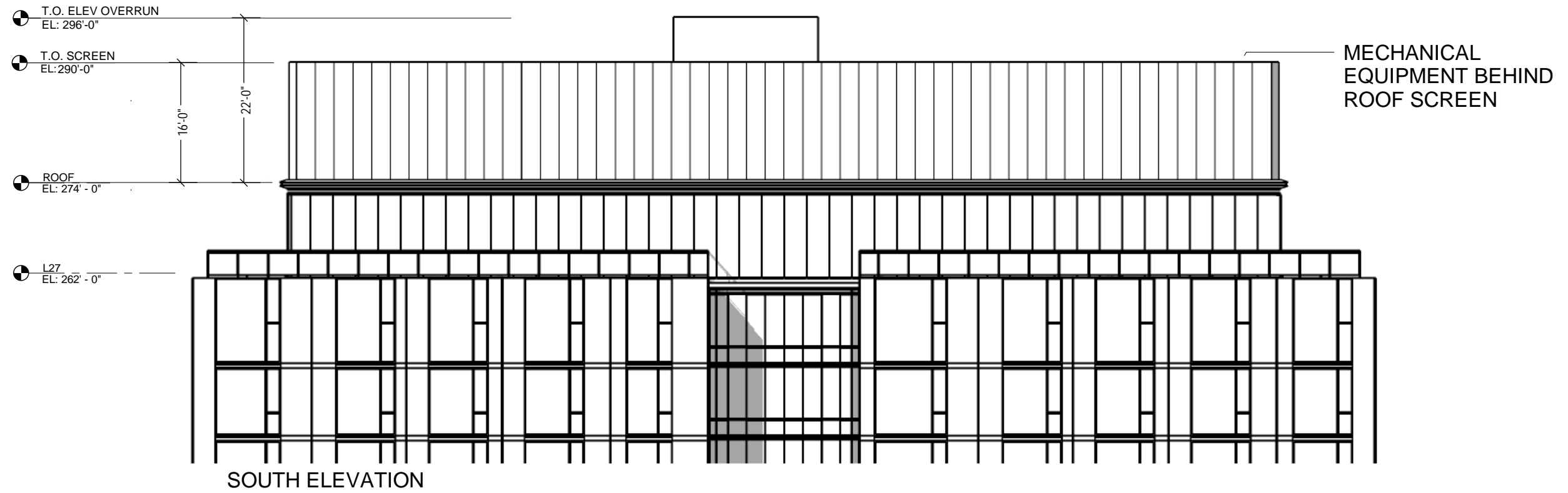
LEVEL 1 994 SF
LEVEL 1 SOLARIUM 10,190 SF
ROOF TERRACE 4,370 SF

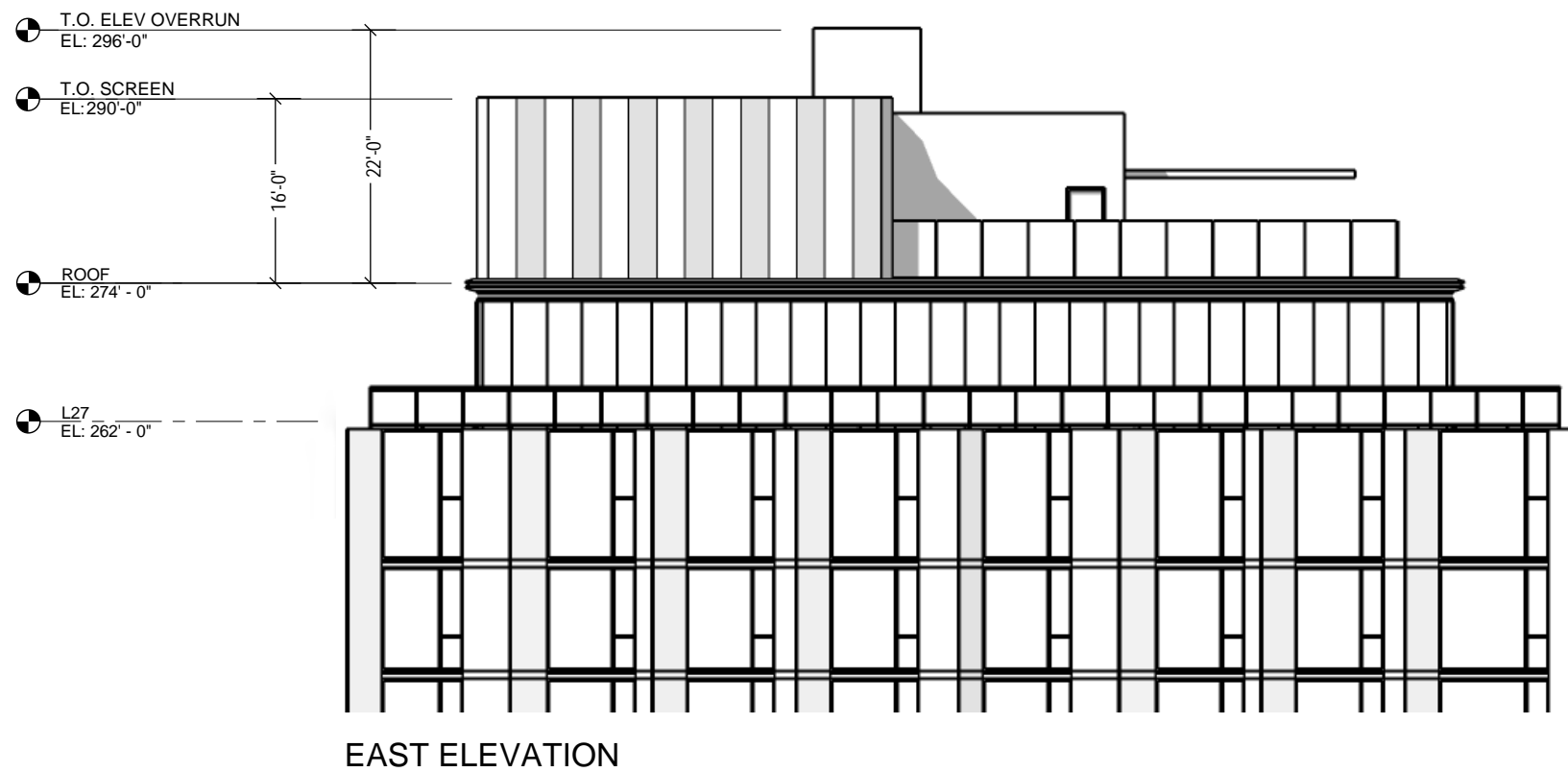
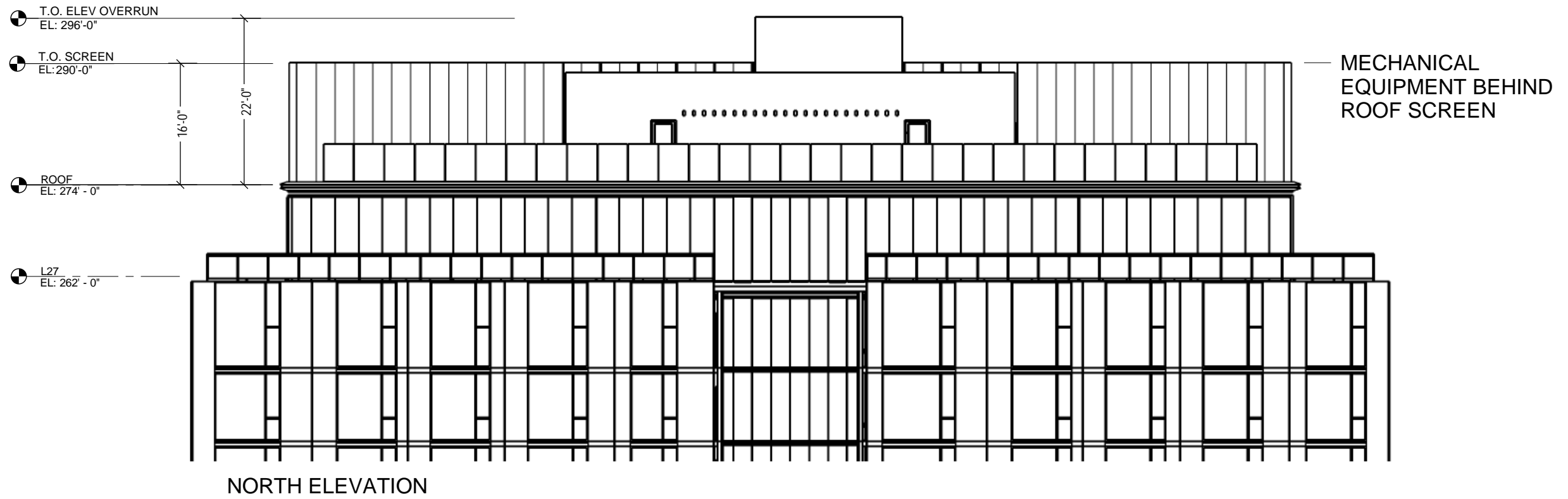
TOTAL COMMON OPEN SPACE PROVIDED 15,554 SF

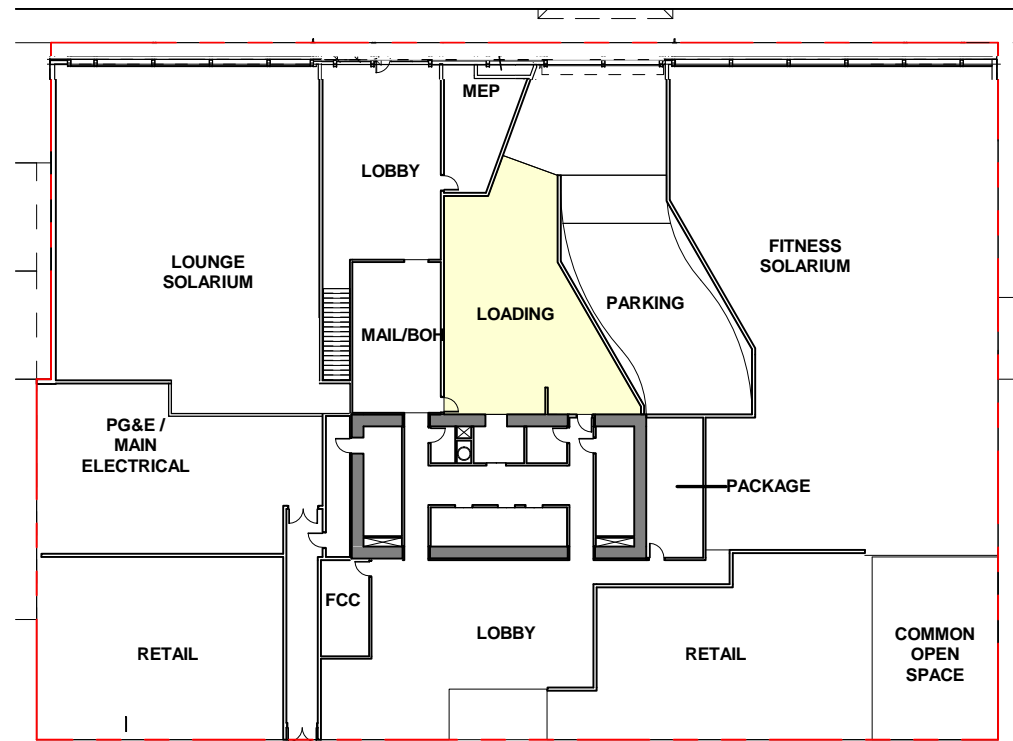
PRIVATE OPEN SPACE PROVIDED

LEVEL 2 4,727 SF
LEVEL 6 3,883 SF
LEVEL 27 4,774 SF

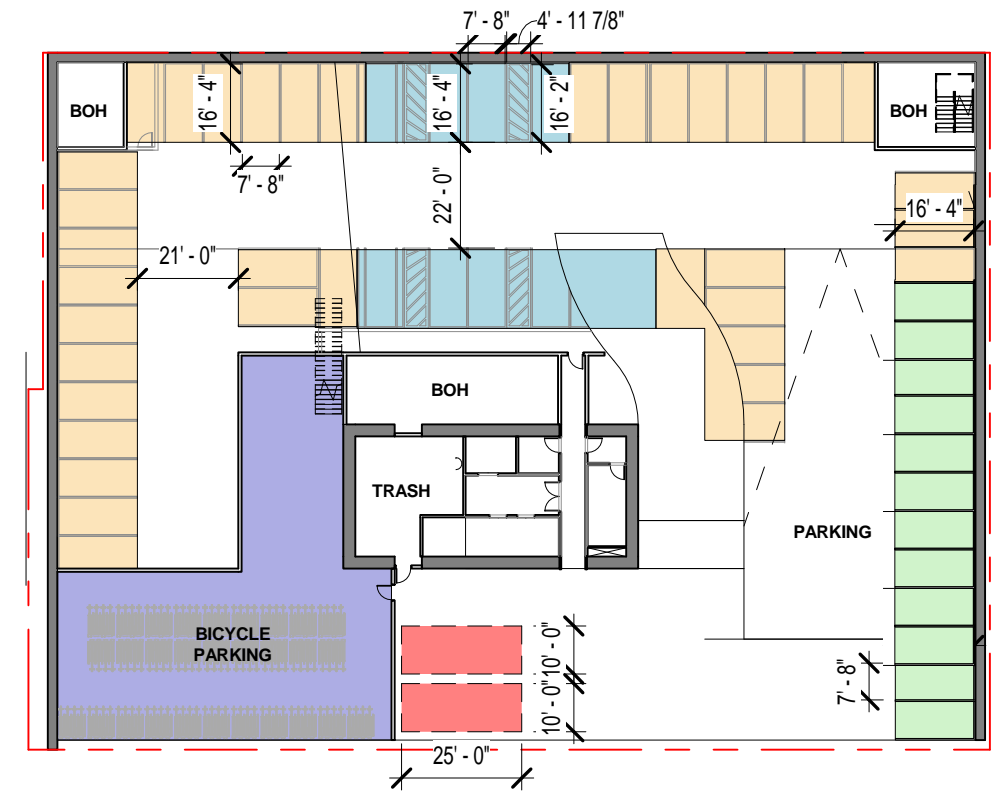
TOTAL PRIVATE OPEN SPACE 13,384 SF





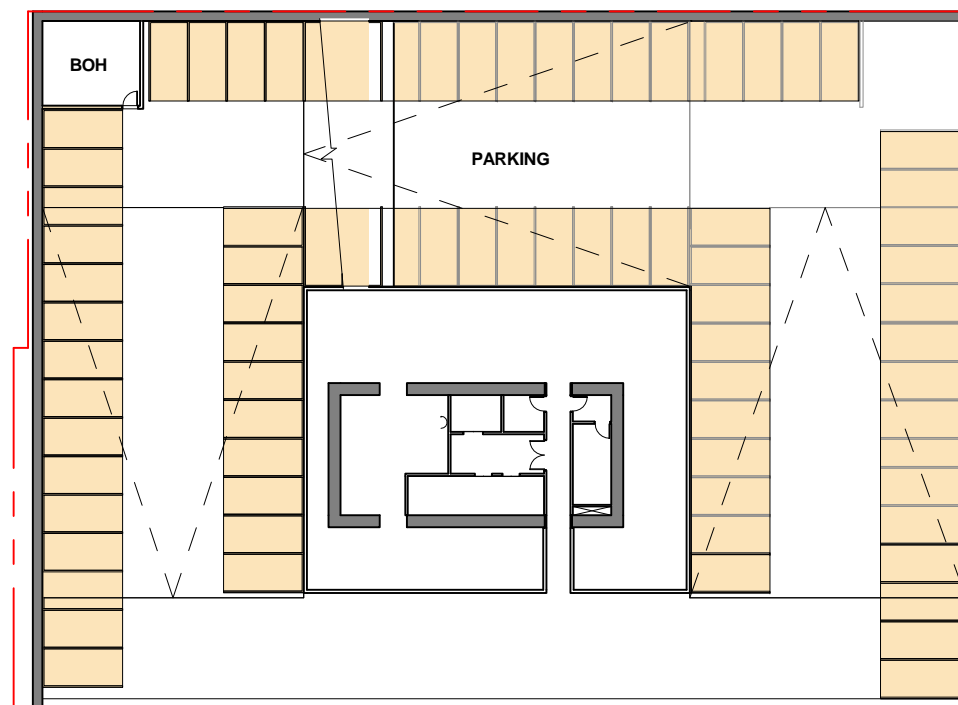


LEVEL 01

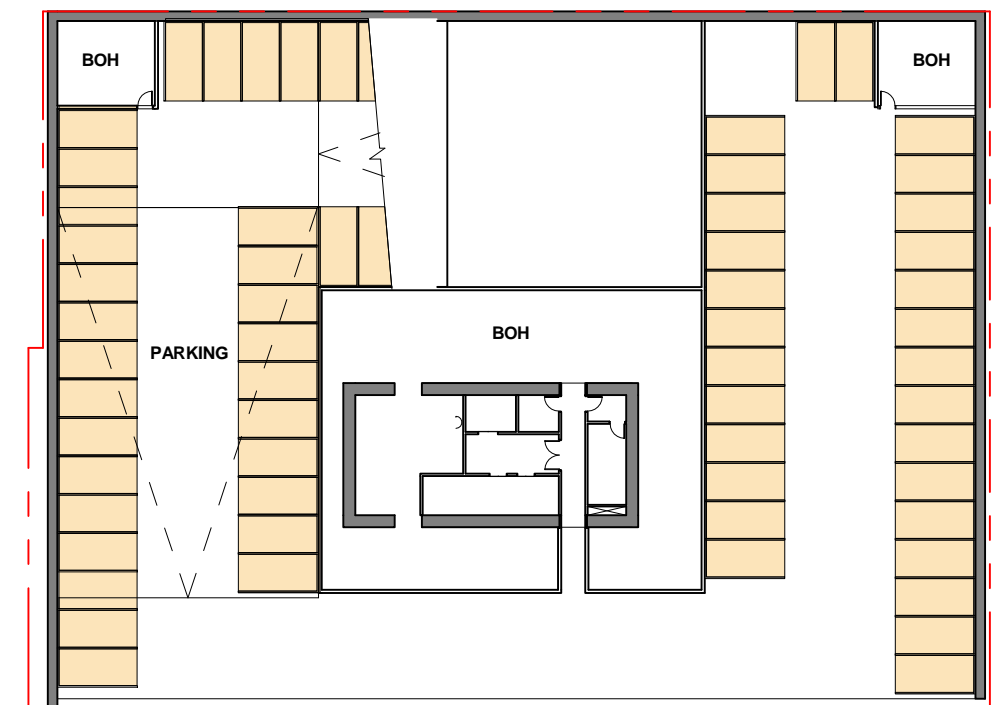


BASEMENT 01

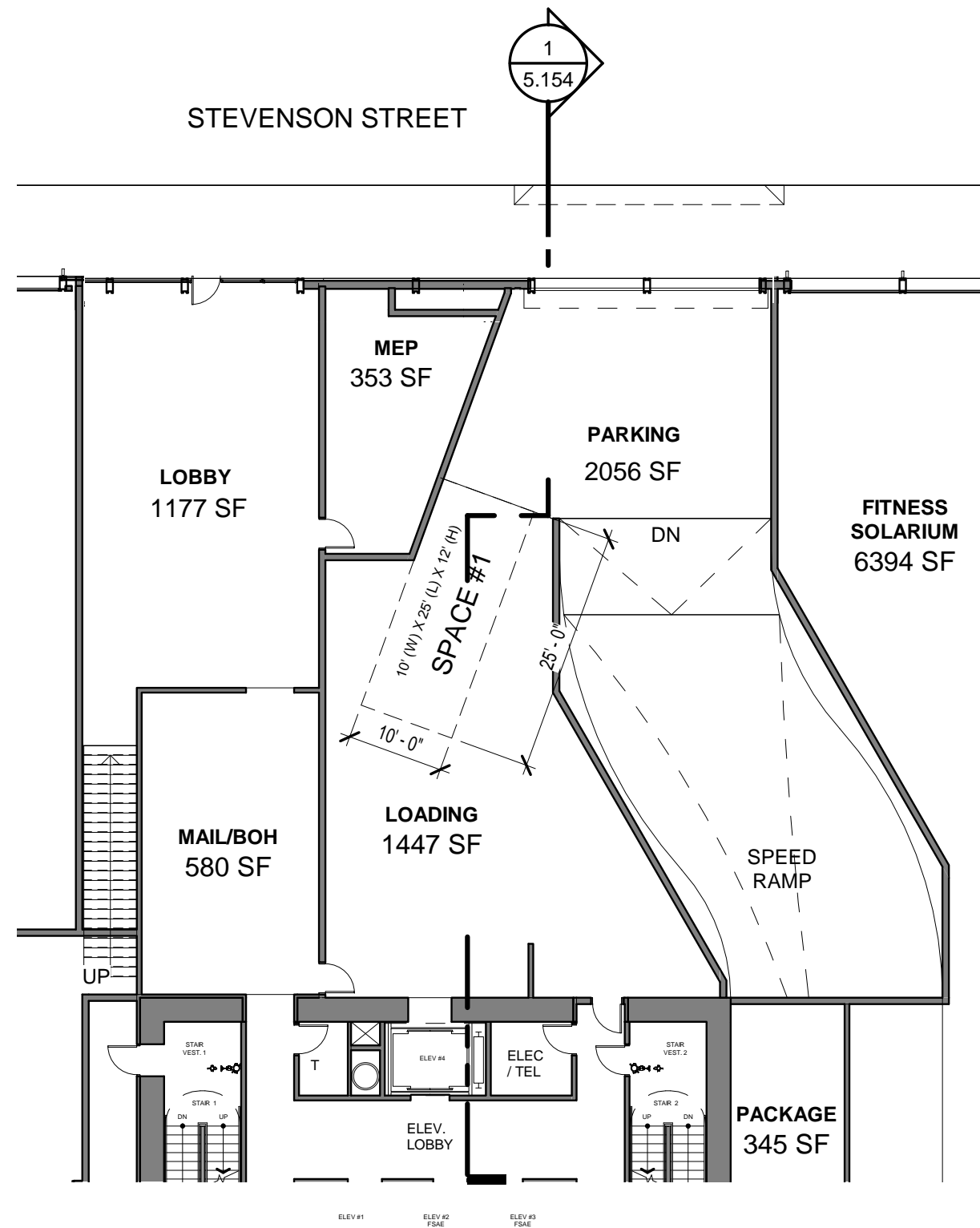
- ACCESSORY PARKING
- BICYCLE PARKING
- ACCESSIBLE SPACES
- CAR SHARE
- LOADING
- SERVICE VEHICLES



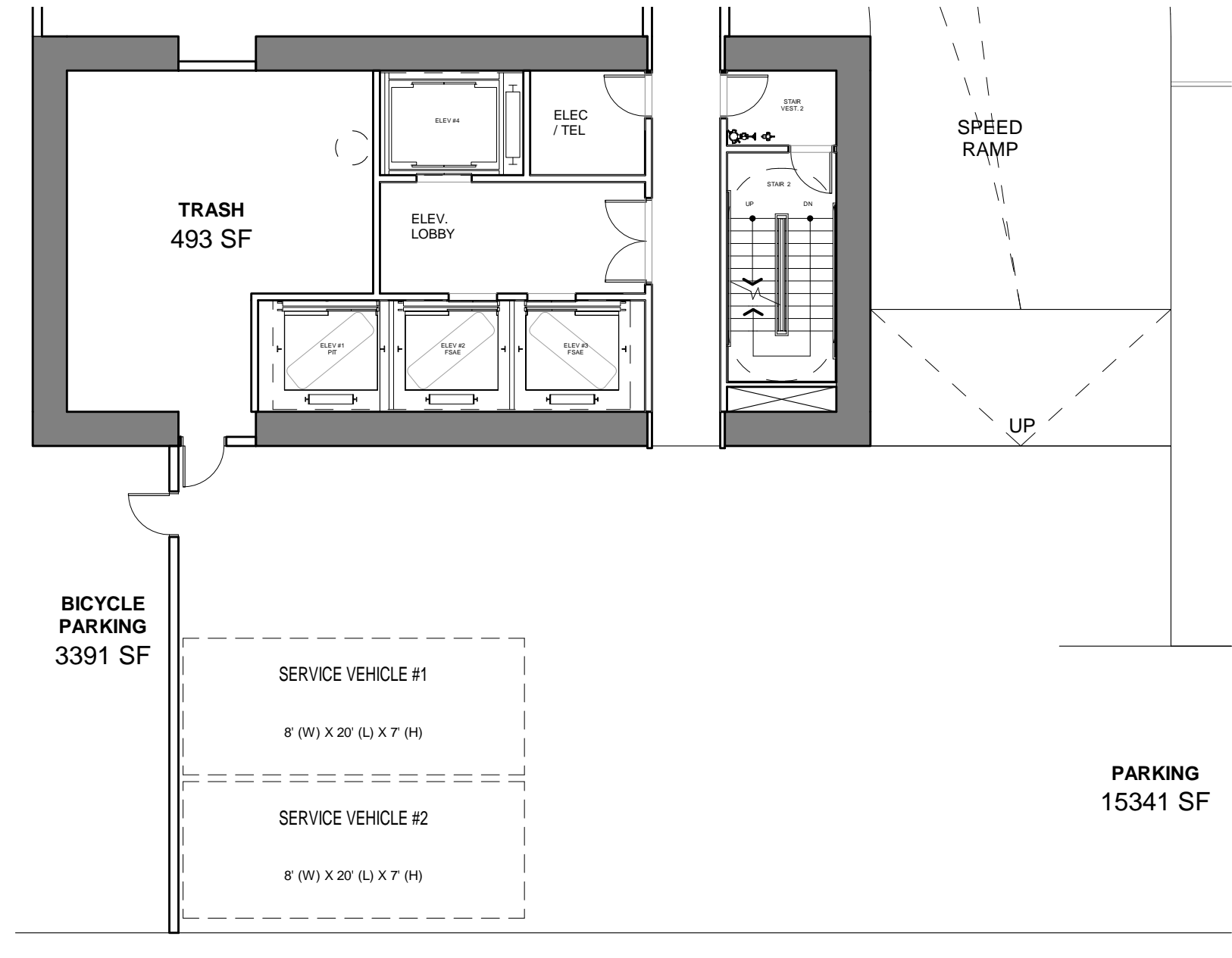
BASEMENT 02



BASEMENT 03

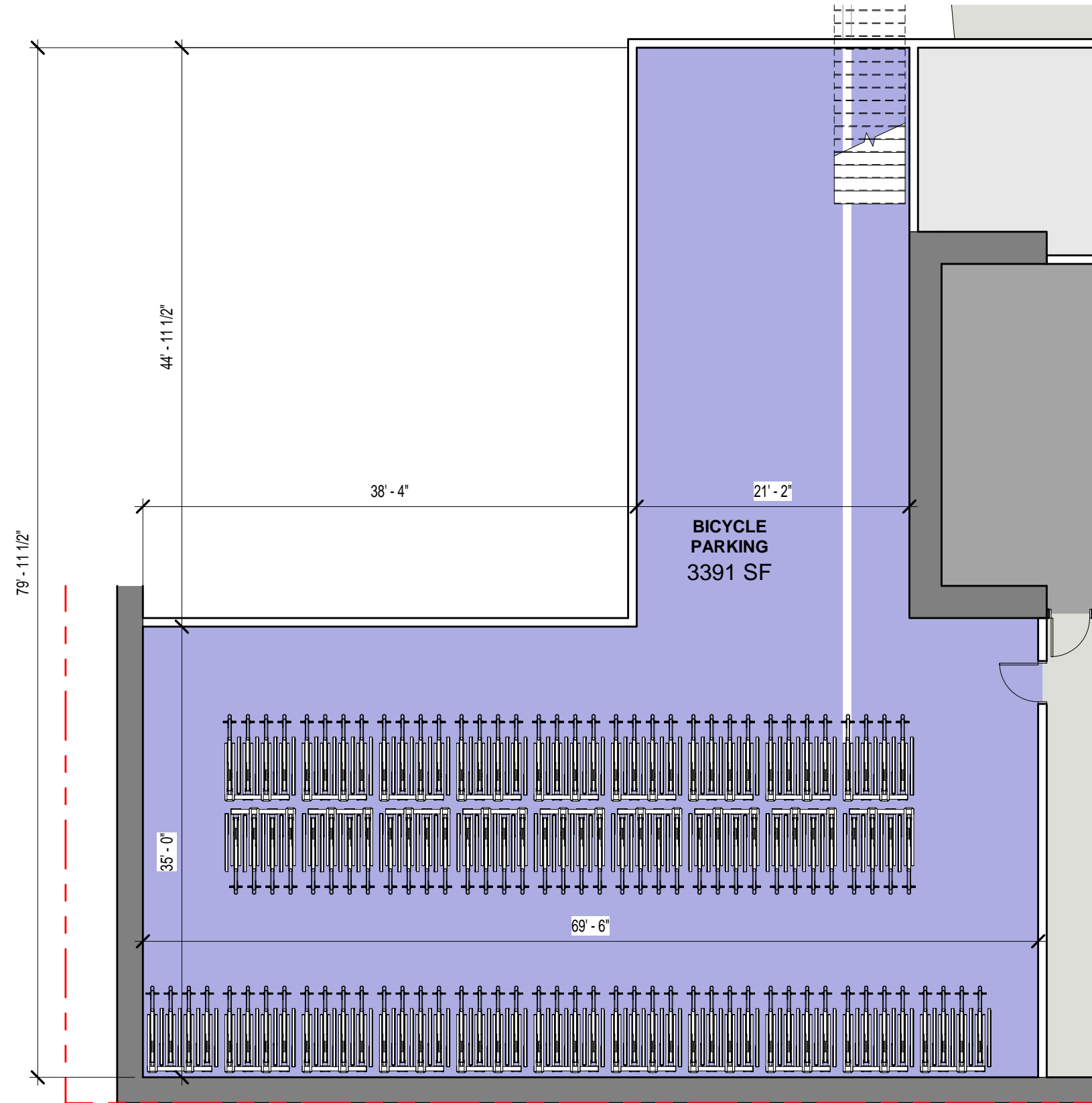


GROUND FLOOR

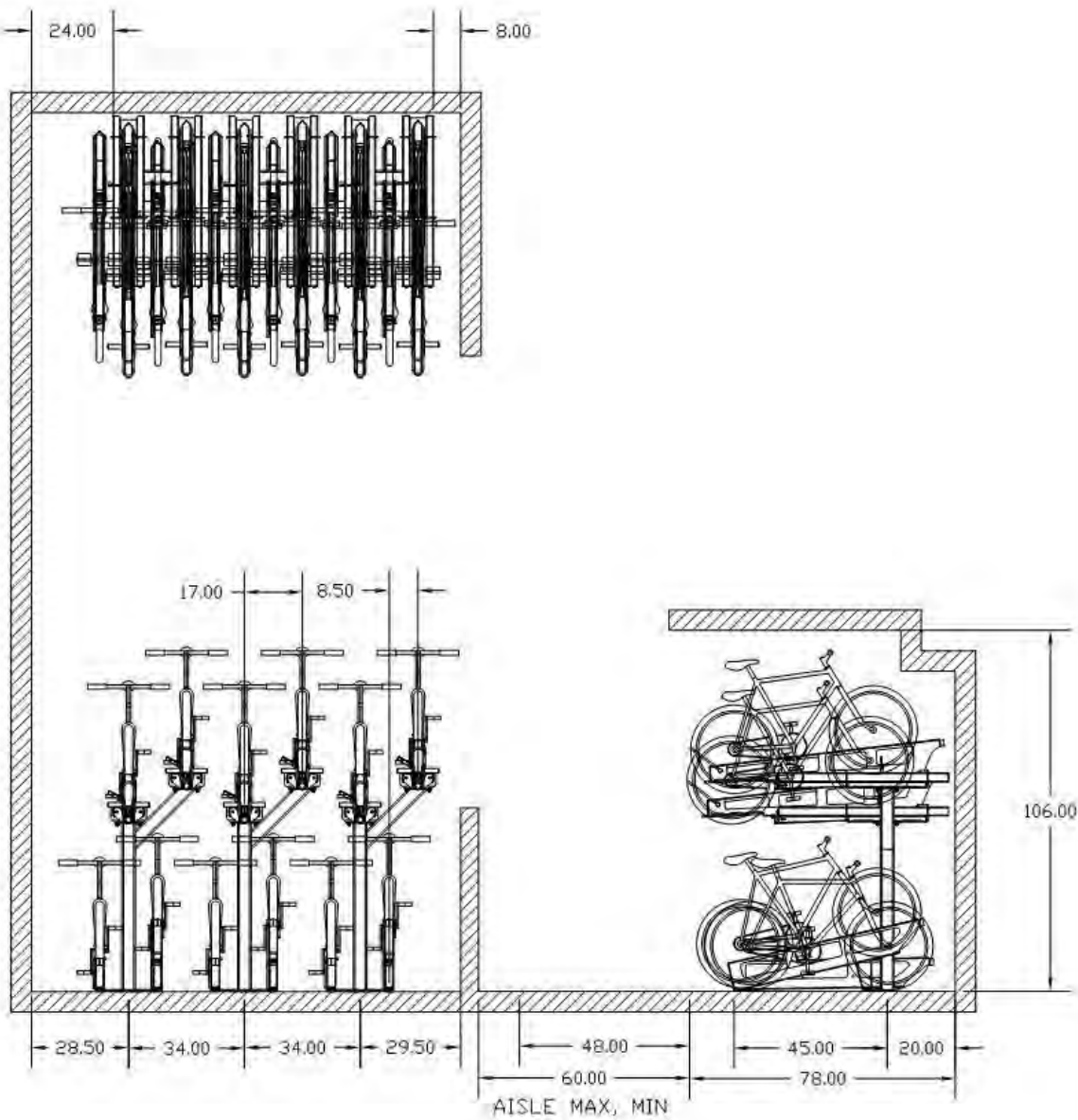


BASEMENT 01 SERVICE VEHICLES





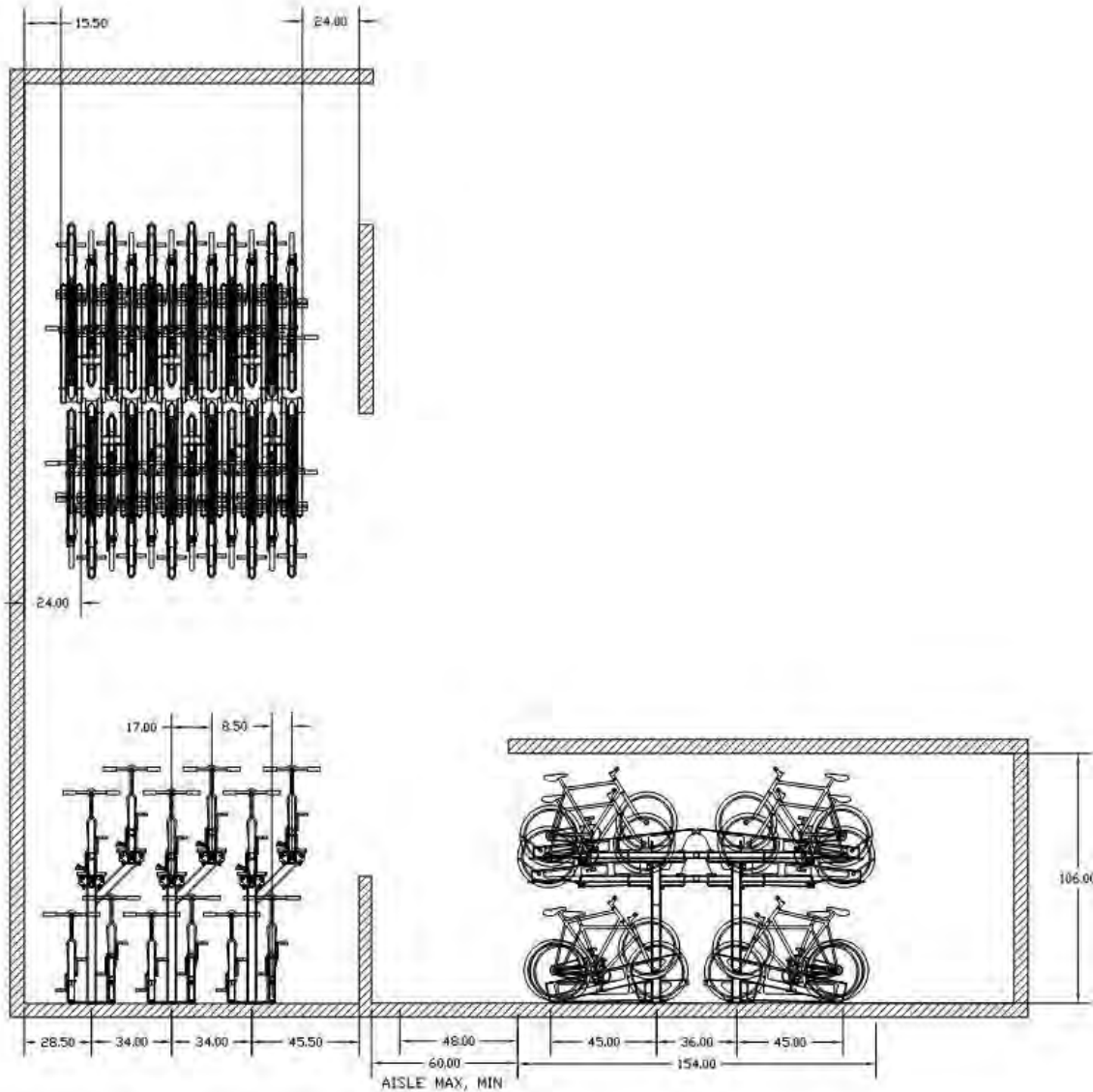
DERO DECKER™
Installation Instructions – Setbacks, Single Sided



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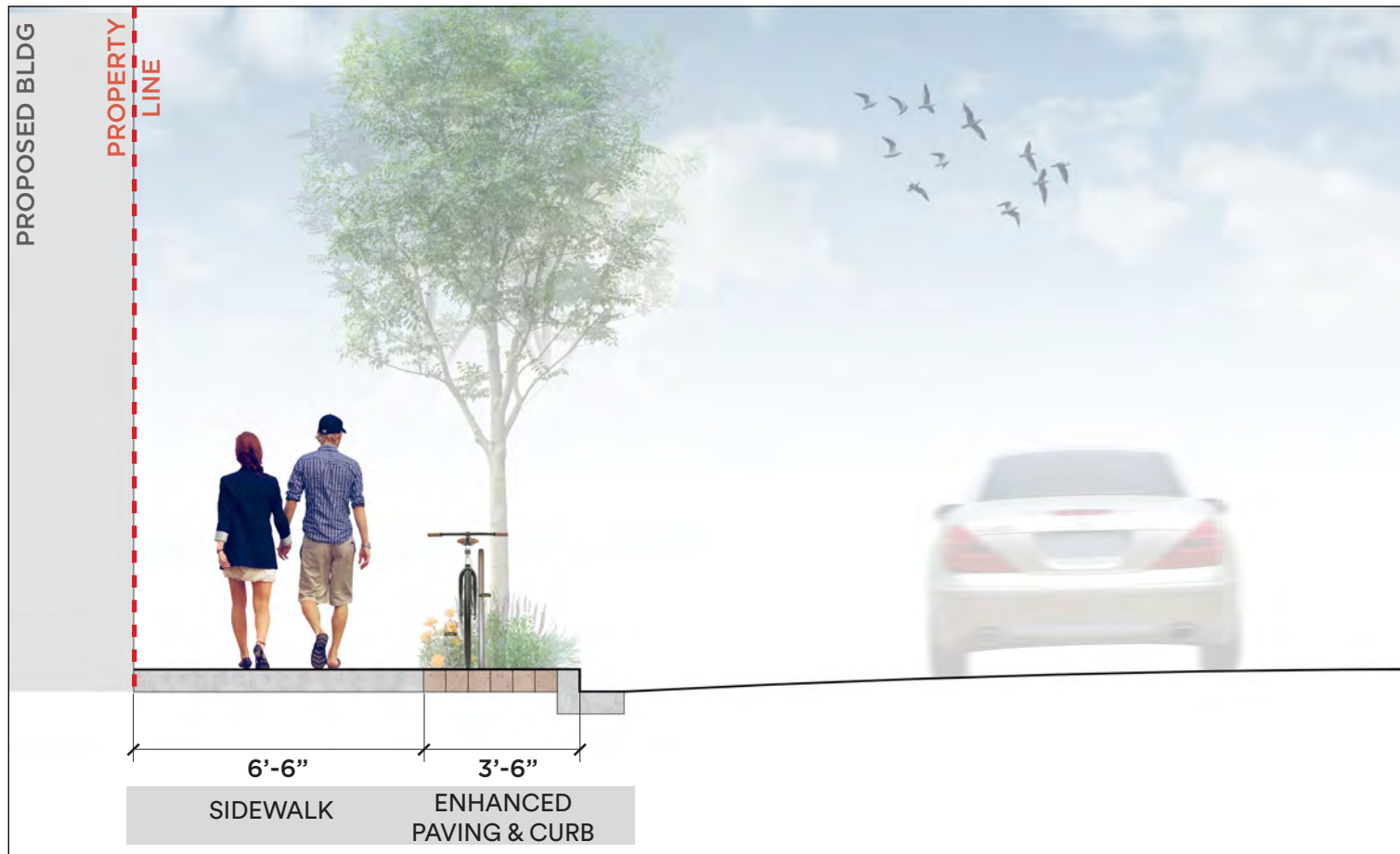
© 2017 Dero

DERO DECKER
Installation Instructions – Setbacks, Double Sided

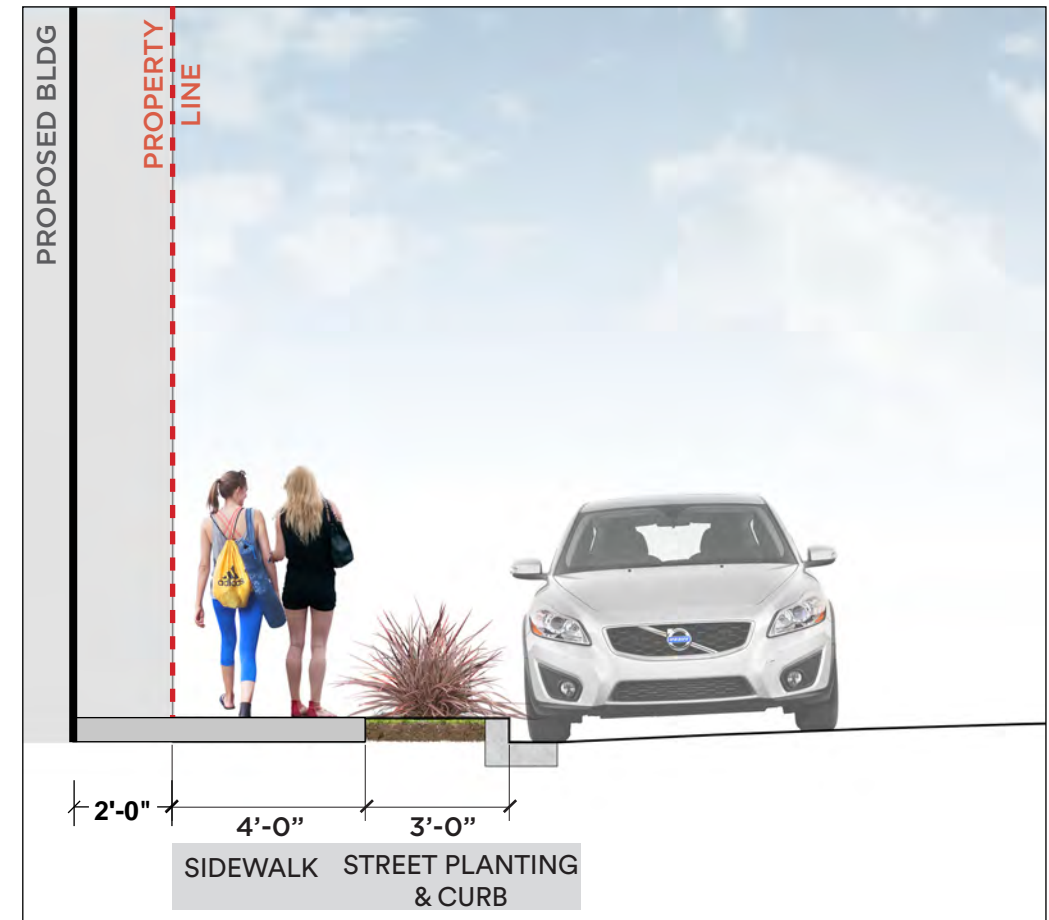


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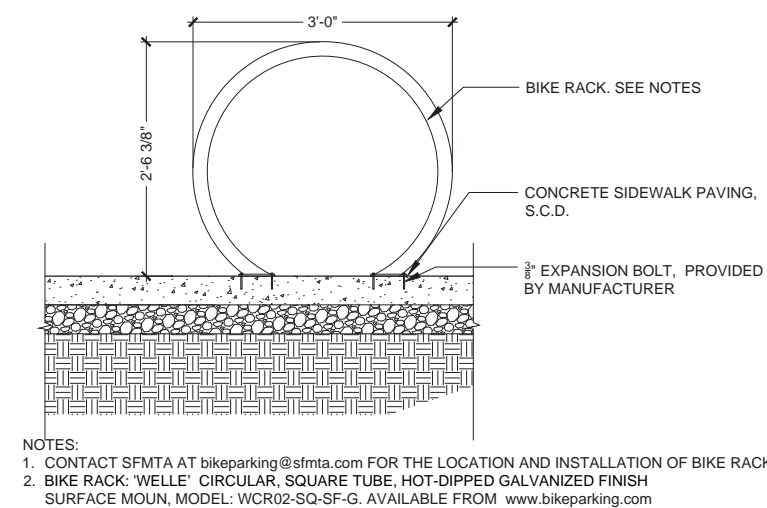
SECTION A-A: JESSIE STREET



SECTION B-B: STEVENSON STREET



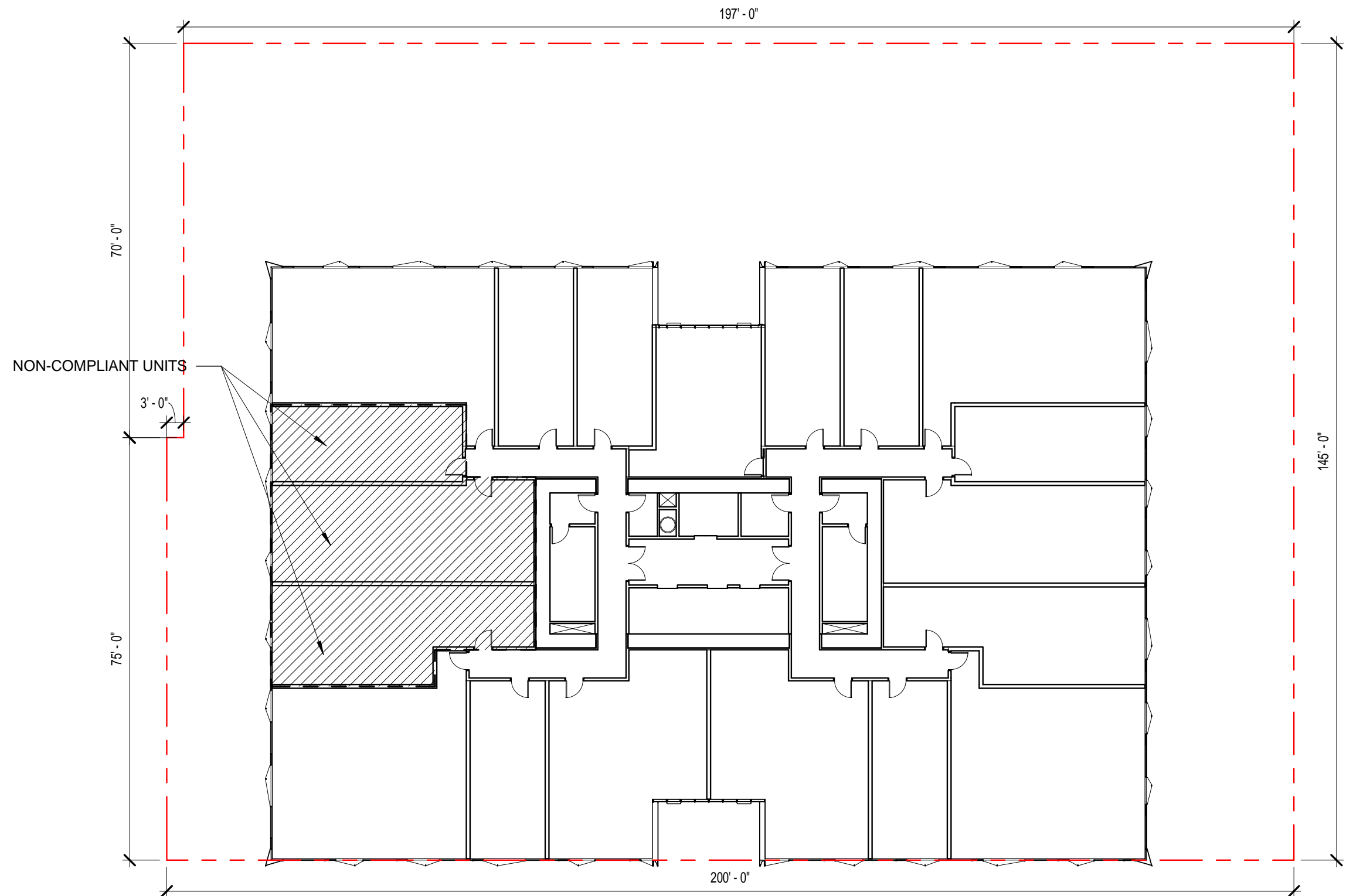
CLASS II BIKE RACK

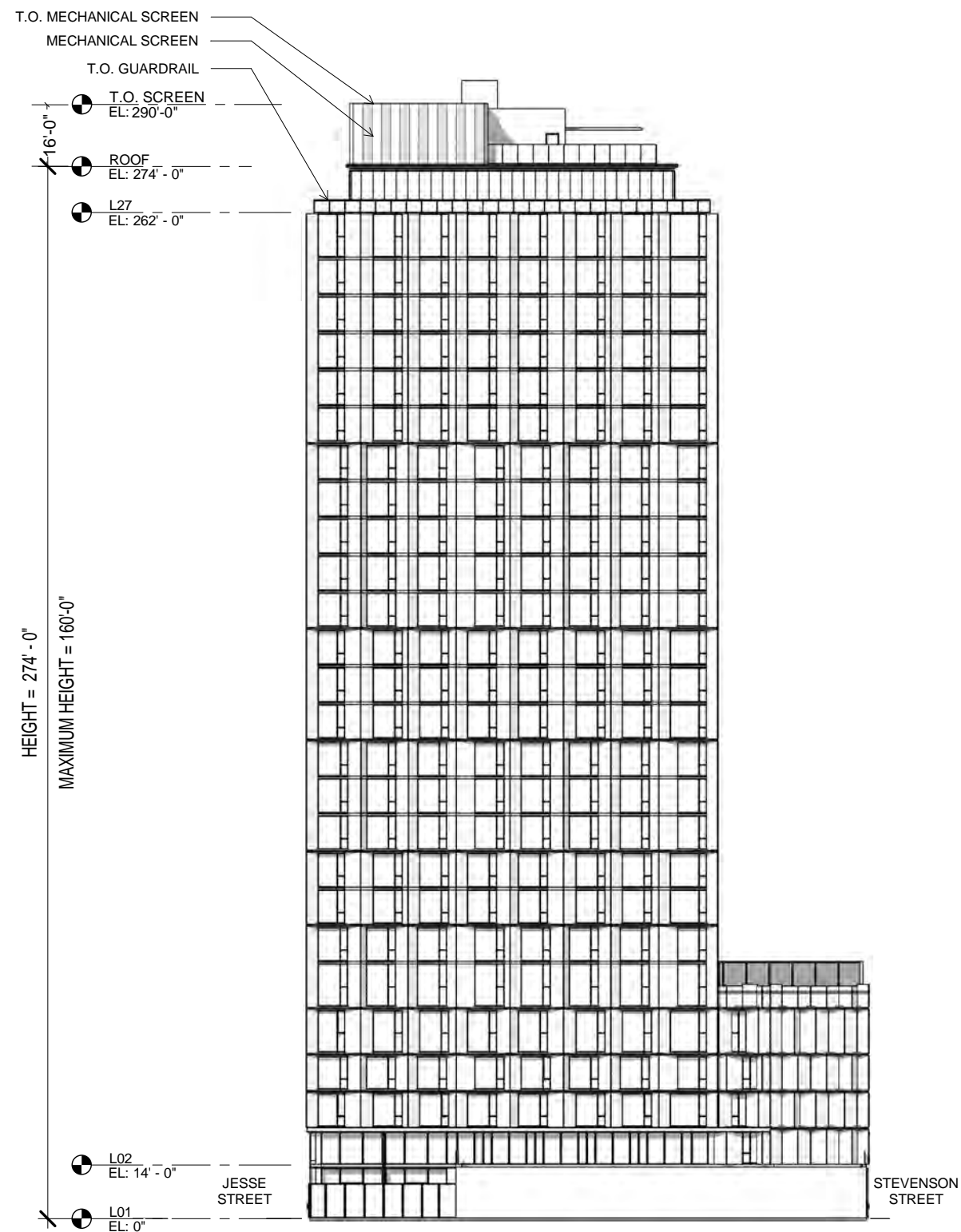


BIKE RACK DETAIL

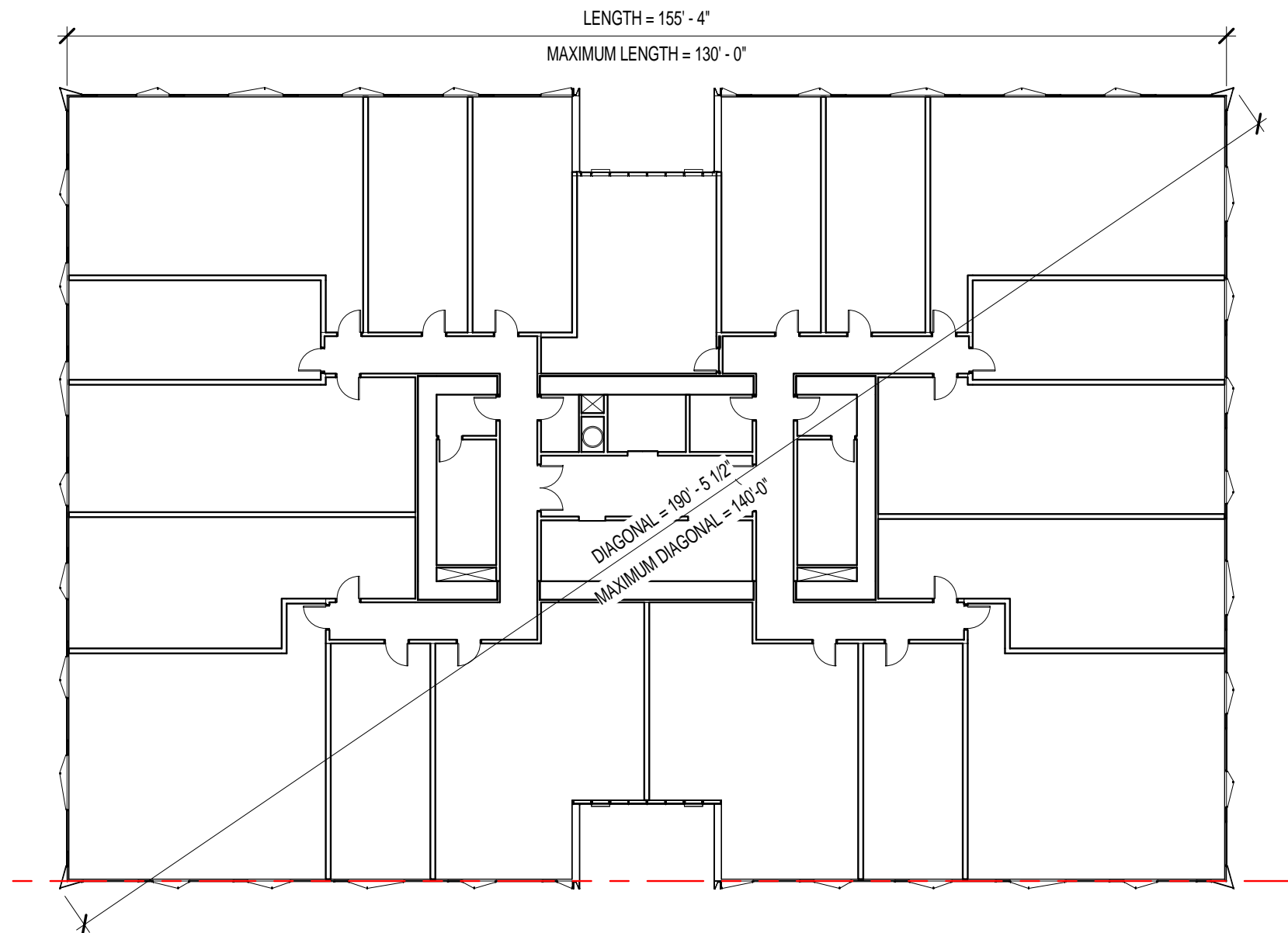


PEDESTRIAN LIGHT :
MODEL "ALCOTT" BY LANDSCAPE FORMS
APPROVED BY SFPUC





EAST ELEVATION



TYPICAL (3-26) FLOOR PLAN

HEIGHT/BULK/FAR
 469 Stevenson
 BUILD

08/04/2022
 2016056



6.260





PAGE & TURNBULL

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75 E. SANTA CLARA STREET, SUITE 900, SAN JOSE, CALIFORNIA 95113 TEL 415.320.7911



HISTORIC RESOURCE EVALUATION RESPONSE

Record No.: 2017-014833ENV
Project Address: 469 STEVENSON ST
Zoning: C-3-G DOWNTOWN- GENERAL Zoning District
160-F Height and Bulk District
Block/Lot: 3704/045
Staff Contact: Justin Greving - 628-652-7568
Justin.Greving@sfgov.org

PART I: Historic Resource Summary

PROJECT SPONSOR SUBMITTAL

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- ☐ Supplemental Information for Historic Resource Determination Form (HRD)
☒ Consultant-prepared Historic Resource Evaluation (HRE)

Prepared by: Page & Turnbull, *Historic Resource Evaluation Report, Part II, 469 Stevenson Street, San Francisco, California* (October 2022)

Staff consensus with Consultant's HRE report: ☒ Agree ☐ Disagree

Additional Comments:

Planning staff agree with the findings of the HRE Part II prepared by Page & Turnbull. Although the subject property is not an identified historic resource, it is just outside a number of previously-identified historic districts. The HRE Part II confirmed the status of the existing historic resources that surround the project site that include the National Register-listed Market Street Theater and Loft historic district, the National and California Register-eligible Sixth Street Lodginghouse historic district, the article 11-designated Mint-Mission conservation district, and the California Register-eligible PG&E City Beautiful Substation discontinuous thematic historic district. Planning staff agree with the findings of the HRE Part II that confirmed the status, eligibility, and character-defining features of the previously identified historic districts that surround the subject property.

Additionally, because 469 Stevenson is located within the SOMA Pilipinas Filipino cultural heritage district, planning staff directed Page & Turnbull to provide recommendations as to whether or not there are historic resources associated with the Filipino community in SOMA. Page & Turnbull was asked to provide a recommendation as to whether or not there are historic districts with significant associations with the Filipino community within the boundaries of the SOMA Pilipinas Filipino cultural heritage district, and if there may be individual historic resources within a .25 mile radius of the project site that are associated with

the Filipino community. Cultural heritage districts are not analogous to historic resources for purposes of CEQA but provide useful additional information in determining whether or not there may be a property with historic associations that might rise to the level that it would be eligible for listing in the California Register or otherwise qualify as a historic resource for the purposes of CEQA.

Based on the findings of the HRE Part II and review of planning department records, planning department staff find that there are two California Register-eligible historic districts in SOMA that have an added layer of significant associations with the Filipino community. As stated in more detail on p.16-17 of the HRE Part II, the previously identified South Park historic district, approximately .8 miles away from the project site, has an added layer of significance under Criterion 1 as it represents one of the earliest communities of Filipino immigrants in SOMA. The four contributing buildings representing the earliest community of Filipino immigrants in SOMA are the Gran Oriente Filipino Lodge (104 South Park Street), the two residential flats that were purchased by the Gran Oriente Lodge (41-43 South Park Street, and 45-49 South Park Street), and the Gran Oriente Masonic Temple (95 Jack London Alley). The period of significance for this layer of association with the Filipino community ranges from 1921, when the Gran Oriente Filipino purchased their first building, up until the 1950s, when the organization constructed the Masonic Temple. Additional research may determine other potential contributors to the historic district.

The second identified historic district that has associations with the Filipino community in SOMA is the Western SOMA Light Industrial and Residential historic district. This historic district is located in the SOMA neighborhood approximately 900 feet from the project site and is eligible for listing in the California Register under Criterion 1 as a representation of a noteworthy trend in development patterns and the establishment of different ethnic groups in San Francisco, and Criterion 3 as a distinct concentration of architectural styles dating from the Post 1906 Earthquake and Fire period. The historic district was originally identified as being significant most notably for its association with the Greek community, which is reflected in the early twentieth century period of significance from 1906-1936. However, the area also saw a notable increase in other populations after World War II, including Mexicans, Nicaraguans, El Salvadorians, and Filipinos, among others. Because the Western SOMA Light Industrial and Residential historic district was identified as being significant for the establishment of different ethnic groups, it has significant associations with the Filipino community that moved into this area after World War II and because Filipinos were among the different ethnic groups that established residency in the district. The significance of the district would most likely have an added layer of significance with these post-World War II influx of additional ethnic groups within the area and the period of significance would be extended to sometime in the mid-1950s. Additional research may determine other potential contributors to the historic district that have associations with this added layer of significance.

Planning department staff also directed Page & Turnbull to determine if there were any cultural assets identified within the SOMA Filipinas Filipino cultural heritage district within a .25 mile radius of the proposed project that would be individually eligible as historical resources for their association with the Filipino community in SOMA. Page & Turnbull identified two buildings that may warrant further consideration as individually eligible historic resources. Based on the findings summarized in the HRE Part II, and discussion with the SOMA Pilipinas Filipino cultural heritage district, planning department staff have determined that there is sufficient information in the record to find these two buildings to be individually eligible for listing in the California Register for their longstanding association with the Filipino community in SOMA.

1010 Mission Street (also addressed as 80-96 6th Street) is a five-story mixed-use building that was constructed originally as a hotel in 1912. As explained in more detail on pp. 17-18 of the HRE Part II, 1010 Mission Street was purchased by Dr. Mario Borja in 1976 and converted into affordable housing for veterans, of which many were Filipino World War II veterans. Although the building was gutted by a fire in 1997 it has since reopened as the Bayanihan House and provides a mixture of affordable housing and Single-Resident-Occupancy rooms along with space for a number of cultural institutions including the Bayanihan Community Center and the Arkipelago Bookstore. 1010 Mission is individually eligible for listing in the California Register for its longstanding and continued association with the Filipino Community in the SOMA neighborhood not only as housing for Filipino World War II veterans but also for housing a number of important cultural institutions affiliated with the SOMA Filipino community. The period of significance for its individual eligibility under criterion 1 starts at 1976 when it was purchased by Dr. Mario Borja and would not have a clear end date given its continued association with the Filipino community.

953 Mission Street is a five-story mixed use building that was constructed in 1916. The building, now known as the Mint Mall, was purchased by the Nocon family in the 1970s and has provided housing for recently arrived Filipino families as well as providing ground floor space for a number of organizations serving the Filipino community. Additional information is provided on p.18 of the HRE Part II. 953 Mission Street is individually eligible for listing in the California register under Criterion 1 as it has housed several different Filipino families and organizations since being purchased by the Nocon family in the 1970s. The period of significance for its individual eligibility under criterion 1 starts in the 1970s with purchase of the property by the Nocon family and would not have a clear end date given its continued association with the Filipino community.

In addition to the two buildings mentioned above, the U.S. Mint has been identified for its importance to the SOMA Filipino community. The U.S. Mint is listed in the National Register, is a National Historic Landmark, and an individual article 10 landmark.

Part II: Project Evaluation

Proposed Project:		Per Drawings Dated:
<input checked="" type="checkbox"/> Demolition / New Construction	<input type="checkbox"/> Alteration	8/24/2022

PROJECT DESCRIPTION

- New construction of a 27-story, mixed-use building at the current location of a surface parking lot.

PROJECT EVALUATION

Because the proposed project will take place on a surface parking lot that does not contain any individually eligible historic resources, nor is it within any identified California register-eligible historic districts, there will be no impacts to historic resources.

See **Project Impact Analysis** comments for additional information.

PROJECT DETERMINATION

Based on the Historic Resource Evaluation in Part I, the project's scope of work:

- ☐ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will** cause a significant adverse impact to a **historic district / context** as proposed.
- ☒ **Will not** cause a significant adverse impact to **ANY individual historic resource** as proposed.
- ☒ **Will not** cause a significant adverse impact to **ANY historic district / context** as proposed.

IMPACTS TO ADJACENT HISTORIC RESOURCES ANALYSIS

Planning department staff agree with the findings of the HRE Part II that determined there were no indirect impacts to any of the identified historic districts that are adjacent to the proposed project.

As described in more detail on pp. 26-27 of the HRE Part II, the proposed project will not cause a significant and unavoidable impact to the adjacent Market Street Theater and loft historic district. Contributors to the historic district have primary facades that are highly ornamented and oriented toward Market Street, while rear facades away from Market Street are much more utilitarian. The two closest contributors to the project site include the buildings at 973 and 978-989 Market Street that have through lots that face the project site across Stevenson Street. Although the proposed project faces these contributing buildings along Stevenson Street, the contemporary design of glass, metal, and concrete does not detract from the rear facades of these buildings that are highly utilitarian brick facades with simple punched openings with little, if any, ornamentation. Although the height of the proposed project would be in contrast to the predominant heights of the contributing buildings with the Market Street Theater and Loft Historic district, some design elements of the proposed project, including the six-story podium and a 39-foot setback from Stevenson Street, reduces the visual dominance of the tower. Furthermore, the visual impact of the proposed project, when viewed along Market Street, where the primary facades of the contributing buildings are located, is significantly reduced as the building recedes into the background of the existing dense urban environment and is blocked partially by the non-contributing building within the district at 995-997 Market Street. The proposed project, while visible in the background, does not compete with the visual primacy of the highly ornamented facades of the contributing buildings facing Market Street. Although there are individually eligible historic resources within the Market Street Theater and Loft historic district, the impact of the proposed project on individual resources would be similar to the impact of the project on the historic district as a whole.

The proposed project would not cause a significant and unavoidable impact to the adjacent Sixth Street Lodginghouse historic district as described in more detail on pp. 28-30 of the HRE Part II. Almost all contributing buildings have primary facades that are oriented towards 6th Street, away from the project site. Additionally, the limited ornamentation that is on the contributing buildings, such as an embellished cornice line or a brick detail, is located predominantly on the primary facades that face 6th Street. Consequently, the contributing buildings immediately adjacent to the project site have rear facades that lack ornamentation and are characterized by brick masonry and stucco cladding along with simple punched openings. The contemporary design of the proposed project presents a compatible transition on a site that abuts these simple utilitarian secondary facades but is outside of the historic district. Although the most substantial difference in character between the proposed project and the district contributors is height, the project design incorporates some elements to reduce the visual impact from the adjacent public right-of-way. The

use of a 6-story podium and a 39-foot setback for the tower along Stevenson Street provides a transition between the most immediately adjacent contributing buildings and the proposed project at the northern side towards Stevenson Street. Because there is only a slight setback from the southwest side of the proposed project and no setback for the tower along Jessie Street, the proposed project would be most visible from the intersection of Jessie and 6th streets. Despite the introduction of this new visual element in the surrounding urban environment, the proposed project would not interrupt the linear nature of the streetscape of former residential hotels that make up the contributing buildings of the Sixth Street Lodginghouse historic district. Although there are individually eligible historic resources within the Sixth Street Lodginghouse historic district, the impact of the proposed project on individual resources would be similar to the impact of the project on the historic district as a whole.

As described in further detail on pp. 31-32 of the HRE Part II, the proposed project would not cause a significant and unavoidable impact to the adjacent Mint Mission article 11 historic district. While the Market Street Theater and Loft Historic district is characterized by buildings with ornate facades that face Market Street, and the Sixth Street Lodginghouse historic district consists of less ornamented residential buildings, the Mint Mission article 11 historic district is predominately characterized by minimally ornamented industrial and commercial buildings that are minimally ornamented with Classica Revival detailing. Although the boundaries of this historic district are irregular and encompass some contributing buildings to the north and west of the Mint building, most contributing buildings closest to the project site all have primary facades that face Mission Street with through lots and rear facades that look onto to Jessie Street. These rear facades have even less ornamentation than their slightly more ornate counterparts on Mission Street and are finished in industrial materials such as unfinished or painted concrete with regular grids of punched openings with industrial steel sash windows. The proposed project's contemporary design is compatible with these rear facades that face Jessie Street that are more industrial in nature. The proposed project would however be taller than the contributing buildings within the historic district. This change in height would be more perceptible when viewed along Jessie Street closer to the project site, but the proposed building would also be perceptibly taller when viewed above the rooflines of the contributing buildings along Mission Street. While this change in setting would be noticeable, it would not diminish the integrity of the historic district to the level such that the significance of the district would be compromised. Although there are individually eligible historic resources within the Mint Mission article 11 historic district, the impact of the proposed project on individual resources would be similar to the impact of the project on the historic district as a whole.

The proposed project would not have adjacent impacts on the contributor to the PG&E Substations discontinuous historic district (see p. 33 of the HRE Part II for more detail). Due to the industrial nature of this contributing building, the introduction of a contemporary building would introduce a new urban element to the surrounding setting, but the overall urban character of the building's existing setting would not substantially change.

Planning department staff determined there were no impacts to the South Park historic district that has an added layer of significance for its association with the Filipino community. This historic district is more than .75 miles away from the project site and is sufficiently distanced such that even if the proposed project may be visible from within the boundaries of the historic district, it would be one component of the surrounding dense urban environment. Due to this distance, and the presence of tall, dense urban development between

this district's contributors and the project site, the proposed project would not impact the setting of the historic district.

Although the Western SOMA Light Industrial and Residential historic district is closer to the project site than the South Park historic district, the nearest contributing building at 1077-1081 Mission Street that makes up the northern boundary of the district, is approximately 900 feet away from the project site. The surrounding setting of the mixed urban development between the historic district and the proposed project provides a buffer such that the proposed project would not impact the setting of the historic district.

Overall, the proposed project would not remove or alter any physical features of any of the identified historic districts immediately adjacent to the project site such that their significance would be impaired.

Additionally, planning department staff agree with the findings of the HRE Part II and concluded that there would be no indirect impacts to the individually eligible historic resources that were identified for their association with the Filipino community in SoMa.

VIBRATION ANALYSIS

Because there are contributing buildings with the Sixth Street Lodginghouse Historic District and the PG&E City Beautiful Substations Discontiguous Thematic Historic District that are immediately adjacent to the project site, the updated Noise Technical Memo prepared by Stantec Consulting Services (October 2022) determined there was a potential for vibration levels generated during project construction to exceed the vibration thresholds and the project construction activities could potentially generate vibration that could result in damage to adjacent historic resources. Thus, the construction of the proposed project would result in vibration levels that could cause physical damage to adjacent historic resources and impacts would be significant. However, a mitigation measure to protect these adjacent historic buildings from construction-related damage would reduce these impacts to less than significant.

CUMULATIVE IMPACTS ANALYSIS

The geographic context for cumulative impacts to historic districts and individual resources is cumulative projects within the historic district and adjacent to the individual historic resources and adjacent historic district's boundaries (i.e., within 1 block). In some cases, historic resources are part of historic districts, so impacts can extend beyond the project site and adjacent properties into the rest of the historic district. The project site does not contain any existing structures and is not located within a historic district. However, the project site is adjacent to or across the street from the National Register-listed Market Street Theater and Loft historic district, the National and California Register-eligible Sixth Street Lodginghouse historic district, the San Francisco article 11 Mint-Mission conservation district, and a contributor to the California Register-eligible PG&E City Beautiful Substations Discontiguous Thematic historic district. Additionally, the planning department determined that there are two historic districts in SOMA near the project site that have historic associations with the Filipino community in SOMA: the South Park historic district and the Western SOMA Light Industrial and Residential historic district. The following discusses the potential cumulative impacts on the adjacent historic districts, individually eligible buildings within those historic districts, and the nearby, individually eligible, old mint.

MARKET STREET THEATER AND LOFT HISTORIC DISTRICT

There is one cumulative project at 1053-1055 Market Street proposed within the Market Street Theatre and Loft historic district. The project at 1053-1055 Market Street proposes to demolish the existing building for

the construction of a 10-story tourist hotel with ground floor retail space. The environmental review completed for the 1053-1055 Market Street project determined the existing building at 1055 Market Street was not a historic resource or a contributor to the Market Street Theatre and Loft historic district. Additionally, the environmental review determined the design of the 1053-1055 Market Street project would be compatible with the setting of the Market Street Theatre and Loft historic district and would have a less than significant impact on the district. As discussed, the proposed project would not cause a substantial adverse change in the historic significance of the Market Street Theater and Loft historic district. This project was approved by the planning commission December 6, 2017.

There are three cumulative projects adjacent to the Market Street Theater and Loft historic district: 1125 Market Street, 527 Stevenson Street, and 57-67 Taylor Street. 1125 Market Street would construct a new 12-story mixed-use hotel and co-working office building on the existing vacant lot. The environmental review for the 1125 Market Street project determined that there would be no direct or indirect alterations to the existing spatial relationships of the Market Street Theater and Loft historic district due to the fact that there are relatively large distances between that project and contributing buildings within the historic district. The project was continued indefinitely at the planning commission on March 4, 2021 and is currently on hold. The 527 Stevenson Street project would demolish the existing one-story warehouse and construct a new seven-story office building across the street from the Market Street Theater and Loft historic district. This new construction, as currently proposed, would be of a similar height and scale to some of the adjacent buildings within and adjacent to the historic district and would not result in a significant impact to the district. Although the project is currently under review by the planning department, it does not have any anticipated impacts to adjacent historic resources. The 57-67 Taylor Street project proposes to demolish a one-story retail building and construct a new twelve-story mixed residential and retail building on the lot that backs up to the Market Street Theater and Loft historic district. Given the relative height and scale of the contributing buildings within the Market Street Theater and Loft historic district, including the eight-story Golden Gate Theater that backs up to the location of the 57-67 Taylor Street project, this project would likely be minimally visible from the historic district and would therefore not have the potential to cause an indirect impact. The project is currently on hold.

As discussed above, none of the cumulative projects would result in a direct impact to the historic district. The cumulative effect of the proposed project and of 1053-1055 Market Street, 1125 Market Street, 527 Stevenson Street, and 57-67 Taylor Street projects would be a marginal alteration to the surrounding setting of the Market Street Theater and Loft historic district which is already located within the dense urban environment of buildings that have a range of heights and masses. The district boundaries are tightly drawn to only contain buildings facing Market Street on the block and intersections between 6th and 7th streets. The unique scale of the richly ornamented contributing two- to eight-story theater and loft buildings facing Market Street will not be affected by minor modifications to the surrounding urban setting. Therefore, the proposed project combined with cumulative projects would not impact the Market Street Theater and Loft historic district to the degree that the historic district would no longer be eligible for listing in the National Register. Cumulative impacts to the Market Street Theater and Loft historic district would be less than significant.

Therefore, the proposed project would not combine with the impacts of the 1053-1055 Market Street, 1125 Market Street, 527 Stevenson Street, or the 57-67 Taylor Street projects to result in a significant cumulative impact to the Market Street Theater and Loft historic district.

SIXTH STREET LODGINGHOUSE HISTORIC DISTRICT

There are five cumulative projects within or adjacent to the Sixth Street Lodginghouse historic district. The 1010V Mission Street project is proposed within the Sixth Street Lodginghouse historic district and the 1025 Howard Street and the 457-475 Minna Street projects are adjacent to the district. The 996 Mission Street project was also proposed within the Sixth Street Lodginghouse historic district; however, the application for this cumulative project was withdrawn after publication of the initial study for the previously circulated draft EIR on July 2, 2019. Similarly, the 219 Sixth Street project was proposed within the Sixth Street Lodginghouse historic district; the application for this cumulative project was also withdrawn on June 10, 2021, after publication of the initial study for the previously circulated draft EIR.

As mentioned above there is one project proposed within the Sixth Street Lodginghouse historic district: the project at 1010V Mission Street. The proposed project at 1010V Mission Street would construct a 9-story mixed residential building on an empty lot immediately west of 1010 Mission Street. Preservation review as part of environmental review for the 1010V Mission Street project determined the project was in conformance with the Secretary's Standards and compatible with the character of the Sixth Street Lodginghouse historic district, and the adjacent individually eligible building at 1010 Mission Street. Therefore, the proposed project at 1010V Mission Street would not directly impact the building at 1010 Mission Street or its setting to the degree that its potential to be found eligible for listing at the local, state, or national level for its association with the Sixth Street Lodginghouse historic district and the SoMa Filipino community would not be diminished and the impact would be less than significant. Additionally, the 1010V Mission project would not cause an impact on the Sixth Street Lodginghouse Historic district because the design of the new construction was determined to be compatible with the character-defining features of the historic district. Environmental review for the project is currently under way.

There are two cumulative projects adjacent to the Sixth Street Lodginghouse historic district: the projects at 1025 Howard Street and 457-475 Minna Street. The 1025 Howard Street project proposes to construct an 8-story hotel building on the site. Environmental review has not been completed for the 1025 Howard Street project and it is currently on hold. Although the 1025 Howard Street proposed project would be taller than the surrounding contributing buildings within the Sixth Street Lodginghouse historic district, it is across the street from the boundaries of the historic district and its height is compatible with the surrounding dense urban environment of the neighborhood, and as currently proposed is not expected to impact the ability of the historic district to convey its significance. The 457-475 Minna project proposes to merge four lots for the construction of a 16-story residential building. As an SB35 project, the 457-475 Minna Street project was not subject to environmental review and was approved on May 30, 2019. Because the 457-475 Minna project is located mid-way down Minna Street between Sixth and Fifth street, it is not immediately adjacent to the boundaries of the Sixth Street Lodginghouse historic district. The buildings on parcels separating the 457-475 Minna project from the boundaries of the Sixth Street Lodginghouse historic district would provide a sufficient buffer such that it would not have an indirect impact on the historic district.

As discussed above, none of the cumulative projects would result in a direct impact to the historic district. The cumulative effect of the proposed project and of the 1010V Mission, the 1025 Howard Street, and the 457-475 Minna Street projects would be a slight alteration to the surrounding setting of the Sixth Street Lodginghouse historic district, which is already located within the dense urban environment of buildings that have a range of heights and masses. The significance of the historic district ties to the high concentration of residential hotels aligned along Sixth Street and the linear quality of the district reflects the uniqueness of this portion of Sixth Street as the last concentration of this building type that was once

common along the other surrounding streets in SOMA. Modifications to the surrounding setting would not affect the linear quality of this historic district and its contributors facing Sixth Street and would instead blend in the background of surrounding urban fabric. Therefore, the proposed project combined with cumulative projects would not impact the Sixth Street Lodginghouse historic district to the degree that the historic district would no longer be eligible for listing in the National or California Register. Cumulative impacts to the Sixth Street Lodginghouse historic district would be less than significant.

Therefore, the proposed project would not combine with the cumulative projects at 1010V Mission Street, 1025 Howard Street, and 457-475 Minna Street to result in a significant cumulative impact on the Sixth Street Lodginghouse historic district.

ARTICLE 11 MINT-MISSION CONSERVATION DISTRICT

There are no cumulative projects proposed within the article 11 Mint-Mission conservation district. As discussed, the proposed project would not cause a substantial adverse change in the historic significance of the Mint-Mission article 11 conservation district. Additionally, the proposed project would not cause an indirect impact on the significance of 953 Mission Street, the individually eligible historic resource within the district that has significant associations with the SOMA Filipinas community.

There is only one cumulative project adjacent to the article 11 Mint-Mission conservation district: the project at 457-475 Minna Street. As mentioned above, the 457-475 Minna Street project proposes to merge four lots for the construction of a 16-story residential building. As an SB35 project, the 457-475 Minna Street project was not subject to environmental review and was approved on May 30, 2019. Although the 457-475 Minna Street project will be taller than the contributing buildings within the article 11 Mint-Mission conservation district, it is somewhat distanced from the conservation district as the 457-475 Minna Street project is south of the nearest contributing buildings across the street on Minna. While the nearest contributing buildings have elevations on Minna Street, their primary facades face Mission Street, away from the site of the 457-475 Minna Street project. As such, while the 457-475 Minna Street project will likely be visible from within the conservation district, it will be within the context of the surrounding dense urban environment of buildings of varied scales and heights.

As discussed above, none of the cumulative projects would result in a direct impact to the historic district. The cumulative effect of the proposed project and of the 457-475 Minna Street project would be a slight alteration to the surrounding setting of the article 11 Mint-Mission conservation district. The historic district is a combination of residential, commercial, and industrial buildings that reflect the mixed urban development of the SoMa neighborhood in the years following the 1906 Earthquake and Fire. The mixed nature of the contributing buildings that range anywhere from one to ten stories in height is such that new construction in the surrounding neighborhood will not affect this district's ability to convey its significance as a tight grouping of buildings constructed in the aftermath of the 1906 Earthquake and Fire. The slight change in setting would be consistent with the surrounding pattern of development in the neighborhood. Therefore, the proposed project combined with cumulative projects would not impact the article 11 Mint-Mission conservation district to the degree that the historic district would no longer be eligible for listing in as an article 11 conservation district. Cumulative impacts to the Sixth Street Lodginghouse historic district would be less than significant.

Therefore, the proposed project would not combine with the 457-475 Minna Street project to result in a significant adjacent cumulative impact on the article 11 Mint-Mission conservation district.

PG&E CITY BEAUTIFUL SUBSTATIONS DISCONTIGUOUS THEMATIC HISTORIC DISTRICT

There are no cumulative projects proposed within or near the PG&E City Beautiful Substations Discontiguous Thematic historic district. As discussed, the proposed project would not cause a substantial adverse change in the significance of the PG&E Beautiful Substations historic district. Therefore, the proposed project would not combine with a cumulative project to result in a significant cumulative impact on the PG&E City Beautiful Substations Discontiguous Thematic historic district.

SOUTH PARK AND WESTERN SOMA LIGHT INDUSTRIAL AND RESIDENTIAL HISTORIC DISTRICTS

The South Park historic district and Western SOMA Light Industrial and Residential historic district are both sufficiently distanced from the project site such that there are no anticipated direct or indirect impacts to either of these districts due to the proposed project. Due to this distance, and the presence of tall, dense urban development between these two districts and the project site, the proposed project would not combine with cumulative projects to result a significant cumulative impact on these historic districts.

OLD MINT

There are no identified cumulative projects in close proximity to the old mint. Therefore, the proposed project would not combine with any cumulative projects to result in a significant cumulative impact on the old mint.

PART II: Principal Preservation Planner ReviewSignature: Allison VandersliceDate: 10/24/2022

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