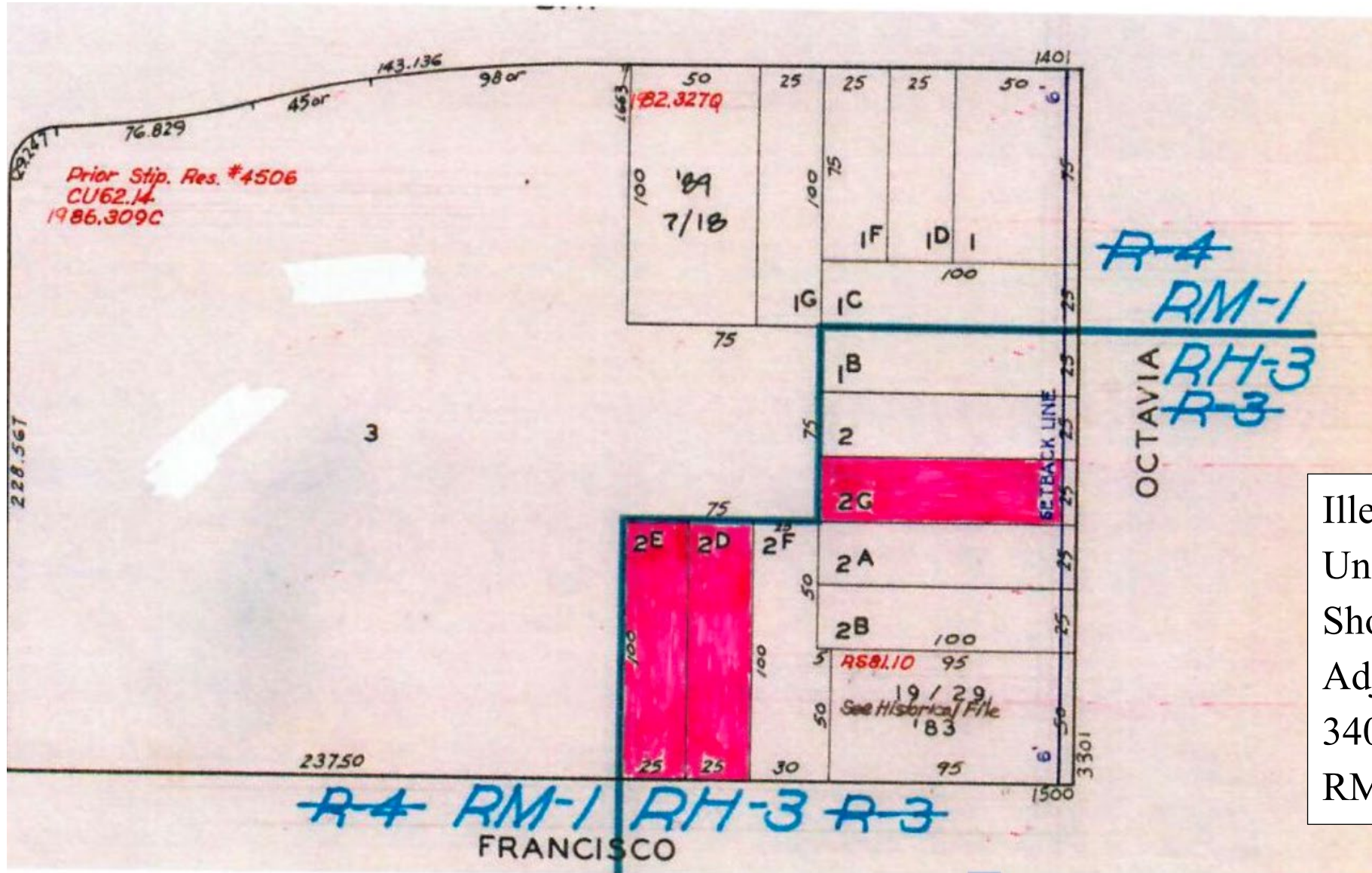


Three Residential Properties Illegally Converted into Institutional Use by the Heritage



Illegally Converted
Units (Zoned RH-3)
Shown in Red Whereas
Adjacent Property at
3400 Laguna is Zoned
RM-1



Francisco Street
Current View of Heritage



Francisco Street
Proposed Project by Heritage

Historic Preservation Commission's Condition of Approval 1

Architectural Review Committee. Prior to submittal of any building permit application, the project shall return to the **Architectural Review Committee (ARC)** to receive **direction on final massing and architectural details.**

Heritage's Proposal for Weak Condition of Approval - Cutting Out ARC and HPC's Primary Concern - Massing

Final Architectural Details. Prior to submittal of any building permit application, **Department preservation staff** shall review and approve final project architectural details, **provided that no reduction in project square footage shall result from such review.**

Deputy City Attorney and Commission Staff Testimony at PC/HPC Joint Hearing

Deputy City Attorney Kristen Jensen: “...there are two paths that are being discussed, and I just want to make sure that everybody's very clear on what they are **one of them would be the Certificate of Appropriateness could be approved with the condition that staff go back and work with the ARC to finalize some of the specific details and you could be very specific about which portions of the project details you wanted to be focused on or you could be a little bit more general...**”

Deputy City Attorney Jensen: “...**you can set the scope of the review by the ARC by your conditions of approval so you can determine how much of the project that they are actually looking at.**”

HPC members repeatedly asked for certainty that ARC would retain final say over the Project's Massing and Details.

Commissioner Vergara: “**How much authority does the architectural review committee have in terms what do we mean by details?** Does details mean that that the ARC has the authority to say the last x number of feet of this proposed building must be shortened to two floors or the last x number of feet of this building we don't want at all we just want the building to be shorter in terms of length? **Do they have that authority?**”

Director of Commission Affairs Jonas Ionin: “**The answer is yes if you condition it in your motion today.**”

The HPC wanted the ARC - and not SF Planning staff – to maintain control of the project and for the scope of the ARC's review be broad. Commissioner Nageswaran asked Mr. Ionin to summarize the proposed motion:

Mr. Ionin: “the way I understand it the motion is to approve the Certificate of Appropriateness um but require that the project go back before the Architecture Review Committee for final massing and details”

Commissioner Nageswaran: “I don't want specificity it has to be generic.”

Mr. Ionin reassures her: “**I'm suggesting the more general it is the more flexibility you have.**”