

476 Lombard Street

SAN FRANCISCO BOARD OF SUPERVISORS

APRIL 13, 2021

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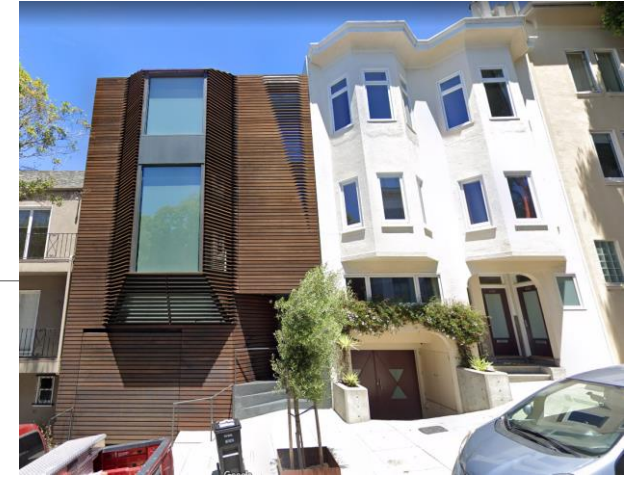
- CEQA does not require technical perfection, scientific certainty, or an exhaustive analysis of all potential issues or all information that is available on an issue. (*Association of Irrigated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383, 1397)
- Question is whether the Planning Department's action was supported by substantial evidence and not whether “***any*** facts, fact-based assumptions or expert opinion in the administrative record support arguments that the exception may apply, regardless of any contrary evidence.” (*Berkeley Hillside Preservation v. City of Berkeley* (2018) 60 Cal.4th 1086, 1110, emphasis in original.)
- Substantial evidence means “enough relevant information and reasonable inferences from this information that ***a fair argument can be made to support a conclusion, even though other conclusions might also be reached.***” (CEQA Guidelines, Section 15384(a), emphasis added.)



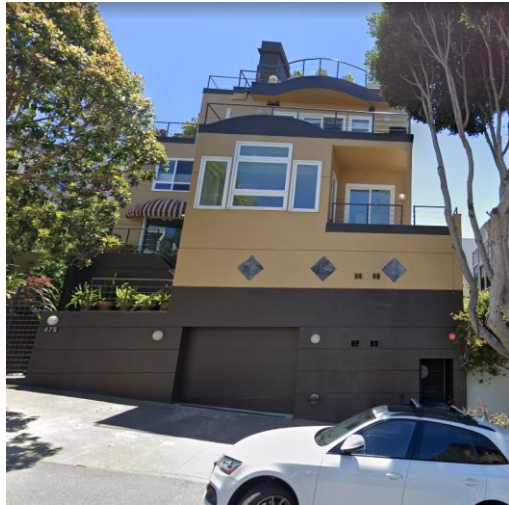
476 Lombard - 468 Lombard



460 Lombard - 454 Lombard - 444 Lombard



412 Lombard - 408-406 Lombard



475 Lombard



457 Lombard



1745 Grant - 404 Lombard - 411 Lombard

Historic Resource Evaluation Response, Part II

Record No. 2018-017283ENV

476 Lombard Street

PROJECT IMPACT ANALYSIS

The project will not alter any character-defining features previously identified in the Historic Resource Evaluation (HRE) Part I issued on November 4, 2019. Street-visible exterior alterations consist of the infill of two western light wells for additional floor area, a third-floor vertical addition setback 12-feet 10-inches from the existing front (south) façade wall, and parapet walls for a new rooftop deck located at the rear half of the building. The addition will maintain the building's secondary elevation material of horizontal lap siding and contain painted aluminum-clad windows for all fenestration. Due to the scope of work and consistency with the Secretary of the Interior's Standards for Rehabilitation, the project will not result in a significant adverse impact to the historic resource.

PART II: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison Vanderslice

Date: 7/15/2020

Allison Vanderslice, Principal Preservation Planner

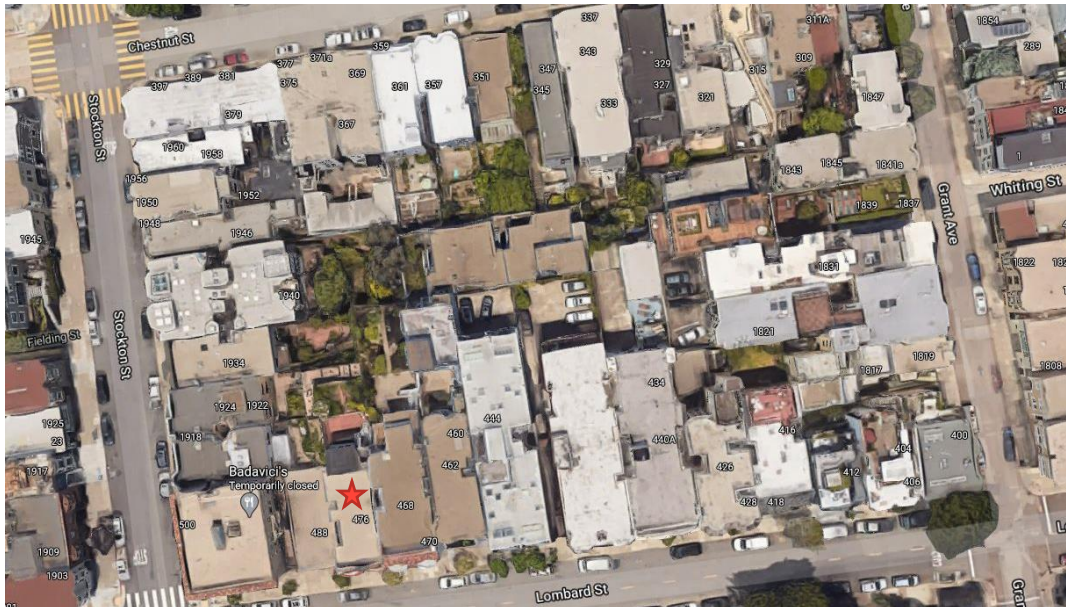
CEQA Cultural Resources Team Manager, Environmental Planning Division

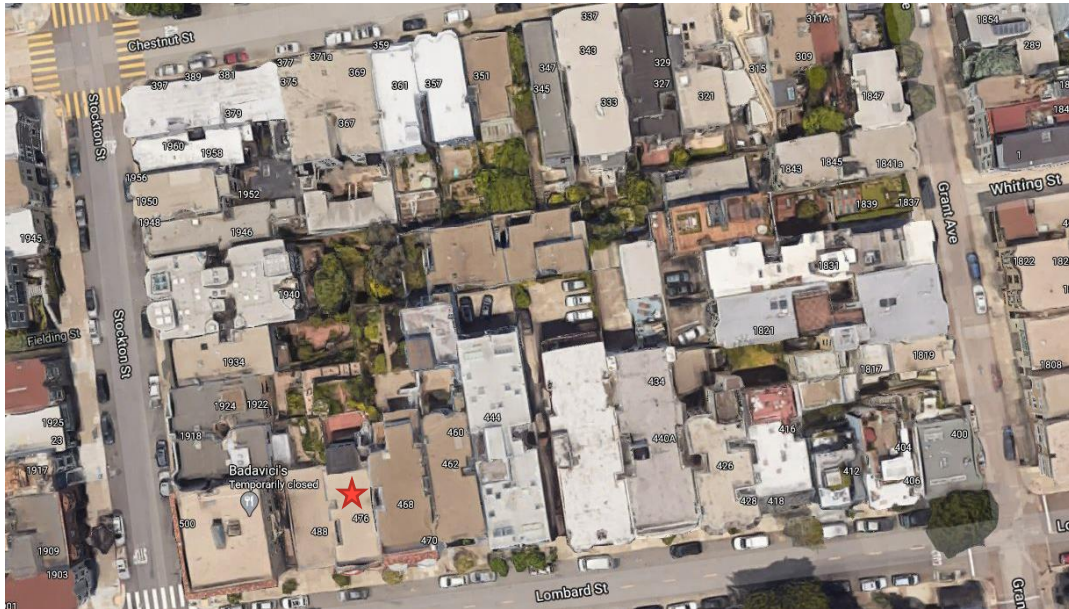
- The CEQA Guidelines hold: “Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or *alteration* of the resource or its immediate surroundings *such that the significance of an historic resource would be materially impaired.*” (CEQA Guidelines, Section 15064.5(b)(1), emphasis added.)
- The CEQA Guidelines state a project that follows the Secretary of Interior’s Standards for the Treatment of Historic Properties “*shall be considered as mitigated to a level of less than significant impact on the historic resource.*” (CEQA Guidelines, Section 15064.5(b)(3), emphasis added.) df



476 Lombard St - West Facade

- West façade lacks ornamentation or architectural features associated with Mastropasqua, or the Classical or Spanish Colonial Revival styles.
- Lightwells are a functional feature to allow in light to abutting buildings, and are pervasive throughout the urban environment of San Francisco.
- West façade of 476 Lombard Street suggests that Mastropasqua expected an abutting two or more story building to be constructed at 488 Lombard Street.
- The west façade is not a second “primary façade.”





476 Lombard Street, San Francisco – Board of Supervisors Hearing



510-12 Green Street, built in 1910 and designed by Mastropasqua, is located on a corner lot and has architectural detailing on the side façade.



476 Lombard Street Rear Roof Form

- The rear roof form is a pyramidal roof with asphalt shingles and walls with horizontal wood siding.
- The rear roof form does not exhibit the same materials or level of architectural detailing as the primary façade, and does not contribute to the architectural style.
- The building is significant for its architectural style (Criterion C), not patterns of development (Criterion A). The rear roof form and the lightwells do not contribute to the reason that this building is significant.



476 Lombard Street Character-Defining Features

- Two-story massing at front of lot
- Symmetrical front façade
- Ground floor brick veneer and recessed entries
- Wood sash opalescent/colored windows
- Tripartite parapet and clay tile roof.

The proposed project does demolish or materially impair any of the character defining features.

The proposed project conforms with the Secretary of the Interior's Standards for Rehabilitation, and 476 Lombard Street would remain eligible for the California Register of Historic Places.