



CERTIFICATE OF ADMINISTRATIVE APPROVAL DETERMINATION

Case Number:	19ENT-0296
Location/Zone:	240, 242, 244 Hill Street/OP2 District (Third Street Neighborhood Historic District)
Proposed Project:	Request to allow foundation retrofit of the subject single-unit residences (contributing buildings) located in the Third Street Neighborhood Historic District.
Applicant:	Nick Greco
Rent Control Status:	N/A
CEQA Status:	Categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 of the State Implementation Guidelines in that the project consists of foundation retrofit which will be done in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.
Previous Relevant Permits:	None

This Certificate of Administrative Approval is:

- Denied.
- Subject to separate administrative or discretionary review.
- Granted with the following findings and conditions:

FINDINGS:

1. The proposed project is included within the list of work enumerated in SMMC Section 9.58.020(C)(2)(b) in that the proposed scope of work consists of foundation work (other than general maintenance) to contributing buildings within the Third Street Neighborhood Historic District.
2. The proposed project is not detrimental to the character of the structures in that the proposed foundation retrofit work for each of the subject detached residences will occur below grade. The scope of work involves removing soil around the current building footings and piers below the structures to allow for additional footings and structural reinforcements. Existing footings will not be removed and the buildings will remain in-place. The scope of work will not negatively affect the existing hardscape and landscape material, and will not alter the exterior of the buildings. As such, the proposed work will not negatively alter any character-defining features of the property and will be done in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
3. The proposed project does not detract from the integrity of the District in that the proposed scope of work is limited to foundation work below the existing structures and will not alter the appearance of the buildings. The proposed work will improve the structural integrity of the buildings and will not detract from the integrity of the Third Street Neighborhood Historic District.

CONDITIONS, MUNICIPAL CODE REQUIREMENTS AND OTHER NOTATIONS:

1. This approval is to allow the following scope of work for the residences located at 240, 242, 244 Hill Street (single-parcel):
 - Foundation retrofit work below the existing structures as detailed and shown on approved plans dated 5/10/19.

No other alterations to the property are approved herein. All work shall be consistent with the application and plans on file with the City Planning Division.

2. This decision may be appealed to the Landmarks Commission by properly filing with the City Planning Division a Notice of Appeal on a form furnished by the Planning Department. Such notice shall be filed within a fourteen (14) day period commencing from the date of the determination/posting of the property and ending on August 29, 2019.
3. This Certificate of Administrative Approval for exterior modifications as enumerated above at 240-244 Hill Street shall be in full force and effect from and after the expiration of the appeal period following the rendering of the decision by the Landmarks Secretary. Pursuant to Landmarks Ordinance Section 9.58.040 (d), this approval shall expire in 18 months (coastal zone) if the authorized work is not commenced. In addition, this Certificate of Administrative Approval shall expire if the authorized work is suspended or abandoned for a 180-day period after being commenced.

