

**Mayor's Office of Housing and Community Development**  
City and County of San Francisco



**London N. Breed**  
Mayor

**Eric D. Shaw**  
Director

November 10, 2023

Julianne Polanco  
State Historic Preservation Officer  
Office of Historic Preservation  
Sacramento, CA 95816  
Delivered via [calshpo.ohp@parks.ca.gov](mailto:calshpo.ohp@parks.ca.gov)

**Re: United Playaz Building Renovation - 1044 Howard Street, San Francisco, CA 94103**

Dear Ms. Julianne Polanco,

United Playaz (the project sponsor), a San Francisco-based violence prevention and youth development organization, is proposing the rehabilitation of an existing building located at **1044 Howard Street, San Francisco, CA 94103** (APN 3726/019). Funding sources for the proposed project include financial assistance from the United States Department of Housing and Urban Development (HUD). In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended; and Title 24 Part 58 of the Code of Federal Regulations, as amended; San Francisco Mayor's Office of Housing and Community Development (MOHCD) as the responsible entity (RE) will be asked to certify an Environmental Assessment (EA) that will, among other things, analyze the effects of the proposed project on historic architectural and archeological resources. The project would be managed by United Playaz.

This Undertaking proposed by United Playaz seeks to renovate, seismically rehabilitate, expand, and change the use of an existing building to develop a community facility for additional program space. With this purpose, United Playaz proposes the substantial rehabilitation of the one-story building located at 1044 Howard Street, which was constructed in 1964, and convert it into a new two-story, 6,000-square-foot community center. The project would retain most of the existing Howard Street concrete masonry unit (CMU; often referred to as "concrete block") wall while demolishing the existing west, north, and east CMU walls and replacing them with new, reinforced CMU walls that would be constructed around a newly building steel structural frame. Portions of the existing foundation and the slab-on-grade would be retained with an estimated excavation area of 751 square feet and volume of excavation of 167 cubic yards. The existing floors and roof would be replaced with a concrete-over-metal deck system. Further, the project would upgrade and strengthen the existing concrete perimeter foundations, which would be tied to the new steel structural system. All building mechanical, electrical, and plumbing (MEP) systems would also be replaced with a maximum depth of excavation 2.5 to 6 feet (30 to 72 inches).

The Area of Potential Effect (APE) for this Undertaking encompasses four properties, of which 1038 Howard Street (APN 3726/017), was surveyed in 2008 as part of the San Francisco's Planning Department *SoMa Area Plan Historic Resource Survey* and assigned the California Historical Resource Status Code (CHRSC) "6Z," signifying that it was found ineligible for listing on the National Register or California Register or as San Francisco landmarks through survey evaluation. Meanwhile, 1044 Howard Street (the proposed building address) and two others in the immediate vicinity 1040–1042 Howard Street (APN 3726/018) and 543–545 Natoma Street (APN 3726/046) located in a Western SoMa Light Industrial and Residential Historic District were determined ineligible for listing on the National Register of Historic Properties through a DPR 523 study, and the San Francisco Planning Department concluded there are no historic properties within the project site.

Regarding Stipulations VII and XI of the 2007 Programmatic Agreement on identification and evaluation of historic properties and consideration and treatment of archeological resources, the project sponsor's consultant Environmental Science Associates (ESA) requested a records search on the Northwest Information Center of the California Historical Resources Information System (CHRIS) for 1044 Howard Street. In response to this records search, CHRIS provided a letter where they include the following six recommendations.

***CHRIS RECOMMENDATIONS:***

- 1) Although the proposed project area is located in an area of generalized archaeological sensitivity, as per the project description, the previous extent of disturbance exceeds the proposed project work. Therefore, no further study for archaeological resources is recommended at this time. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.*
- 2) No recorded resources on file are located in proposed project area. If, in a later process, buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures.*
- 3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.*
- 4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.*
- 5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe*

*foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.*

- 6) *It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)*

Regarding CHRIS recommendations #2, MOHCD as the responsible entity and United Playaz as the project sponsor agree to revisit any new buildings or structures that could meet the minimum age requirement for Section 106 review and consult with the SHPO at that time.

Regarding CHRIS recommendations #1 and #5, the NEPA environmental review record will include a mitigation measure for accidental discovery of unrecorded archeological resources stipulating that construction will be halted, any resource discovery will remain untouched until evaluated by a professional.

Regarding CHRIS recommendation #4, MOHCD requested a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) and the results were negative. NAHC provided a contact list of Native American tribes who may also have knowledge of cultural resources in the project area. We commit to a reasonable and good faith effort to invite these tribes to be consulting parties. MOHCD intends to engage the tribes for their knowledge of cultural resources as earliest at the week of November 13, 2023. MOHCD can follow up with the SHPO to share a copy of the consultation request.

Regarding CHRIS recommendation #6, the San Francisco Planning Department determined that none of the properties within the APE were eligible for registry as described earlier on this letter.

Therefore, in accordance with referenced PA stipulations the following documents are attached:

1. **Attachment A:** Area of Potential Effects (APE) Map
2. **Attachment B:** Response letter from the Northwest Information Center of the California Historical Resources Information System regarding a search of archeological resources
3. **Attachment C:** The Native American Heritage Commission (NAHC) Sacred Lands File (SLF) response
4. **Attachment D:** NAHC contact list of Native American tribes that MOHCD will consult with
5. **Attachment E:** Project Plans

Should you have any questions about this project, you may contact me at the [Lorena.Guadiana@sfgov.org](mailto:Lorena.Guadiana@sfgov.org) or 628-652-5965.

Sincerely,



Lorena Guadiana  
Acting Compliance Coordinator  
SF MOHCD