

**Development Services Department**

**2906 University Avenue  
Site Development Permit  
PRJ-1105210**

**Item 2**

**Historical Resource Board**

**February 26, 2026**

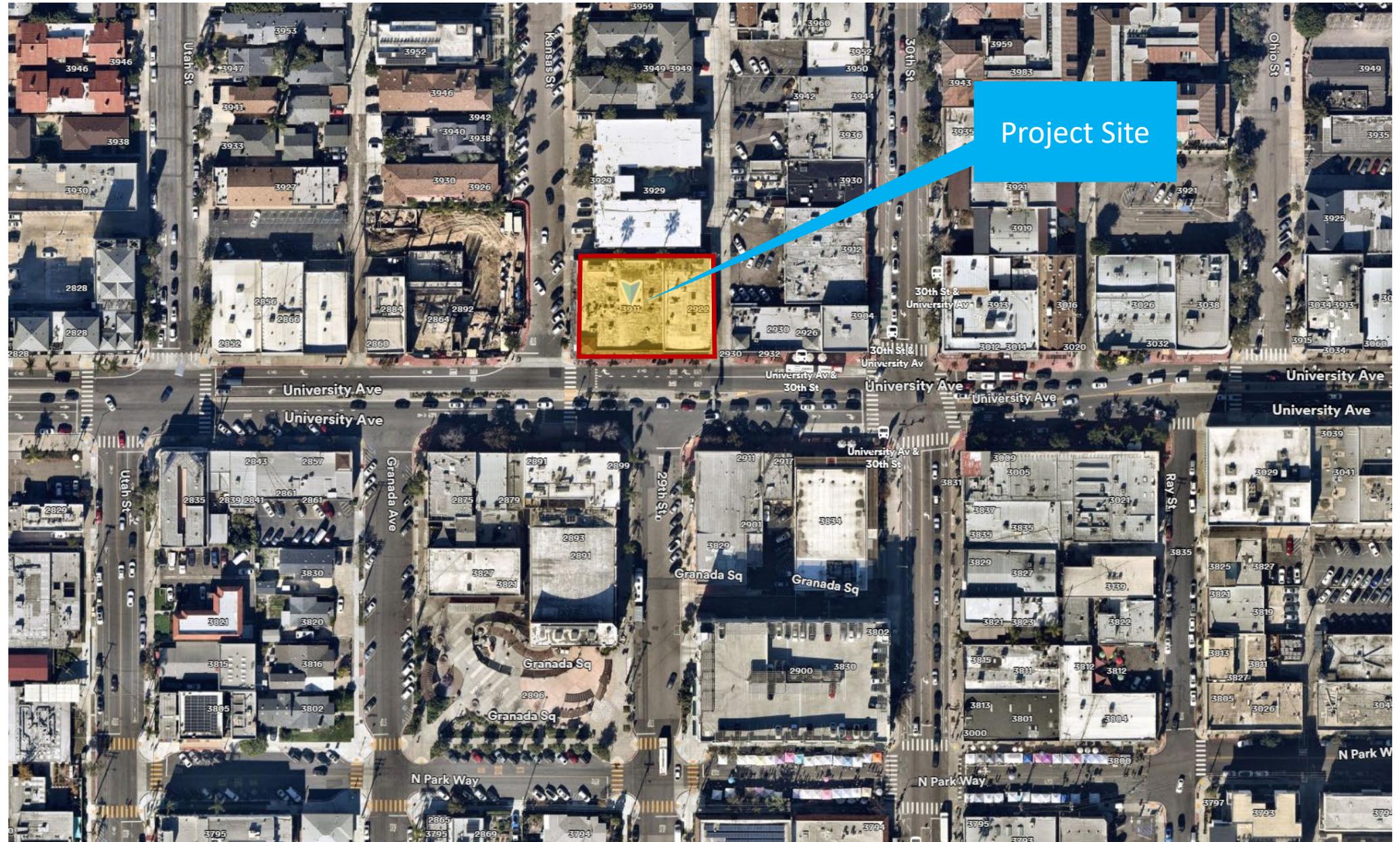
**Today's Action:**

Consider the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the Site Development Permit (SDP) as presented and consider the inclusion of additional permit conditions related to a designated historical resource if needed.

**Staff****Recommendation:**

Recommend to the Planning Commission approval of the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the SDP related to the designated resource located at 2906-2912 University Avenue (HRB #1482, the Edward and Emma Newman Building) as presented.

# Aerial Photo



## Project Scope

- Location:** 2906, 2912, and 2920 University Avenue.
- Parcel Size:** 0.34-acres
- Community Plan:** North Park
- Zone:** Commercial Community (CC 3-9) base zone
- Residential:** 92 multiple dwelling units, with 16 units affordable
- Commercial:** 4,889 square feet commercial
- Approvals:** Process Four, Site Development Permit  
CEQA Addendum

## Background

- Designated on January 26, 2023 as HRB Site #1482 with a vote of 7-0-0
- Significant under HRB Criteria A with a 1929-1932 period of significance and Criterion C with a 1929 period of significance
- Also significant per State and National criteria



Edward and Emma Newman Building, circa 2011

## Findings for Substantial Alteration of a Historical Resource

1. There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district.
2. The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant.
3. The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, “economic hardship” means there is no reasonable beneficial use of a property and it is not feasible to derive a reasonable economic return from the property.



# Alternatives Analysis

Alternative	Description	Impact to Resource
<b>BASE Scenario 1</b>	Rehabilitate the Resource’s west and south facades and build a seven-story, 92 dwelling unit tower above with a six-foot setback at the second level and a foot setback at levels three through seven, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes Complete Communities.	Retain historic west and south facades, demolish roof and north façade
<b>Scenario 2</b>	Rehabilitate the Resource’s west and south facades and build a seven-story, 87 dwelling unit tower above with a six-foot setback at levels two through 7, smaller residential units due to setback, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes Complete Communities.	Retain historic west and south facades, demolish roof and north façade
<b>Scenario 3</b>	Rehabilitate the Resource’s west and south facades and build a seven-story, 70 dwelling unit tower above with a six-foot setback at levels two through 7, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes State Density Bonus Law.	Retain historic west and south facades, demolish roof and north façade
<b>Scenario 4</b>	Rehabilitate the Resource and reuse the adjacent structure, no new construction, two commercial units, no parking.	Retain and rehabilitate historic building
<b>Scenario 5</b>	Rehabilitate the Resource and build an eight story, 28 dwelling unit tower on the adjacent parcel, two commercial units, no parking.	Retain and rehabilitate historic building
<b>Scenario 6</b>	Rehabilitate the Resource and build two additional stories setback from the west and south facades, 20 dwelling units, two commercial units, no parking.	Retain and rehabilitate historic building, new construction consistent with the Standards

# Alternatives Analysis

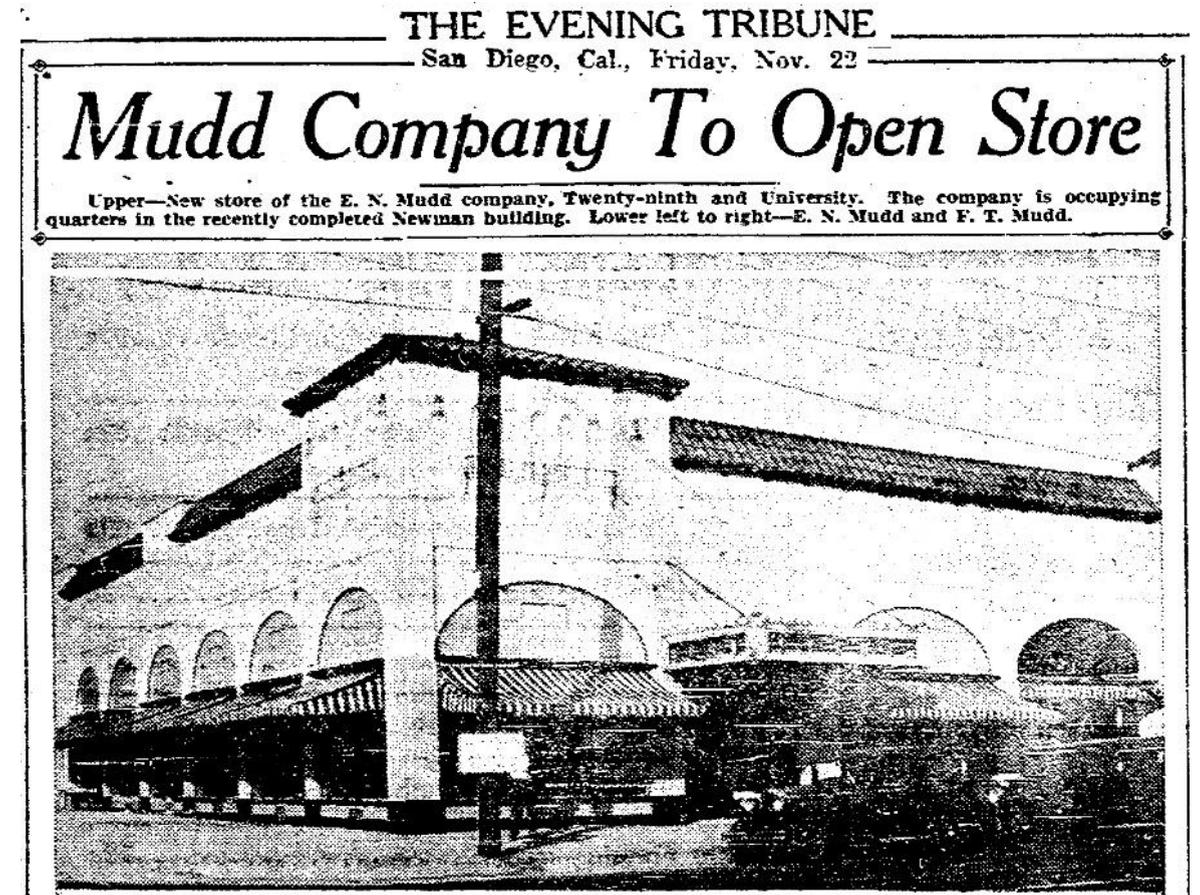


Proposed Project, CarrierJohnson + Culture

Scenario	Internal Rate of Return (IRR) Min: 12-18%	Return on Cost (ROC) Min: 5.0%
Base	9.7%	5.1%
2	8.2%	4.8%
3	4.8%	4.1%
4	3.2%	2.4%
5	3.8%	3.9%
6	-0.2%	3.0%

## Mitigation Measures

- Historic American Building Survey (HABS) Documentation
- Treatment Plan
- Monitoring Plan
- Preservation of historic sidewalk signage



Newman Building circa 1929, from Heritage HRTR

## Staff Recommendation

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