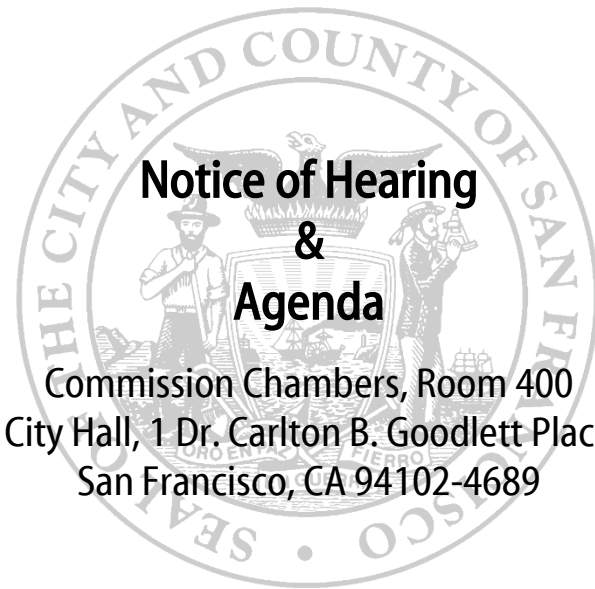


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, March 6, 2019
12:30 p.m.
Regular Meeting

Commissioners:

Aaron Hyland, President

Diane Matsuda, Vice President

Kate Black, Ellen Johnck, Richard S.E. Johns,

Jonathan Pearlman, Andrew Wolfram

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4th Floor, Suite 400

Commission Hearing Broadcasts:

Live stream: <http://www.sfgovtv.org>

Disability accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at sof@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

Privacy Policy

SF Planning is committed to protecting the privacy rights of individuals and security measures are in place to protect personally identifiable information (PII), i.e. social security numbers, driver's license numbers, bank accounts. Members of the public are not required to provide PII to the Commission or Department, as all written submittals and oral communications become part of the public record, which can be made available to the public for review and/or viewable on Department websites. Members of the public submitting materials containing PII are responsible for redacting said sensitive information prior to submittal of documents to Planning.

San Francisco Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

Accessible Meeting Information

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@sfgov.org at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

SPANISH:

Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN: Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.

ROLL CALL:

President: Aaron Hyland
Vice-President: Diane Matsuda
Commissioners: Kate Black, Ellen Johnck, Richard S.E. Johns, Jonathan Pearlman, Andrew Wolfram

A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. DEPARTMENT MATTERS

1. Director's Announcements
2. Review of Past Events at the Planning Commission, Staff Report and Announcements

C. COMMISSION MATTERS

3. President's Report and Announcements
4. Consideration of Adoption:
 - [Draft Minutes for ARC Hearing on February 6, 2019](#)
 - [Draft Minutes for HPC Hearing on February 20, 2019](#)

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Commission Comments & Questions
 - Disclosures.
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

D. REGULAR CALENDAR

- 6a. [2018-000619COA](#) (R. SALGADO: (415) 575-9101)
50-52 FAIR OAKS STREET – located at the west side of Fair Oaks Street between 21st Street and 22nd Street, Assessor’s Block 3618, Lot 045 (District 8). Request for a **Certificate of Appropriateness** for the removal of an existing two-story rear addition and the construction of a three-story rear addition visible from Quane Alley. The proposed project also includes the demolition of an existing garage and construction of a new garage in the rear yard, and modifications to the existing rear fence. The proposed project also includes the installation of a new window opening at the Fair Oaks Street facade, new skylights at the roof, and interior alterations at all levels. The subject property is located within the Article 10 Liberty-Hill Landmark District and is within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve
- 6b. [2018-000619VAR](#) (R. SALGADO: (415) 575-9101)
50-52 FAIR OAKS STREET – located at the west side of Fair Oaks Street between 21st Street and 22nd Street, Assessor’s Block 3618, Lot 045 (District 8). Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, for the demolition of an existing garage and construction of a new garage in the required rear yard. The subject property is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve
7. [2017-003843COA](#) (R. SALGADO: (415) 575-9101)
809 MONTGOMERY STREET – located at the west side of Montgomery Street between Jackson Street and Pacific Avenue, Assessor’s Block 0176, Lot 005 (District 3). Request for a **Certificate of Appropriateness** for the construction of a one-story rooftop addition visible from a public right of way. The proposal also includes a horizontal addition at the rear of the lot, the replacement of non-historic windows and doors at the Montgomery Street façade with new windows and doors in the existing openings, and interior alterations at all floors. The subject property is located within the Article 10 Jackson Square Landmark District and is within a C-2 (Community Business) Zoning District and 65-A Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions
8. [2018-003593COA](#) (J. VIMR: (415) 575-9109)
906 BROADWAY – located on the north side between Mason and Taylor Streets; Lot 009 in Assessor’s Block 0149 (District 3) - Request for a **Certificate of Appropriateness** to complete interior alterations including the removal of 205 square feet of non-historic flooring to allow for the installation of an egress stair in a storage room at the northeastern corner of the first floor, and to install two new restrooms and glass partitions for conference

rooms/classrooms in the basement. The storage room is completely out of view from within the main sanctuary space and does not contain any known character-defining features. The subject property, Our Lady of Guadalupe, is City Landmark No. 204 and is located within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearings of February 6, 2019 and February 20, 2019)

9. [2015-016326COA](#) (J. VIMR: (415) 575-9109)
SEAWALL LOTS 323 AND 324 – located at the north side of Broadway between The Embarcadero and Davis Street, Assessor’s Block 0138, Lot 001 and Assessor’s Block 0139/002 (District 3). Request for a **Certificate of Appropriateness** to demolish the existing parking lot and construct a new mixed-use development consisting of three components: an approximately 26,100 gross-square-foot (gsf) entertainment venue that would primarily house a theater space (dba “Teatro ZinZanni”); an approximately 112,700 gsf, four-story hotel building that would accommodate a maximum of 192 guestrooms; and an approximately 14,000 gsf privately financed and maintained public park. The proposal requires additional project entitlements that must be heard at a later date by the Planning Commission. The subject property is located within the Article 10 Northeast Waterfront Landmark District and is within a C-2 (Community Business) Zoning District, Waterfront Special Use District No. 3, and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions
- 10a. [2018-016401PCA](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNITS IN NEW CONSTRUCTION – Ordinance amending the **Planning Code and Business and Tax Regulations Code** to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family home or multi-family building; clarifying the ministerial approval process and creating an expedited Board of Appeals process for certain Accessory Dwelling Units in single-family homes meeting specific requirements; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
- 10b. [2018-016401CRV](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNIT ARCHITECTURAL REVIEW STANDARDS – Commission Review for approving Architectural Review Standards for “No Waiver” Accessory Dwelling Units and to delegate to staff review of projects for compliance with those standards in properties listed in the California Register of Historic Places, and properties designated individually or as part of districts pursuant to Articles 10 or 11.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 11a. [2019-001834LBR](#) (S. CALTAGIRONE: (415) 558-6625)
333 TURK STREET – located on the south side of Turk Street between Leavenworth and Hyde streets in the Downtown/Civic Center neighborhood. Assessor’s Block 0345, Lot 015 (District 6). Consideration of adoption of a resolution recommending Small Business

Commission approval of a **Legacy Business Registry** application. Curry Senior Center is a non-profit service organization offering primary health care, substance abuse, mental health, and other social and community services to seniors that has served San Francisco for 46 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 11b. [2019-001835LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2506 FILLMORE STREET – located on the east side of Fillmore between Jackson and Pacific streets in the Pacific Heights neighborhood. Assessor’s Block 0588, Lot 012 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Jackson Fillmore Trattoria is an Italian restaurant that has served San Francisco for 34 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is located within the Upper Fillmore NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
- Preliminary Recommendation: Adopt a Recommendation for Approval*

ADJOURNMENT

Historic Preservation Officer

Timothy Frye
tim.frye@sfgov.org
(415) 575-6822

Hearing Procedures

The Historic Preservation Commission holds public hearings on the first and third Wednesday, of most months. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: www.sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases that are considered by the Historic Preservation Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. Presentation by Staff;
2. Presentation by the Project Sponsor's Team (which includes: the sponsor, representative, legal counsel, architect, engineer, expeditor and/or any other advisor) for a period not to exceed ten (10) minutes, at the discretion of the Chair;
3. Public testimony from supporters of the Project not to exceed three (3) minutes, at the discretion of the Chair;
4. Presentation by Organized Opposition recognized by the Commission President through written request prior to the hearing for a period not to exceed ten (10) minutes, at the discretion of the Chair;
5. Public testimony from opponents of the Project not to exceed three (3) minutes, at the discretion of the Chair;
6. Staff follow-up and/or conclusions;
7. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
8. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

Hearing Materials

Each item on the Agenda may include the following documents:

- Planning Department Case Executive Summary
- Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- Public Correspondence

Materials submitted to the Historic Preservation Commission prior to a scheduled hearing will become part of the public record only when the materials are also provided to the Commission Secretary and/or Project Planner. Correspondence may be emailed directly to the Commission Secretary at: commissions.secretary@sfgov.org.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Historic Preservation Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Historic Preservation Commission and made part of the official record.

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department reception eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) copies.

Day-of Submissions: Material related to a calendared item may be distributed at the hearing. Please provide ten (10) copies for distribution.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Historic Preservation Commission hearing.

| Case Type | Case Suffix | Appeal Period* | Appeal Body |
|--------------------------------|--------------------|-----------------------|----------------------|
| Certificate of Appropriateness | COA (A) | 30 calendar days | Board of Appeals** |
| CEQA Determination - EIR | ENV (E) | 30 calendar days | Board of Supervisors |
| Permit to Alter/Demolish | PTA (H) | 30 calendar days | Board of Appeals** |

***An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.*

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or board.of.supervisors@sfgov.org.

Challenges

Pursuant to Government Code Section 65009, if you challenge, in court, the approval of (1) a Certificate of Appropriateness, (2) a Permit to Alter, (3) a Landmark or Historic District designation, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Preservation Commission, at, or prior to, the public hearing.