

# 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, July 17, 2019**  
**12:30 p.m.**  
**Regular Meeting**

Commissioners:

Aaron Hyland, President  
Diane Matsuda, Vice President  
Kate Black, Richard S.E. Johns,  
Jonathan Pearlman

Commission Secretary:

Jonas P. Ionin

**Hearing Materials are available at:**

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

Planning Department, 1650 Mission Street, 4<sup>th</sup> Floor, Suite 400

**Commission Hearing Broadcasts:**

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

Disability accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto: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 [sotf@sfgov.org](mailto:sotf@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](http://www.sfbos.org/sunshine).

### **Privacy Policy**

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

### **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, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (415) 558-6309, or [commissions.secretary@fgov.org](mailto:commissions.secretary@fgov.org) at least 48 hours in advance of the hearing.

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@fgov.org](mailto:commissions.secretary@fgov.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 Preservación de Edificios y Lugares Históricos (Historic Preservation Commission). 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:** 歷史保護委員會議程。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 para sa Pangangalaga ng Kasaysayan (Historic Preservation Commission Agenda). 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 защите памятников истории. 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, Richard S.E. Johns, Jonathan Pearlman

**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 HPC [June 19, 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. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. [2016-006157COA](#) (J. FLYNN: (415) 575-9057)  
FULTON STREET, ADJACENT TO THE ASIAN ART MUSEUM – existing temporary interactive installation located on Fulton Street adjacent to the Asian Art Museum, within the Civic Center Landmark District (District 6). Request to amend the conditions of approval for an existing **Certificate of Appropriateness** to allow a three (3) year extension of a previously approved project. Installed in May of 2017, the existing community project serves as a hub for public art and free programming led by the Asian Art Museum in partnership with the SF Public Library and other organizations. Extension of the existing Certificate of Appropriateness, authorized through Motion No. 0286, is required for the existing permit package to remain valid.  
*Preliminary Recommendation: Approve*

#### E. REGULAR CALENDAR

- 7a. [2018-013697COA](#) (S. FERGUSON: (415) 575-9074)  
3500 JACKSON STREET – located on the southwest corner of Jackson and Locusts streets, Assessor's Block 0970, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for demolition of an existing garage and construction of new larger garage with roof deck, expansion of the building at the west elevation, new stairs at the west elevation, infill with new roof at the third story on the west elevation, modification of the porte-cochere/carriageway, new window openings at the west and north elevations, replacement of chimneys, and interior alterations at all floors. The subject property is Landmark No. 56 and is in a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*
- 7b. [2018-013697VAR](#) (S. FERGUSON: (415) 575-9074)  
3500 JACKSON STREET – located on the southwest corner of Jackson and Locusts Streets, Assessor's Block 0970, Lot 002 (District 2). Request for a **Variance** from the Zoning Administrator for the rear yard pursuant to Planning Code Section 134 for construction of a new garage. The subject property is in a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.
8. [2017-013745COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
443 FOLSOM STREET – located on the southeast side between Fremont and 1<sup>st</sup> streets; Lot 028 in Assessor's Block 3748 (District 6) – Request for a **Certificate of Appropriateness** to

complete exterior and interior alterations including repair and replacement of windows and cladding, modifications to non-visible roof monitor and footprint, and sign replacement to accommodate a change of use from Industrial to Cannabis Retail. The subject property, historically known as Edwin Klockars Blacksmith Shop, is City Landmark No. 149 and is located within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) Zoning District and 85/200-R Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

9. [2019-005599COA](#) (J. VIMR: (415) 575-9109)  
970 TENNESSEE STREET – located on the west side between 20<sup>th</sup> and 22<sup>nd</sup> streets; Lot 022 in Assessor's Block 4107 (District 10) – Request for a **Certificate of Appropriateness** to modify openings along the secondary, north elevation of the subject building, including new window openings and the installation of painted steel windows. The subject property is contributory to the Article 10 Dogpatch Landmark District and is located within a UMU (Urban Mixed Use) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

10. [2019-002884PTA](#) (J. VIMR: (415) 575-9109)  
220 POST STREET – located on the north side between Stockton Street and Grant Avenue; Lot 007 in Assessor's Block 0294 (District 3) – Request for a **Permit to Alter** to repaint existing window and exterior surfaces, replace non-historic storefronts within the same openings, and install new rooftop features including a roof deck, railing, elevator penthouse, and a new stair to the roof level. The subject property is a Category IV (Contributory) building within the Article 11 Kearny-Market-Mason-Sutter Conservation District and is located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

11. [2019-002774DES](#) (M. TAYLOR: (415) 575-9197)  
770 WOOLSEY STREET – Consideration of a community-sponsored **Landmark Designation** Application for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property occupies one full city block (Assessor's Block 6055, Lot 001) bound by Wayland Street to the north, Woolsey Street to the south, Hamilton Street to the east, and Bowdoin Street to the west. The property is the former site of a family-owned cut flower nursery in operation from 1921-1990 and includes 18 greenhouse buildings, ancillary structures, and open space. The property is in a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Add property to the Landmark Designation Work Program*  
(Continued from Regular hearing on June 19, 2019)

- 12a. [2019-013281LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1320 EGBERT AVENUE – is located on the north side of Egbert between Ingalls and Jennings streets in the Bayview neighborhood. Assessor's Block 4910, Lot 005 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Anco Iron & Construction, Inc. is a third-generation family-run ironwork company that has served San Francisco for 50 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 PDR-2 (Core Production, Distribution, and Repair) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 12b. [2019-013282LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
370 HAYES STREET – is located on the north side of Hayes Street between Gough and Franklin streets in the Hayes Valley neighborhood. Assessor's Block 0809, Lot 012 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. F. Dorian is a gift shop that has served San Francisco for 28 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 Hayes Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X/50-X Height and Bulk Districts.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 12c. [2019-013283LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
5150 GEARY BOULEVARD – is located on the north side of Geary Boulevard between 15<sup>th</sup> and 16<sup>th</sup> Avenues in the Inner Richmond neighborhood. Assessor's Block 1447, Lot 049 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Hobby Company is a craft and hobby shop that has served San Francisco for 44 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 NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 12d. [2019-013674LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
3982 24<sup>TH</sup> STREET – is located on the north side of 24<sup>th</sup> Street between Noe and Sanchez streets in the Noe Valley neighborhood. Assessor's Block 3654, Lot 017 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Just For Fun is a retail store featuring art supplies, gifts, toys, and stationary that has served San Francisco for 32 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 24<sup>th</sup> Street-Noe Valley NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 12e. [2019-013289LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2031 BUSH STREET – is located on the southwest corner of Bush and Steiner streets in the Japantown neighborhood. Assessor's Block 0679, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Kinmon Gakuen is a Japanese language school that has served San Francisco for 109 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 RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 12f. [2019-013291LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
309 SUTTER STREET – is located on the south side of Sutter Street between Stockton Street and Grant Avenue in the Downtown neighborhood. Assessor's Block 0294, Lot 023 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lang Antique and Estate Jewelry is a vintage jewelry store that has served San Francisco for 50 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 C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 12g. [2019-013678LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1899 IRVING STREET – is located on the south side of Irving Street between 19<sup>th</sup> and 20<sup>th</sup> avenues in the Sunset neighborhood. Assessor's Block 1774, Lot 042 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lucca's Foods, Deli & Wine Shop is a neighborhood grocery store and delicatessen that has served San Francisco for 92 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 Irving Street NCD (Neighborhood Commercial District) Zoning District and 105-A Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 12h. [2019-013310LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1832 BUCHANAN STREET – is located on the east side of Buchanan Street between Bush and Sutter streets in the Japantown neighborhood. Assessor's Block 0675, Lot 051 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Nichi Bei Foundation and its publication the Nichi Bei Weekly (2009 to present) is a community media organization that has served San Francisco for 120 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 Japantown NCD (Neighborhood Commercial District)/RM-3 (Residential-Mixed, Medium Density) Zoning Districts and 40-X/50-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 12i. [2019-013312LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1684 POST STREET – is located on the northeast corner of Post and Buchanan streets in the Japantown neighborhood. Assessor's Block 0686, Lot 034 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The National Japanese American Historical Society, Inc. is an organization dedicated to collecting, preserving, interpreting and sharing the Japanese American experience that has served San Francisco for 39 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 Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 12j. [2019-013680LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
601 UNION STREET – is located on the south side of Union Street between Stockton and Columbus streets in the North Beach neighborhood. Assessor's Block 0117, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Original Joes North Beach is an Italian-American restaurant that has served San Francisco for 77 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 North Beach NCD (North Beach Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 12k. [2019-013681LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
444 BATTERY STREET – is located on the east side of Battery Street between Washington and Clay streets in the Financial District neighborhood. Assessor's Block 0204, Lot 019 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Punch Line San Francisco is a comedy club that has served San Francisco for 41 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 C-3-O (Downtown Office) Zoning District and 200-S Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*



- 12l. [2018-016406LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1965 AL SCOMA WAY – is located on the south side of Al Scoma Way between the Hyde Street Pier and Pier 45 in the Fisherman’s Wharf neighborhood. Assessor’s Block 0006, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Scoma’s Restaurant is a brand and seafood restaurant that has served San Francisco for 54 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 C-2 (Community Business) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 12m. [2019-013682LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1950 INNES AVENUE #2 – on the north side of Innes Avenue between Selby and Ranklin streets in the Bayview neighborhood. Assessor’s Block 5250, Lot 005 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Tin Wah Noodle Company is a noodle manufacturer that has served San Francisco for 70 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 PDR-2 (Core Production, Distribution, Repair) Zoning District and 80-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 12n. [2019-013291LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1790 SUTTER STREET– on the northeast corner of Sutter and Bush streets in the Japantown neighborhood. Assessor’s Block 0675, Lot 039 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yasukochi’s Sweet Shop is a bakery that has served San Francisco for 70 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 Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
13. [2019-012703CRV](#) (S. CISNEROS: (415) 575-9186)  
2168 MARKET STREET – located on the north side of Market Street, Assessor’s Block 3542, Lot 017. Request for **Review and Comment** on the nomination of the subject property to the National Register of Historic Places. The subject property is City Landmark No. 267 (the Swedish American Hall) and is located within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District, Market and Octavia Area Plan, and 40-X and 50-X Height and Bulk Limit.  
*Preliminary Recommendation: Adopt a Resolution Recommending Approval*

14. [2019-012704CRV](#) (J. GREVING: (415) 575-9169)  
GLEN PARK BART STATION (2901 DIAMOND STREET – located on the southeast corner of Diamond and Bosworth Street, Assessor's 6755, Lot 026. **Review and Comment** on the nomination of the subject property to the National Register of Historic Places. The subject property is located within a P (Public) Zoning District, and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Adopt a Resolution Recommending Approval*
15. [2015-000940CWPENV](#) (J. CLEEMAN: (415) 575-8763)  
MARKET OCTAVIA PLAN AMENDMENT – **Informational Presentation** on the Market Octavia Plan Amendment ("The Hub") including updated land use, urban form, public realm and public benefits recommendations. More information can be found at <http://sf-planning.org/market-street-hub-project>  
*Preliminary Recommendation: None – Informational*

## ADJOURNMENT

**Historic Liaison**

Jeff Joslin

[jeff.joslin@sfgov.org](mailto:jeff.joslin@sfgov.org)

(415) 575-9117

**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](http://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](mailto: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.

<b>Case Type</b>	<b>Case Suffix</b>	<b>Appeal Period*</b>	<b>Appeal Body</b>
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](mailto: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.