

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, September 18, 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, 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 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.

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 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 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 August 21, 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. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 6a. 2018-008528COA (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor’s Block 3607 (District 8). Request for a **Certificate of Appropriateness** to construct a 981 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The project also includes excavation under the existing building to accommodate habitable space. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Proposed continuance to October 2, 2019)
- 6b. 2018-008528VAR (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor’s Block 3607 (District 8). Request for a **Variance** from the Zoning Administrator for the front setback pursuant to Planning Code Section 132. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
(Proposed continuance to October 2, 2019)

E. REGULAR CALENDAR

7. [2018-009078COA](#) (S. FERGUSON: (415) 575-9074)
2622 JACKSON STREET – north side of Jackson Street between Scott Street and Pierce Street. Assessor’s Block 0585, Lot 008 (District 2) – Request for **Certificate of Appropriateness** to stone restoration, conservation and repairs at all elevations and the portico; replacement of the existing concrete retaining wall at the sidewalk with a new stone clad concrete wall at existing height; and in-kind replacement of 19 window units in existing openings. The property is designated as City Landmark No. 203 and is in a RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- 8a. [2019-015650LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3130 24TH STREET – is located on the north side of 24th Street between Shotwell and Folsom streets in the Mission neighborhood. Assessor’s Block 3641, Lot 015 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Adobe Books and Arts Cooperative is a bookstore and art gallery that has served San Francisco for 30 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 24th Mission NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 8b. [2019-015652LBR](#) (S. CALTAGIRONE: (415) 558-6625)
857 GEARY STREET – is located on the south side of Geary Street between Larkin and Hyde streets in the Downtown/Civic Center neighborhood. Assessor’s Block 0320, Lot 018A (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Ha-Ra Club is a bar that has served San Francisco for 63 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
- 8c. [2019-015658LBR](#) (S. CALTAGIRONE: (415) 558-6625)
57 POST STREET – is located on the south side of Post Street between Kearny and Montgomery streets in the Financial District neighborhood. Assessor’s Block 0311, Lot 013 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Mechanics’ Institute is a nonprofit membership organization serving as a library, learning center, and chess-club that has served San Francisco for 164 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 250-S Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 8d. [2019-015662LBR](#) (S. CALTAGIRONE: (415) 558-6625)
772 PACIFIC AVENUE – is located on the north side of Pacific Avenue between Stockton Street and Grant Avenue in the Chinatown neighborhood. Assessor’s Block 0161, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New Asia Restaurant is a family-run Chinese restaurant 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 CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

- 8e. [2019-015683LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1555 PACIFIC AVENUE – is located on the south side of Pacific Avenue between Polk and Larkin streets in the Nob Hill neighborhood. Assessor’s Block 0593, Lot 033 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. National Picture Framing Centers is a full-service custom framing business that has served San Francisco for 45 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 Pacific Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 8f. [2019-015743LBR](#) (S. CALTAGIRONE: (415) 558-6625)
510 GREEN STREET – is located on the north side of Green Street between Bannam Place and Grant Avenue in the North Beach neighborhood. Assessor’s Block 0116, Lot 012 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business Registry application. Sodini’s Green Valley Restaurant is an Italian restaurant that has served San Francisco for 113 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 (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 8g. [2019-015804LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1375 VAN DYKE AVENUE – is located on the south side of Van Dyke Avenue between Jennings and Ingalls streets in the Bayview neighborhood. Assessor’s Block 4828, Lot 036 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Anresco Laboratories is a food- and cannabis-testing laboratory that has served San Francisco for 76 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
9. [2013.0225U](#) (R. SUCRE: (415) 575-9108)
UCSF RESEARCH AND ACADEMIC BUILDING AT ZSFG – located on the northwest corner of Vermont and 23rd Streets, Lot 001 in Assessor's Block 4154 (District 8) – Request for **Review and Comment** on the proposed design for the University of California San Francisco (UCSF) Research and Academic Building at the Zuckerberg San Francisco General Hospital campus

(ZSFG). The proposed project includes new construction of a five-story (up to 85-ft tall) research and academic facility with approximately 175,000 gross square feet within the San Francisco General Hospital Historic District, which has been determined eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The subject property is an existing parking lot located within the P (Public) Zoning District and 105-E Height and Bulk District.

Preliminary Recommendation: Review and Comment

10. [2015-000937CWP](#) (P. RACE: (415) 575-9132)
CIVIC CENTER PUBLIC REALM PLAN – The Civic Center Public Realm Plan is an interagency project led by the Planning Department that will guide future improvements to Civic Center’s public spaces and streets. The Plan area is roughly bounded by Gough Street, Golden Gate Avenue, Market Street, and Fell Street and encompasses the Civic Center Landmark District. This **Informational Presentation** will provide an update on the Plan’s development and the concept designs created for Civic Center’s major public spaces including Civic Center Plaza, United Nations Plaza, and the connecting block of Fulton Street. The project team seeks comments on the proposed design concepts and their compatibility with the Civic Center Landmark District.

Preliminary Recommendation: Review and Comment

ADJOURNMENT

Historic Liaison

Jeff Joslin

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.

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.