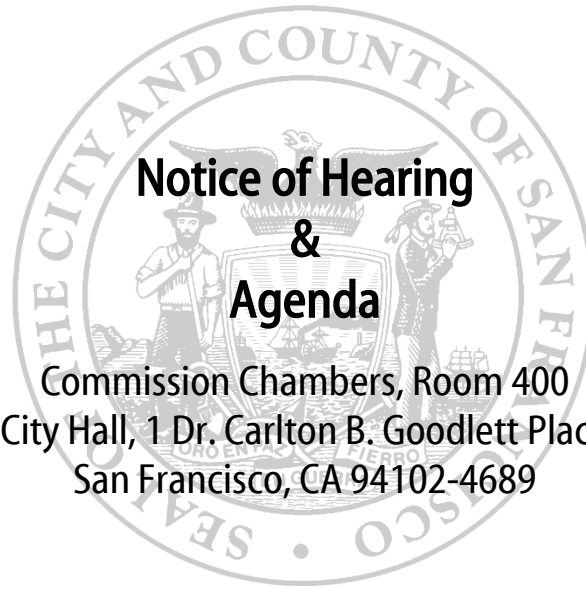


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

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

Wednesday, December 18, 2019
12:30 p.m.
Regular Meeting

Commissioners:

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

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@sfgov.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@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 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, Chris Foley, Richard S.E. Johns, Jonathan Pearlman, Lydia So

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 November 6, 2019](#)
 - [Draft Minutes for HPC November 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.

6. [Proposed 2020 Hearing Calendar](#)

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.

7. 2019-017681COA (M. TAYLOR (415)-575-9197)
55 HAGIWARA TEA GARDEN DRIVE - MUSIC CONSCOURSE, GOLDEN GATE PARK – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive. Lot 001 in Assessor's Block 1700 (District 1). Request for a **Certificate of Appropriateness** to install new lateral irrigation for the ongoing maintenance of the grid of pollarded trees in the Music Concourse Bowl. The Music Concourse, Landmark No. 249, is individually significant as an outdoors performance space important in San Francisco's cultural history and as an urban park landscape devoted to public performances and as a setting for public art. The subject property is located in a P (Public) Zoning District and OS Height and Bulk District.
Preliminary Recommendation: Approve
(Continued from canceled hearing on December 4, 2019)
Proposed for Indefinite Continuance

E. **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.

8. [2019-012077COA](#) (N. KWIATKOWSKA: (415) 575-9185)
1275 SACRAMENTO STREET – Located on the south side of Sacramento Street between Taylor and Jones Streets, Assessor's Block 0246, Lot 001 (District 3) – Request for **Certificate of Appropriateness** for a two-story horizontal extension at the rear of the non-historic school building and addition of a canopy, extension of the existing rooftop play yard on top of the proposed addition, replacement of the existing fence and gate, minor modifications so the Sacramento Street façade, and interior improvements. The subject school property was constructed in 1966 and is a non-historic building located adjacent to City Landmark No. 170, known as Grace Cathedral, within a RM-4 (Residential-Mixed) and Nob Hill SUD (Special Use) Zoning Districts and 65-A Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

F. REGULAR CALENDAR

9. [2019-022591PCA](#) (S. CALTAGIRONE: (415) 558-6625)
ESTABLISHING THE AMERICAN INDIAN CULTURAL DISTRICT ORDINANCE – **Administrative Code Amendment** to establish the American Indian Cultural District (the “District”) in and around the northwestern quadrant of the Mission neighborhood; to require the Mayor’s Office of Housing and Community Development (MOHCD) to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department’s determination under the California Environmental Quality Act.
Preliminary Recommendation: Adopt a Resolution Recommending Approval
- 10a. [2019-022726LBR](#) (S. CALTAGIRONE: (415) 558-6625)
790 LOMBARD STREET – is located on the north side of Lombard Street between Jansen and Taylor streets in the North Beach neighborhood. Assessor’s Block 0065, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Caffé Sapore is a European style café that has served San Francisco for 22 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
- 10b. [2019-022722LBR](#) (S. CALTAGIRONE: (415) 558-6625)
101 CASTRO STREET – is located on the southeast corner of 14th and Castro streets in the Castro/Duboce Triangle neighborhood. Assessor’s Block 5340, Lot 072 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Courtney’s Produce is a family-run corner grocery that has served San Francisco for 48 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
- 10c. [2019-021951LBR](#) (S. CALTAGIRONE: (415) 558-6625)
103 HORNE AVENUE – is located on the southeast side of Horne Avenue between Fisher Avenue and Robinson Drive in the Hunters Point Naval Shipyard. Assessor’s Block 4591C, Lot 010 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Eclectic Cookery is a time-shared commercial kitchen and commissary that has served San Francisco for 35 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 Hunters Point Redevelopment Plan and HP Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 10d. [2019-022725LBR](#) (S. CALTAGIRONE: (415) 558-6625)
333 DIVISADERO STREET – is located on the west side of Divisadero Street between Oak and Page streets in the Haight Ashbury neighborhood. Assessor's Block 1218, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gamescape is a tabletop gaming store and gathering space that has served San Francisco for 36 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 Divisadero NCT (Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 10e. [2019-022000LBR](#) (S. CALTAGIRONE: (415) 558-6625)
HUNTERS POINT SHIPYARD, BUILDING 115 – is located in the Hunters Point Shipyard. Assessor's Block 4591A, Lot 009 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lorna Kollmeyer Ornamental Plaster is a complete resource for traditional ornamental plasterwork that has served San Francisco for 31 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 M-1 (Light Industrial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 10f. [2019-022005LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1459 18TH STREET, #214 – is located on the southwest corner of 18th Street and Connecticut Street in the Potrero Hill neighborhood. Assessor's Block 4036, Lot 027 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Potrero View is a community newspaper that has served San Francisco for 49 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-1 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

11. [2016-003351CWP](#) (C. FLORES: (415) 558-6473)
RACIAL & SOCIAL EQUITY ACTION PLAN – Staff will present the updated Department's Racial & Social Equity Action Plan, Phase I for **Adoption**. The Plan contains goals, objectives and specific actions the Department will undertake to advance racial and social equity in our internal functions as well as a draft Implementation matrix. Phase II will focus on the external functions of the Department and will be recommended for adoption in late 2020. Both Phase I and Phase II will contain the Department's commitments to advance racial and social equity: (1) internally as a workplace and (2) externally through our plans, policies; and (3) ongoing implementation and monitoring mechanisms. All city departments are participating in the Government Alliance on Race and Equity under leadership from San Francisco's Human Right Commission and are undertaking similar Action Plans in accordance with the requirements of the newly formed Office of Racial Equity by Board Ordinance 188-19. Action Plans have to be updated every three years from adoption.
Preliminary Recommendation: Adopt Resolution
12. [2019-012902COA](#) (K. WILBORN: (415) 575-9114)
59 POTOMAC STREET – Located on the west side of Potomac Street between Waller Street and Duboce Park, Assessor's Block 0865, Lot 008 (District 8). Request for **Certificate of Appropriateness** for a revision to a previously-approved Certificate of Appropriateness to enclose an 87 sq. ft. deck at the rear façade's third story. The wood frame Queen Anne-style building was constructed c. 1905 by an unknown architect and is a contributor to the Duboce Park Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from canceled hearing on December 4, 2019)
- 13a. [2019-004933COA](#) (S. CISNEROS: (415) 575-9186)
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor's Block 3618, Lot 055 (District 8). Request for **Certificate of Appropriateness** for window replacements at the front and façade alterations at the rear and two proposed decks with associated fire wall at the rear. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the Liberty Hill Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- 13b. [2019-004933VAR](#) (S. CISNEROS: (415) 575-9186)
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor's Block 3618, Lot 055 (District 8). Request for a **Variance** from Planning Code Section 134 for two proposed decks at the rear that will project into the required rear yard. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the Liberty Hill Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

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.

Proposition F

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

The Historic Preservation Commission will have a passive Holiday Gathering at **Hayes Street Grill, 320 Hayes Street, San Francisco CA 94102** on Wednesday, December 18, 2019 at 5:00 p.m. Invited guests include Commission members, Commission Secretary, City staff and their significant others. Members of the public shall be permitted to observe the event based on available space consistent with legal and practical restrictions on occupancy. (Administrative Code § 67.4(a)(2).) Refreshments will not be provided to members of the public. Any member of the public wishing to observe the event is requested to contact Jonas P. Ionin at (415) 558-6309 and accommodations will be made based on available space.