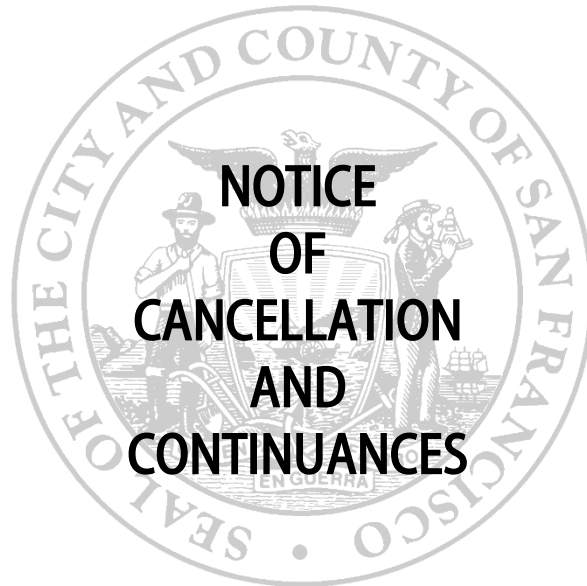


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday,
April 1, 2020**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Wednesday, April 1, 2020** San Francisco Historic Preservation Commission Regular Meeting has been canceled. The next Regular Meeting of the Historic Preservation Commission is scheduled for **Wednesday, April 15, 2020**.

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
Planning Information Center, 1660 Mission Street, 1st Floor

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

A. THE FOLLOWING ITEMS SHALL BE CONTINUED TO THE DATES NOTED

1. [2019-017569COA](#) (R. SALGADO: (415) 575-9101)
735 MONTGOMERY STREET – located on the southwest corner of Montgomery Street and Jackson Street, Lot 001 in Assessor's Block 0195 (District 3) – Request for a **Certificate of Appropriateness** to increase the square footage of the property by enclosing three recessed entrances at the ground floor with new entrance infill that is not as recessed as the existing entrances, as well as other storefront and façade modifications not affecting historic fabric at the property and limited interior alterations at the ground floor. The subject property is located within the Article 10 Jackson Square Landmark District and is located within a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Canceled hearing on March 18, 2020)
Continued to April 15, 2020
2. [2019-016968COA](#) (N. KWIATKOWSKA: (415) 575-9185)
1086-1088 FULTON STREET – located on the north side of Fulton Street between Pierce and Steiner Streets, Assessor's Block 0778, Lot 012A (District 5). Request for **Certificate of Appropriateness** for replacement and enlargement of attic windows at front and rear, expansion of existing side dormer, re-roofing, and interior remodel to accommodate Accessory Dwelling Units. The subject property is a contributor to the Alamo Square 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
(Continued from Canceled hearing on March 18, 2020)
Continued to April 15, 2020
3. [2020-000052PCA](#) (V. FLORES: (415) 575-9173)
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued from Canceled hearing on March 18, 2020)
Continued to April 15, 2020
- 4a. [2020-003292LBR](#) (S. CALTAGIRONE: (415) 558-6625)
715 HARRISON STREET – is located on the south side of Harrison Street between 3rd and 4th streets in the South of Market neighborhood. Assessor's Block 3762, Lot 118 (District 6).

Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. City Nights is a nightclub 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. It is within a CMUO (Central SoMa Mixed Use Office) Zoning District and 130-CS Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

(Continued from Canceled hearing on March 18, 2020)

Continued to April 15, 2020

- 4b. [2020-003293LBR](#) (S. CALTAGIRONE: (415) 558-6625)
414 OCEAN AVENUE – is located on the north side of Ocean Avenue between Granada and Miramar avenues in the Ingleside neighborhood. Assessor's Block 3197, Lot 008 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Korean Martial Arts Center is a martial arts school that has served San Francisco for 38 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. It is within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

(Continued from Canceled hearing on March 18, 2020)

Continued to April 15, 2020

- 4c. [2020-003294LBR](#) (S. CALTAGIRONE: (415) 558-6625)
25 VAN NESS AVENUE – is located on the west side of Van Ness Avenue between Hickory and Oak streets in the Western Addition neighborhood. Assessor's Block 0834, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The New Conservatory Theatre is a queer and allied theater 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. It is within a C-3-G (Downtown General) Zoning District and 120-R-2 Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

(Continued from Canceled hearing on March 18, 2020)

Continued to April 15, 2020

- 4d. [2020-003295LBR](#) (S. CALTAGIRONE: (415) 558-6625)
285 SOUTH VAN NESS AVENUE – is located on the east side of South Van Ness Avenue between Erie and 14th streets in the Mission neighborhood. Assessor's Block 3530, Lot 018 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Royal Motor Sales is an automotive sales and service business that has served San Francisco for 73 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. It is within a PDR-1-G (Production, Distribution & Repair General) Zoning District and 58-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

(Continued from Canceled hearing on March 18, 2020)

Continued to April 15, 2020

5. [2020-000441COA](#) (S. FERGUSON: (415) 575-9074)
53-57 POTOMAC STREET – west side between Waller Street and Duboce Park. Assessor's Block 0865, Lot 009 (District 8) – Request for **Certificate of Appropriateness** to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing curved glass windows at the fourth floor; and interior alterations. The property is located in the Duboce Park Historic District and is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
Continued to April 15, 2020
6. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
Continued to April 15, 2020
7. [2019-022536DES](#) (F. MCMILLEN: (415) 575-9076)
4767-4773 MISSION STREET – east side of Mission Street between Persia and Russia avenues, Assessor's Block 6084, Lot 021 (District 11) - Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 4767-4773 Mission Street (Royal Baking Company) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Royal Baking Company Building is significant for its association with the history of the Italian-American community in San Francisco, the City's twentieth-century macaroni and bread-baking industries and as an excellent example of Storybook and Art Deco architectural styles. 4767-4773 Mission Street is located within the Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.
Preliminary Recommendation: Approve
(Continued from Canceled hearing on March 18, 2020)
Continued to May 6, 2020

8. [2019-022126COA-03](#) (M. TAYLOR: (415) 575-9197)
55 HAGIWARA TEA GARDEN DRIVE – 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 **Certificate of Appropriateness** for the temporary installation of illuminated letters attached to the Spreckels Temple of Music as part of the 150th Anniversary celebration of Golden Gate Park. Installation will begin March of 2020, with a scheduled opening date of April 4, 2020. The installation will be removed after two years. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and OS Height and Bulk District.
Preliminary Recommendation: Disapprove
(Continued from Canceled hearing on March 18, 2020)
Continued Indefinitely