SAN FRANCISCO
HISTORIC PRESERVATION COMMISSION

Notice of Hearing
&
Agenda

REMOTE HEARING
via video and teleconferencing

Wednesday, October 7, 2020
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, 49 South Van Ness, 14th Floor

Commission Hearing Broadcasts:
Live stream: https://www.sfgovtv.org/planning

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.
**Know Your Rights Under the Sunshine Ordinance**

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

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

**Privacy Policy**

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 (628) 652-7589, 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 (628) 652-7589, 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.
Remote Access to Information and Participation

_In accordance with Governor Newsom’s statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus._

_On May 29, 2020, the Historic Preservation Commission was authorized to conduct their hearings remotely. Therefore, the Historic Preservation Commission meeting will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to commissions.secretary@sfgov.org. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch on a local television station._

_The public comment call-in line number is (415) 655-0001. You will also need an access code to join the meeting. The access code for this hearing is 146 703 5243. This information will also be provided on the Department’s webpage www.sfplanning.org and during the live SFGovTV broadcast._

_As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Historic Preservation Commission._

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 HPC Minutes for September 16, 2020]

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

5. Commission Comments & Questions
   - Disclosures.
   - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
   - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

D. REGULAR CALENDAR

6a. 2020-004819MLS (A. KIRBY: 628-652-7336)
    450 PACIFIC AVENUE – north side of Pacific Avenue at the corner of Osgood Place. Assessor’s Block 0164, Lot 010 (District 3). Consideration of adoption of a resolution recommending Board of Supervisors approval of a Mills Act historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Contributor to the Jackson Square Historic District under Article 10 of the Planning Code, the four-story, plus basement, brick and timber, office building was first constructed c.1887 as the Kentucky Stables Building and rebuilt after the 1906 earthquake and fire. The subject property is located within a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.
    Preliminary Recommendation: Adopt a Recommendation for Approval

6b. 2020-004811MLS (M. TAYLOR: 628-652-7352)
    1315 WALLER STREET – south side of Waller Street between Delmar and Masonic Streets. Assessor’s Block 1255, Lot 080 (District 6). Consideration of adoption of a resolution recommending Board of Supervisors approval of a Mills Act historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation,
restoration, preservation and maintenance of a qualified historical property. In return, the
property owner enjoys a reduction in property taxes for a given period. Nominated for listing
on the National Register of Historic Places, the subject building is a two-and-half-story plus
basement, wood-frame, single-family dwelling designed in the Queen Anne style by local
shipbuilder John A. Whelan in 1896. 1315 Waller Street, or “Winter” as it also known, is one
in a row of four homes referred to as the “Four Seasons” for their associated ornamental
detailing. The subject property is located within a RH-3 (Residential-House, Three-Family
District) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

6c. 2020-004685MLS
      (S. FERGUSON: 628-652-7354)
      59 POTOMAC STREET – east side of Potomac Street between Waller Street and Duboce
      Avenue. Assessor’s Block 0865, Lot 008 (District 6). Consideration of adoption of a resolution
      recommending Board of Supervisors approval of a Mills Act historical property contract. The
      Mills Act authorizes local governments to enter into contracts with owners of private
      historical property who, through the historical property contract, assure the rehabilitation,
      restoration, preservation and maintenance of a qualified historical property. In return, the
      property owner enjoys a reduction in property taxes for a given period. Designated as a
      Contributor to the Duboce Park Historic District under Article 10 of the Planning Code, the
      two story over garage, wood-frame, single-family dwelling was built in 1899 and features a
      gable roof and bay window. The subject property is located within a RH-2 (Residential-
      House, Two-Family District) Zoning District and 40-X Height and Bulk District.
      Preliminary Recommendation: Adopt a Recommendation for Approval

7.  2019-012604PTA
     (M. GIACOMUCCI: (628) 652-7414)
     1035 HOWARD STREET – Located on the south side of Howard Street between Russ and
     Harriet Streets; Lot 094 in Assessor’s Block 3731 (District 6) - Request for a Permit to Alter
to demolish two existing ancillary buildings at the rear of the subject property and construct a
five-story rear addition. The project also includes restoration of the existing Art Deco
building. The project would utilize Planning Code Section 803.9(b) to institute 24,999 square
feet of office use. The subject property is designated as a Category II Building (Significant,
Possible Alterations) under Article 11 of the Planning Code. The subject property is located
in a MUG (Mixed-Use, General) Zoning District and straddles 65-X and 85-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of
CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
      Preliminary Recommendation: Approve with Conditions

8.  2020-008397CRV
     (P. LAVALLEY: (628) 652-7372)
     2868 MISSION STREET – Located on the west side of Mission Street between 24th and 25th
     Street, Assessor’s Block 6516, Lot 007 (District 9). Request to Adopt a Resolution in support
     of the nomination of the Mission Cultural Center (also known as Mission Cultural Center for
     Latino Arts; Centro Cultural de la Misión) to the National Register of Historic Places under
     Criterion A (Events) in the areas of Social History, Art, Performing Arts, and Ethnic Heritage:
     Hispanic for its association with the social and ethnic history of the Mission District as a
     predominately Latino enclave, along with the development of Latino arts in San Francisco
     in association with California’s Latino cultural center movement of the 1970s. The property
is zoned Mission Street NCT (Neighborhood Commercial Transit) and 45-X and 80-B Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution Recommending Nomination

9. 2020-008400CRV (F. MCMILLEN: (628) 652-7376)

535 GREEN STREET – Located on the south side of Green Street between Grant Avenue and Columbus Avenue, Assessor's Block 0131, Lot 021 (District 3). Request to Adopt a Resolution in support of the nomination of the Buon Gusto Sausage Factory to the National Register of Historic Places under Criterion A (Events) in the area of Commerce and Industry for its association with the commercial development of the North Beach neighborhood and the history of the neighborhood's Italian community during the early-to-mid 20th century; and under Criterion C (Design) in the area of Architecture as the work of master architect Martin J. Rist and as an intact representative example of International style/Modern architecture applied to a utilitarian building. The property is zoned NCD (North Beach Neighborhood Commercial) and is in 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution Recommending Nomination

10. 2019-021884ENV (J. GREVING: (628)652-7553)

2500 MARIPOSA STREET – Located on a superblock comprised of two square blocks bounded by 17th Street to the north, Hampshire Street to the east, Mariposa Street to the south, and Bryant Street to the west, Assessor’s Block 3971, Lot 001 (District 10). Review and Comment before the Historic Preservation Commission on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to demolish the existing two-story Potrero Trolley Coach Division Maintenance and Operations Facility for the construction of a new maintenance and operations building. The project would be an approximately 1,300,000-gross-square-foot structure covering almost the entire lot. The building at 2500 Mariposa Street is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a P (Public) Zoning District and 65-X Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

ADJOURNMENT
**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, 49 South Van Ness, 14th Floor, 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 49 South Van Ness, 14th Floor, 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.

<table>
<thead>
<tr>
<th>Case Type</th>
<th>Case Suffix</th>
<th>Appeal Period*</th>
<th>Appeal Body</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of Appropriateness</td>
<td>COA (A)</td>
<td>30 calendar days</td>
<td>Board of Appeals**</td>
</tr>
<tr>
<td>CEQA Determination - EIR</td>
<td>ENV (E)</td>
<td>30 calendar days</td>
<td>Board of Supervisors</td>
</tr>
<tr>
<td>Permit to Alter/Demolish</td>
<td>PTA (H)</td>
<td>30 calendar days</td>
<td>Board of Appeals**</td>
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**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.