

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

REMOTE HEARING

via video and teleconferencing

Wednesday, December 16, 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 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 (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.

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 (628) 652-7589. 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(628) 652-7589。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 (628) 652-7589. 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 (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

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 146 927 9104. 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 Minutes for December 2, 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.
6. [Proposed 2021 Hearing Schedule](#)

D. REGULAR CALENDAR

7. [2017-012086ENV](#) (J. GREVING: (628)652-7553)
770 WOOLSEY STREET – Located on a block bound by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west, Assessor's Block 6055, Lot 001 (District 9). **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 majority of the existing structures on the project site for the construction of 62 residential units composed of 31 duplexes. 12 of the residential units would be affordable housing units. The site at 770 Woolsey Street is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a RH-1 Zoning District and a 40-X Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

8. [2019-021869COA](#) (S. FERGUSON: (628) 652-7354)
1216 FULTON STREET – located on the north side of Fulton Street, between Divisadero and Scott streets; Lot 009 in Assessor’s Block 1180 (District 5) - Request for a **Certificate of Appropriateness** for excavation at the basement level to create a third dwelling unit, renovation of the existing first and second floors, a rear addition, and a vertical addition to create a third floor. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RH-3 (Residential House – House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
- 9a. [2019-013740COA](#) (M. TAYLOR: (628) 652-7352)
812 SCOTT STREET – located on the east side of Scott Street between McCallister and Fulton Streets, Lot 016 in Assessor’s Block 0777 (District 5) – Request for a **Certificate of Appropriateness**, pursuant to Article 10 of the Planning Code, to modify an existing two-story, two-family residential building in the Alamo Square Historic District. The project includes a horizontal addition, new deck, and new openings at the rear of an existing two-family residence. Additional alterations include new select openings at the ground floor, replacement windows at front elevation, and raising the building approximately 15-inches to accommodate additional head-height in the ground floor unit. Work also includes interior remodeling of both units, converting unoccupied space into habitable space, seismic strengthening, and new skylights. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RH-3 (Residential House – House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
- 9b. [2019-013740VAR](#) (M. TAYLOR: (628) 652-7352)
812 SCOTT STREET– located on the east side of Scott Street between McCallister and Fulton Streets, Lot 016 in Assessor’s Block 0777 (District 5) – Request for a **Variance** from Planning Code Section 134. The existing building encroaches into the required rear yard by approximately 13-feet, 11-inches. The proposed horizontal addition at the first floor and deck at the second floor will match the existing encroachment; therefore, a Variance is required. The property is within an RH-3 (Residential-House, Three-Family) Zoning District and a 40-X Height and Bulk District. A Historic Preservation Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
10. [2020-009613DES](#) (P. LAVALLEY: (628) 652-7372)
2778 24TH STREET (CASA SANCHEZ BUILDING) – located mid-block on north side of 24th Street between York and Hampshire streets, Lot 018, in Assessor’s Block 4210 (District 9). Consideration to **Initiate Landmark Designation** of Casa Sanchez Building (2778 24th Street) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Casa Sanchez Building (2778 24th Street) is significant for its association with the development of San Francisco’s Latino business community during the 20th century. A multi-generational family owned and operated company, Casa Sanchez was founded by Roberto and Isabel Sanchez in 1924 with a popular “Mexicatessen” that sold a variety of prepared Mexican foods and the first mechanized tortilla factory in the city. The Casa Sanchez company is the longest-operating tamale and tortilla factory in San Francisco and

2778 24th Street is representative of the family business that dates to 1924 and of development of the larger Latino business community, particularly that of the Mission District, in San Francisco in the 20th century. 2778 24th Street is located in Calle 24 Latino Cultural District, the 24th-Mission NCT (Neighborhood Commercial Transit) Zoning District, the 55-X Height and Bulk District, and Calle 24 Special Use District.

Preliminary Recommendation: Approve

11. [2020-009614DES](#) (M. CORRETTE: (628) 652-7356)
2868 MISSION STREET (MISSION CULTURAL CENTER) –located on the west side of Mission Street between 24th and 25th Street, Lot 007, in Assessor’s Block 6516 (District 9). Consideration to **Initiate Landmark Designation** of Mission Cultural Center (2868 Mission Street) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Mission Cultural Center (2868 Mission Street) is significant 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 NCT-Mission (Mission Street Neighborhood Commercial Transit) and in a 45-X and 80-B Height and Bulk District.
Preliminary Recommendation: Approve

12. (M. TAYLOR: (628) 652-7352)
GOLDEN GATE PARK OBSERVATION WHEEL – **Informational Presentation** by the City of San Francisco Recreation and Parks Department (RPD) regarding the status of a temporary observation wheel installed at the northeastern end of the Music Concourse to commemorate the 150th Anniversary of Golden Gate Park. On January 15, 2020, the Historic Planning Commission (HPC) reviewed and approved with conditions a Certificate of Appropriateness Application (Case No. 2019-022126COA) for the temporary installation of an observation wheel. At the hearing, the HPC reviewed letters and heard testimony from members of the public concerned about the observation wheel lights. In response, the HPC developed a condition of approval that RPD conduct community outreach regarding the effect of lighting and implement measures to mitigate its impact in coordination with Planning Department staff. RPD will present to the Commission a summary of public input regarding the lighting and measures implemented in response. RPD will also present HPC a general update on the status of the observation wheel for which HPC originally approved for an operation period not to exceed ten months, starting April 4, 2020. However, as a result of Covid-19 and corresponding Shelter in Place orders, RPD will present to the Commission a preliminary proposal to extend the operation of the wheel beyond the spring of 2021. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and an OS Height and Bulk District.
Preliminary Recommendation: None – Informational

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.

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.