

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

REMOTE HEARING

via video and teleconferencing

Wednesday, April 7, 2021

12:30 p.m.

Regular Meeting

Commissioners:

Diane Matsuda, President

Kate Black, Chris Foley, Richard S.E. Johns,
Ruchira Nageswaran, Jonathan Pearlman, Lydia So

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfgovplanning.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.

Ramaytush Ohlone Acknowledgement

The Historic Preservation Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

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 soff@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.

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@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 (628) 652-7589, 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 (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。

FILIPINO: 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 187 225 0784. 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:	Diane Matsuda
Commissioners:	Kate Black, Chris Foley, Richard S.E. Johns, Ruchira Nageswaran, 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. Department Announcements

C. COMMISSION MATTERS

2. President's Report and Announcements
3. Consideration of Adoption:
 - [Draft Minutes for March 3, 2021](#)

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.

4. 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. 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.

5. [2020-010391PTA](#) (R. SALGADO: (628) 652-7332)
1 KEARNY STREET – located on the west side of Kearny Street, between Market and Geary Streets; Lot 031 in Assessor's Block 0312 (District 3) - Request for a **Major Permit to Alter** to replace a second-floor door and select glazing with a louver behind the existing historic metal window and door framing at the Geary Street façade of the 1964 addition to the original 1902 building. The property is designated as a Category I (Significant) building within the Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code, and is located within a C-3-O/C-3-R (Downtown-Office/Downtown-Retail) Zoning District and 150-X/80-130-F Height and Bulk Limit.
Preliminary Recommendation: Approve

E. REGULAR CALENDAR

- 6a. [2021-005280LBR](#) (K. WILBORN: (628) 652-7355)
298 PACIFIC AVENUE – Located on the northeast corner of Pacific Avenue and Battery Street, Assessor's Block 0166, Lot 005 (District 3). Consideration of adoption of a resolution

recommending Small Business Commission approval of a **Legacy Business Registry** application. Old Ship Saloon has served San Francisco for 170 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 within a C-2 (Community Business) Zoning District and 84-E Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 6b. [2021-002581LBR](#) (K. WILBORN: (628) 652-7355)
358 NOE STREET – Located on the west side of Noe Street between 17th and Market Streets, Assessor’s Block 3563, Lot 007 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. SF Bay Times has served San Francisco for 43 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 within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 6c. [2021-002571LBR](#) (E. WU: (628) 652-7415)
550 BAYSHORE BOULEVARD – Located on the west side of Bayshore Boulevard between Cortland Avenue and Industrial Street, Assessor’s Block 5693, Lot 036 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Flowercraft Garden Center has served San Francisco for 47 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 within a PDR-2 (Production, Distribution and Repair) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 6d. [2021-002569LBR](#) (R. BALBA: (628) 652-7331)
650 04TH STREET – Located on the southwest side of 4th Street between Bluxome and Oak Streets, Assessor’s Block 3786, Lot 104 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Fanta Cleaners Inc. has served San Francisco for a minimum of 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 within a CMUO (Central SoMa-Mixed Use Office) Zoning District and 130-CS Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

- 6e. [2021-002579LBR](#) (R. BALBA: (628) 652-7331)
1735 MISSION STREET – Located on the east side of Mission Street between 13th and Erie streets, Assessor’s Block 3531, Lot 028 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lyon-Martin Health Services has served San Francisco for 42 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 within a PDR-1-G (Production, Distribution & Repair - 1 - General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 6f. [2021-002570LBR](#) (K. AGNIHOTRI: (628) 652-7454)
937 COLE STREET – Located on the west side of Cole Street, between Carl Street and Parnassus Avenue, Assessor’s Block 1277, Lot 003 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Finnegans Wake 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 within the Cole Valley NCD (Neighborhood Commercial District) and Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 6g. [2021-002891LBR](#) (K. AGNIHOTRI: (628) 652-7454)
4115 19th STREET – Located on the south side of 19th Street, between Castro and Collingwood Streets, Assessor’s Block 7125, Lot 001A (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yankee Clipper Travel has served San Francisco for 34 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 within the Castro Street NCD (Neighborhood Commercial District) and Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
7. [2020-004724COA](#) (M. LANGLEIE: (628) 652-7410)
1045 SANSOME STREET - located on the west side of Sansome Street, between Green and Vallejo Streets; Lot 001 in Assessor’s Block 0134 (District 3) - Request for a **Certificate of Appropriateness** for the construction of a new roof terrace and expansion of an existing stair penthouse. The subject property is a contributor to the Northeast Waterfront Landmark District and is located within a C-2 (Community Business) Zoning District and 84-E Height and Bulk Limit.
Preliminary Recommendation: Approve
(Continued from Regular Hearing on March 3, 2021)

8. [2020-009076COA](#) (A. WESTHOFF: (628) 652-7314)
900 INNES AVENUE – located on the northwest corner of Innes Avenue and Griffith Street; Lot 003 in Assessor’s Block 4646 (District 10) – Request for a **Certificate of Appropriateness** for exterior alterations including new accessible entryways on two non-secondary facades. The property is Landmark No. 250, and is located within a P (Public) Zoning District and OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

9. [2014.0263U](#) (F. MCMILLEN: 628-652-7376)
RESIDENCE PARKS HISTORIC CONTEXT STATEMENT – **Informational Presentation**. Gardens in the City: San Francisco Residence Parks, 1906-1940, Historic Context Statement addresses the development of Jordan Park, West Clay Park, Ingleside Terraces, Forest Hill, Forest Hill Extension, St. Francis Wood, Sea Cliff, Lincoln Manor and Balboa Terrace between 1906 and 1940. The Residence Parks Historic Context Statement includes a discussion of the developers, architects, and builders involved in the establishment and design of each community. The historic context statement was developed to provide a framework for consistent, informed evaluations of historic resources in the eight neighborhoods included in the study. The study identifies architectural styles and building typologies, character-defining building and landscape features, including public parks, landscape furnishings and structures, street patterns, and pedestrian circulation systems. The context statement includes potential areas of significant themes, integrity and criteria considerations, and provides recommendations for future study.
Preliminary Recommendation: None - Informational

10. [2021-000795DES](#) (F. MCMILLEN: 628-652-7376)
INGLESIDE TERRACES SUNDIAL AND SUNDIAL PARK – located within Entrada Court and west of the intersection with Borica Street, Lot 001 in Assessor’s Block 6917B (District 7). Consideration to recommend to the Board of Supervisors **Landmark Designation** of the Ingleside Terraces Sundial and Sundial Park as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Ingleside Terraces Sundial and Sundial Park was initiated for designation by the Board of Supervisors on December 7, 2020 (See BoS File No. 201299). The Ingleside Terraces Sundial and Sundial Park are significant for their association with the development of residence parks neighborhoods in San Francisco in the early twentieth century. The Ingleside Terraces Sundial and Sundial Park are also significant as an excellent example of the public landscape features common to residence park developments of the period and as a visual landmark associated with the Ingleside Terraces neighborhood. The subject property is within a P (Public) Zoning District and OS Height and Bulk District.
Preliminary Recommendation: Approve

11. [2016-013156SRV](#) (M. BOUDREAUX: (628) 652-7375)
CITYWIDE CULTURAL RESOURCES SURVEY – **Informational presentation** to update the Commission on the on-going Citywide Cultural Resources Survey, including update on Citywide Historic Context Statement framework, staffing update, phasing and schedule discussion, Arches technology status, and next steps. This will be the second of quarterly updates to the Commission.
Preliminary Recommendation: None - Informational

12. [2015-0071810TH](#) (M. BOUDREAU: (628) 652-7375)
PRESERVATION REPORTING AND LANDMARKS UPDATE – Informational Presentation on the Planning Department’s preservation activities including review of Certified Local Government (CLG) report, Cultural Heritage update, and update on Landmark Designations.
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.sfpplanning.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.

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>.