

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Wednesday, June 16, 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.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) 652-7536 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 soft@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) 652-7550. 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) 652-7550。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) 652-7550. 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) 652-7550. 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 146 332 8972. 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 May 19, 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. 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.

5. 2020-005897PTA (J. VIMR): (628) 652-7319
233 GEARY STREET – Southwest corner of the intersection of Geary and Stockton Streets; Lots 018-020 in Assessor's Block 0314 (District 3). Request for a **Permit to Alter** to complete exterior alterations such as ground floor modifications, expansion of existing window openings, and removal of a portion of the blank, western elevation as part of the conversion of the subject building to a mix of retail, office, and residential uses. Historically known as the I. Magnin building, 233 Geary Street is located in a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. The project must also obtain various entitlements from the Planning Commission; this future Planning Commission hearing will constitute 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
(Proposed for Continuance to July 7, 2021)

6. [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 an OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
Note: On April 7, 2021, after hearing and closing public comment, continued to May 5, 2021 by a vote of +7 -0. On May 5, 2021, without hearing, continued to June 2, 2021 by a vote of +7 -0. On June 2, 2021, without hearing, continued to June 16, 2021).
(Proposed for Continuance to July 21, 2021)

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.

7. [2015-001033COA-02](#) (R. SALGADO: (628) 652-7332)
[940 BATTERY STREET](#) – Located on the east side of Battery Street between Vallejo Street and Green Street, Assessor’s Block 0136, Lot 004A (District 3). Request for a **Certificate of Appropriateness** for interior and exterior alterations to the property in support of a change of use from a commercial/industrial space to a museum, including modifications to window and door openings at the Battery Street façade, construction of a one-story rooftop addition, and modifications to the rear elevation including the creation of two covered setback terraces. This project was previously approved through Motion No. M-0345 at a HPC hearing on August 1, 2018. The project has undergone no changes since that time, and is returning to HPC solely to seek an extension of the expiration date of the original Motion. The subject property is listed as a contributing building within the Northeast Waterfront Landmark District, and is located within a C-2 (Community Business) Zoning District and 65-X Height and Bulk District.
Preliminary Recommendation: Approve
8. [2021-001102PTA](#) (J. VIMR): (628) 652-7319)
[660 MARKET STREET](#) – Located on the north side of Market Street between Kearny and Montgomery Street; Lot 005 in Assessor’s Block 0311 (District 3). Request for a **Permit to Alter** to install non-visible exterior building maintenance equipment atop the roof the subject building. Maintenance equipment will include tie-back anchors, a lifeline, and various guard rails. The rear/side parapet will also be extended to 42” in height. The subject property is a Category I (Significant) site designated pursuant to Article 11 of the Planning Code and is located in a C-3-O (Downtown-Office) Zoning District and 250-S Height and Bulk District. This action constitutes the Approval Action for the project for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve

F. REGULAR CALENDAR

9. [2020-010710COA](#) (C. ENCHILL): (628) 652-7551
400 CALIFORNIA STREET – Located on the north side of California Street, west of Sansome Street; Lot 003 in Assessor’s Block 0239 (District 4). Request for a **Certificate of Appropriateness** to permit the replacement of the main entry doors, vestibule removal, and widening of an existing interior ground floor connection to meet current accessibility and egress requirements. The subject property is Landmark No. 3, Bank of California and is located in a C-3-O (Downtown Office) Zoning District and 350-S Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
Note: On May 19, 2021, without hearing, continued to June 2, 2021 by a vote of +7 -0. On June 2, 2021, without hearing, continued to June 16, 2021.
10. [2018-013597ENV](#) (M. TAYLOR: (628) 652-7352)
PORTSMOUTH SQUARE IMPROVEMENT PROJECT – 733 Kearny Street (Portsmouth Square) located on a block bound by Washington Street to the north, Clay Street to the south, Walter U Lum Place to the west, and Kearny Street to east, Assessor’s Block 0209, Lot 017 (District 3). 750 Kearny Street located at the southeast corner of Washington and Kearny Streets, Assessor’s Block 0208, Lot 024 (District 3). Kearny Street Pedestrian Bridge located on Kearny Street between Washington Street to the north, and Clay Street to the south and connecting Block 0209, Lot 017 to Block 0208, Lot 024 (District 3). **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 elevated pedestrian bridge that connects Portsmouth Square to 750 Kearny Street. The proposed project would renovate Portsmouth Square’s existing park features and construct a new children’s playground, a new clubhouse, re-waterproof the roof of the existing underground parking garage, implement structural upgrades to the Portsmouth Square Garage, and replace landscaping. The site at 733 Kearny Street, 750 Kearny Street and Kearny Street Pedestrian Bridge are all considered historical resources for purposes of the California Environmental Quality Act (CEQA). The project site is located within P (Public) and C-3-O (Downtown Office) Zoning Districts and OS and 200-S Height and Bulk Limits.
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.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Certificate of Appropriateness	COA (A)	30 calendar days	Board of Appeals**
CEQA Determination	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>.