SAN FRANCISCO
HISTORIC PRESERVATION COMMISSION

Notice of Hearing &
Agenda

REMOTE HEARING
via video and teleconferencing

Wednesday, September 15, 2021
12:30 p.m.
Regular Meeting

Commissioners:
Diane Matsuda, President
Kate Black, Chris Foley, Richard S.E. Johns,
Ruchira Nageswaran, Lydia So, Jason Wright

Commission Secretary:
Jonas P. Ionin

Hearing Materials are available at:
Historic Preservation Commission Packet and Correspondence

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.
Currently, the text is too lengthy to present in a single view. If you need specific sections or content extracted, please let me know.
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 (https://sfplanning.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 2483 394 2638. This information will also be provided on the Department’s webpage https://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, Lydia So, Jason Wright

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. 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.

4. Election of Officers

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.

E. REGULAR CALENDAR

5. 2021-003608DES (P. LAVALLEY: (628) 652-7372)
   TROCADERO CLUBHOUSE (19TH AVENUE AND SLOT BOULEVARD, SIGMUND STERN RECREATION GROVE) – Located within Sigmund Stern Recreation Grove, Assessor’s Parcel Block No. 2488, Lot 001 (District 4). Consideration to Recommend to the Board of Supervisors Landmark Designation of Trocadero Clubhouse as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Trocadero Clubhouse was initiated for designation by Supervisor Mar on January 26, 2021 and adopted by the Board of Supervisors on March 9, 2021 (See BOS File No. 210087). Trocadero Clubhouse, constructed in 1892 as a roadhouse and inn by George Green, Jr., is historically significant as one of the earliest buildings in the Parkside District and one of the last surviving nineteenth-century structures in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of Stick-Eastlake architectural style. Further, the building is significant for its association with early recreational facilities in San Francisco, as one of the last intact examples of a nineteenth-century roadhouse and as part of the City’s park system since the 1930s. The subject property is in a P (Public) Zoning District and OS Height and Bulk District. Preliminary Recommendation: Adopt a Recommendation for Approval

6. 2019-0222850ENV (J. GREVING: (628)652-7553)
   1101-1123 SUTTER STREET – Located on the southwest corner of Sutter and Larkin streets, Assessor’s Block 0692, Lot 001 and 019 (District 3). Review and Comment before the Historic Preservation Commission on the Draft Environmental Impact Report for the proposed project. The project proposes to rehabilitate the existing three-story building at
1101 Sutter Street and demolish the existing building at 1123 Sutter Street for the construction of a new 14-story, 150-foot-tall building. The proposed project would provide 221 residential units, 8,330 square feet of commercial and childcare uses, 11,637 square feet of open space, 59 vehicular parking spaces, and 164 bicycle parking spaces. The buildings at 1101 and 1123 Sutter are both historic resources for purposes of the California Environmental Quality Act (CEQA). The project site is located within the Polk Street NCD (Neighborhood Commercial) Zoning District and 65-A and 130-E Height and Bulk District.

NOTE: The Public Comment period for this DEIR is from August 18, 2021 until 5:00PM on October 5, 2021. The DEIR is scheduled for Review and Comment at the Planning Commission on September 30, 2021.

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](http://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</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>
</tr>
</tbody>
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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.

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.