

AMENDED
SAN FRANCISCO
HISTORIC PRESERVATION COMMISSION



**Notice of Hearing
&
Agenda**

This Meeting will be held in:
Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett-Place
San Francisco, CA 94102-4689

Wednesday, March 15, 2023
12:30 p.m.
Regular Meeting

Commissioners:
Diane Matsuda, President
Ruchira Nageswaran, Vice President
Kate Black, Chris Foley, Richard S.E. Johns,
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.

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 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.

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.

Instructions for Remote Public Comment

PHONE

Phone number: +1 (415) 655-0001

Access Code: ~~2595 583 8933 ##2493-206-4054 ##~~

Note: Access Code changes every hearing.

1. Call phone number, enter Access Code, then press ## (pound, pound);
2. When you hear "You are muted." Stop and listen;
3. Wait for Public Comment to be announced (by Item Number or for General Public Comment);
4. To comment, press * 3 (star 3) to "raise your hand";
5. Once you raise your hand, you will hear the prompt: "You have raised your hand to ask a question. Please wait to speak until the host calls on you.";
6. Wait for your turn to speak;
7. When you hear "you're unmuted" that is your indication to begin speaking.

ONLINE

[Link to WebEx](#)

Note: Link changes for every hearing.

1. Click the hyperlink above: "Link to WebEx";
2. Enter your First and Last name, plus email address;
3. Stop and listen;
4. Wait for Public Comment to be announced (by Item Number or for General Public Comment);
5. To comment click on "raise hand" icon;
6. When you hear "you're unmuted" that is your indication to begin speaking.

IF YOU NO LONGER WANT TO COMMENT

Press * 3 (star 3) to lower your hand

Click "raise hand" icon again

PUBLIC COMMENT

- The Commission Secretary will indicate how much time you have to provide your comments – you will be alerted when you have 30 seconds remaining.
- Once your public comment time has ended, you will be moved out of the speaker line and back to listening as a participant (unless you disconnect).
- Participants who wish to speak on other agenda items, may stay on the line and listen for the Commission Secretary's next prompt.

ROLL CALL:

President: Diane Matsuda
Vice President: Ruchira Nageswaran
Commissioners: Kate Black, Chris Foley, Richard S.E. Johns,
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. Consideration of Adoption:
 - [Draft Minutes for March 1, 2023](#)

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.

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.

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.

4. 2022-004208COA (A. WESTHOFF: (628) 652-7314)
THE CASTRO THEATRE, 429-431 CASTRO STREET – east side between 17th and 18th Streets, Assessor’s Block 3582, Lot 085 (District 8). Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 for interior and exterior alterations including: restoration/conservation/repair of interior historic features; removal of ground floor level seats, installation of tiered levels with chair lifts at the ground floor auditorium, installation of four counters, stage alterations, restroom improvements, construction of a new one-story rear addition, installation of a new HVAC system, rear stair replacement, and installation of a new front security gate. The Castro Theater is currently designated as Landmark No. 100 in Article 10 of the San Francisco Planning Code. The subject property falls within Castro NCD (Neighborhood Commercial District) Zoning District, the Castro LGBTQ Cultural District, and 65-B Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed for Continuance to April 13, 2023, for a Joint Hearing with the Planning Commission)

E. REGULAR CALENDAR

- 5a. [2023-001581LBR](#) (B. GUNN: (628) 652-7367)
1556 HAIGHT STREET – North side of Haight Street between Clayton and Asbury Streets, Assessor’s Block 1231, Lot 015 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mendel’s has served San Francisco for 65 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 Haight Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 5b. [2023-001579LBR](#) (A. TAN: (628) 652-7403)
177 BRANNAN STREET – south side between Delancey Street and The Embarcadero, Assessor’s Block 3773, Lot 010-300A (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Bernie’s Pet Shoppe, Inc. 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 South Beach DTR (Downtown Residential) Zoning District and 45-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

- 5c. [2023-001582LBR](#) (H. SAMUELS: (628) 652-7545)
490 TARAVAL STREET – north side between 15th Avenue and 14th Avenue, Assessor's Block 2343, Lot 021 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Guerra's Quality Meats has served San Francisco for 69 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 Inner Taraval Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 5d. [2023-001580LBR](#) (S. ATOYEBI: (628) 652-7363)
4121 19TH STREET – south side of 19th Street between Collingwood and Castro Streets, Assessor's Block 2696, Lot 001 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Castro Village Wine Co. 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 the Castro Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
6. [2022-010030CRV](#) (J. VIMR: (628) 652-7319)
1500 SANSOME STREET (AKA 10 LOMBARD STREET) – east side bounded by Lombard Street and the Embarcadero. Assessor's Block 0058, Lot 001 (District 3). Commission **Review** of proposed alterations to a structure completed in 1984 and located on an Article 10 landmark property. Work would include installation of a roof and guardrails over an existing mechanical penthouse and replacement of the existing windows, roof, and rooftop solarium of Roundhouse 2, a non-historic building located on the Roundhouse Complex landmark site. No alterations are proposed for the site's historic structures, and there would be no expansion of the Roundhouse 2 building envelope. As the property is owned and operated by the Port of San Francisco a Certificate of Appropriateness from the Commission is not required. However, given the Commission's charge and authority over landmark properties, Department and Port staff want to ensure adequate review and provide opportunity for public comment. The subject property is within a C-2 (Community Business) Zoning District and 40-X 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	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>.