

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, August 16, 2023
12:30 p.m.
Regular Meeting

Commissioners:
Diane Matsuda, President
Ruchira Nageswaran, Vice President
Chris Foley, Robert Vergara, 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: **2664 762 3674##**

Note: the Access Code will change for each 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.

IF YOU NO LONGER WANT TO COMMENT

- Press * 3 (star 3) to lower your hand

ONLINE

[Link to WebEx](#)

Password: **HPC2023**

Note: the link and password will change for each hearing.

1. Click on above hyperlink "Link to WebEx"
2. Enter your First and Last name, plus email address
3. Enter Password and click ok
4. Stop and **listen**
5. Wait for **Public Comment** to be announced (by Item Number or for General Public Comment)
6. To comment click on "**raise hand**" icon
7. You will hear a beep and see the prompt "**the host has unmuted you**" - that is your indication to begin speaking.

IF YOU NO LONGER WANT TO COMMENT

- 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 have 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 items on the Agenda, or for other comment periods, may stay on the meeting line and listen for the Commission/Hearing Secretary's next prompt.

ROLL CALL:

President: Diane Matsuda
Vice President: Ruchira Nageswaran
Commissioners: Chris Foley, Robert Vergara, 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
 - Historic Resource Review Application
 - 3555 Pacific Avenue

C. COMMISSION MATTERS

2. Consideration of Adoption:
 - [Draft Minutes for July 19, 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. [2023-003458DES](#) (S. FERGUSON: (628) 652-7354)
ALEXANDRIA THEATER, 5400 GEARY BLVD. – northwest corner of Geary Blvd. at 18th Ave., Assessor's Block 1450, Lot 048 (District 1). Consideration to Recommend to the Board of Supervisors **Landmark Designation**, sponsored by Supervisor Chan, of the former Alexandria Theater as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Alexandria Theater was initiated for designation by the Board of Supervisors on March 7, 2023 (See BoS File No. 230266). The Alexandria Theater is significant as a former neighborhood movie palace designed by architects of merit the Reid Brothers in the Egyptian Revival style (1923) and remodeled by architect of merit A. A. Cantin in the Streamline Moderne style (1941) for prominent theater owners the Levin family. The subject property is in NCD (Geary Boulevard Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. The Planning Department has found that this action is exempt from the California Environmental Quality Act and the Historic Preservation Commission will rely on that determination to make its decision.
Preliminary Recommendation: Adopt a Resolution Recommending Landmark Designation (Proposed for Continuance to September 20, 2023 Hearing)

E. REGULAR CALENDAR

- 5a. [2023-006614LBR](#) (M. DONG: (628) 652-7426)
688 SAN JOSE AVENUE – west side between 29th and Valley Streets, Assessor's Block 6617, Lot 008 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mitchell's Ice Cream, Inc. has served San Francisco for 70 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
- 5b. [2023-006615LBR](#) (E. MAU: (628) 652-7583)
22 PEACE PLAZA, SUITE 501 – north side between Webster and Laguna Streets, Assessor's Block 0700, Lot 006 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The San Francisco Go Club. has served San Francisco for 92 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 Japantown NCD (Neighborhood Commercial District), the Japantown Cultural District and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 5c. [2023-006719LBR](#) (E. OROPEZA: (628) 652-7416)
566 COLUMBUS AVENUE – southwest corner of Columbus Avenue and Union Street, Assessor’s Block 0117, Lot 020 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mario's Bohemian Cigar Store Café has served San Francisco for 52 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 North Beach NCD (Neighborhood Commercial District) Zoning District, The North Beach Special Use District, The Telegraph Hill – North Beach Residential Special Use District, The North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict, The Group Housing Special Use District, and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 5d. [2023-006718LBR](#) (E. OROPEZA: (628) 652-7416)
10 MARK LANE – southeast corner of Bush Street and Mark Lane, Assessor’s Block 0287, Lot 022 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Irish Bank Bar and Restaurant has served San Francisco for 27 years. If a business has operated in San Francisco for more than 20 years but less than 30 years, has significantly contributed to the history or identity of a particular neighborhood or community and, if not included in the Registry, would face a significant risk of displacement, the business is still eligible for the Legacy Business Registry. 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-3-O (Downtown Office) Zoning District and 80 -130 F Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 6a. [2019-022126COA-06](#) (M. LANGLIE: (628) 652-7410)
SPRECKELS TEMPLE OF MUSIC, 55 HAGIWARA TEA GARDEN DRIVE– Music Concourse, between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive; Lot 001 in Assessor's Block 1700 (District P) – Request for a **Certificate of Appropriateness** to make permanent the installation of a wood extension of the existing stage at the Spreckels Temple of Music and an outdoor lighting and sound system, approved with conditions for a two-year period beginning in April 2020 and ending in April 2022 by the Historic Preservation Commission under Motion No. 0415 (see associated Planning Department Record No. 2019-022126COA-02) and extended through April of 2024 by the Historic Preservation Commission under Motion No. 0452 (see associated Planning Department Record No. 2019-022126COA-05). The subject property is part of Landmark No. 249 and is located within the PUBLIC Zoning District and OS Height

and Bulk District. This action constitutes 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

- 6b. [2021-004293COA-02](#) (M. LANGLEIE: (628) 652-7410)
SPRECKELS TEMPLE OF MUSIC, 55 HAGIWARA TEA GARDEN DRIVE – Music Concourse, between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive; Lot 001 in Assessor's Block 1700 (District P) – Request for a **Certificate of Appropriateness** to extend the installation of illuminated letters on the frieze of the Spreckels Temple of Music for five years, through August 2028. On July 21, 2021, the Historic Planning Commission (HPC) approved with conditions a Certificate of Appropriateness Application (Case No. 2021-004293COA) for the two-year installation of illuminated letters on the frieze of the Spreckels Temple of (see HPC Motion No. 0441). The subject property is part of Landmark No. 249 and is located within the PUBLIC Zoning District and OS Height and Bulk District. This action constitutes 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

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>.