


# 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 20, 2024**  
**12:30 p.m.**  
**Regular Meeting**

### **Commissioners**

Diane Matsuda, President  
Ruchira Nageswaran, Vice-President  
Hans Baldauf, Amy Campbell, 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://sfgovtv.org/planning>  
Live, Wednesdays at 12:30 p.m., Cable Channel 78

Disability and language accommodations available upon request to  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

## RAMAYTUSH OHLONE ACKNOWLEDGEMENT

The 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 [sof@sfgov.org](mailto:sof@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force or the San Francisco Library.

## 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

**LOCATION:** 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, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

**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@sfgov.org](mailto:commissions.secretary@sfgov.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.

**ESPAÑOL:** Agenda para la Comisión de Planificación. 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.

**中文:** 規劃委員會議程。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 ng Pagpapalano. 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.

**РУССКИЙ:** Повестка дня Комиссии по планированию. 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.

## ROLL CALL

President: Diane Matsuda  
Vice-President: Ruchira Nageswaran  
Commissioners: Hans Baldauf, Amy Campbell, 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

### C. COMMISSION MATTERS

2. CONSIDERATION OF ADOPTION:

- [Draft Minutes for February 21, 2024 - ARC](#)
- [Draft Minutes for February 21, 2024 - HPC](#)

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 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

- 4a. [2024-001550LBR](#) (M. LANGLEIE: (628) 652-7410)  
[1309 GRANT AVENUE](#) – west side between Green and Vallejo Streets, Assessor's Block 0131, Lot 007 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Ristorante Ideale has served San Francisco for 31 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) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 4b. [2024-001551LBR](#) (M. LANGLEIE: (628) 652-7410)  
99 GREEN STREET – south side between Battery and Front Streets, Assessor's Block 0136, Lot 005 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. GFDS Engineers has served San Francisco for 72 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 65-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 4c. [2024-001552LBR](#) (E. OROPEZA: (628) 652-7416)  
2145 TARAVAL STREET – south side between 32nd and 31st Avenue, Assessor's Block 2394, Lot 041 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Bay Area Bird and Exotics Hospital has served San Francisco for 35 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 Taraval Street NCD (Neighborhood Commercial) Zoning District, 50-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 4d. [2024-001555LBR](#) (E. OROPEZA: (628) 652-7416)  
1549 NORIEGA STREET – southeast corner of Noriega Street and 23rd Avenue, Assessor's Block 2059, Lot 046 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. A & W Contractors has served San Francisco for 41 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 Noriega Street NCD (Neighborhood Commercial) Zoning District, 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
5. [2016-013156SRV-03](#) (E. MOORE: (628) 652-7322)  
CITYWIDE HISTORIC CONTEXT STATEMENT: INNER SUNSET HISTORIC CONTEXT STATEMENT – Consideration to **adopt, modify, or disapprove** the Inner Sunset Historic Context Statement. The Inner Sunset Historic Context Statement was prepared by architectural historian William Kostura for the Inner Sunset Park Neighbors and funded by the Historic Preservation Fund Committee. The historic context statement spans from the 1850s through the 1960s. The document provides historical background on the subject and an evaluative framework. This document is intended to be used to inform the Citywide Cultural Resource Survey (SF Survey) effort and ensure that property evaluations are consistent with local, state, and federal standards.  
*Preliminary Recommendation: Adopt the Inner Sunset Historic Context Statement*
6. [2023-011738DES](#) (H. SAMUELS: (628) 652-7545)  
THE GREGANGELO MUSEUM (225 SAN LEANDRO WAY) – east side between Monterey Boulevard and Darien Way; Lot 015 in Assessor's Parcel Block No. 3253 (District 7). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of The Gregangelo Museum as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation was introduced by Supervisor Melgar on October 17, 2023, and adopted by the Board of Supervisors on December 12, 2023 (See BOS File No. 231091). The

Gregangelo Museum, located in a restored Mediterranean Revival style house originally constructed in 1920, is an immersive visual, performance, and circus arts experience and a unique cultural attraction. Since 1979, this building has been the home and studios of Gregangelo Herrera, an acclaimed queer artist of half Lebanese and Mexican descent, born and raised in San Francisco, that has also evolved into an artist collective welcoming creators from around the globe. The Gregangelo Museum is a cultural hub of the Westside that contributes to the unique arts and culture of San Francisco. The Gregangelo Museum is located within a RH-1(D) (One-Family, Detached Dwellings) 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 (CEQA). If the Historic Preservation Commission recommends approval of the landmark designation to the Board of Supervisors, it will rely on that CEQA determination to make its decision.

*Preliminary Recommendation: Adopt a Resolution Recommending Landmark Designation*

7. [2024-000929PTA](#) (J. VIMR: (628) 652-7319)  
2 NEW MONTGOMERY STREET – west side between Market Street and Jessie Street, with additional frontage along the eastern side of Annie Street; Lot 052 in Assessor's Block 3707 (District 6) - Request for a **Major Permit to Alter** to replace the neon glass tubing of the two Palace Hotel rooftop signs (reading "The Palace") with a 'simulated neon' LED product alongside associated, non-visible rooftop mechanical improvements. Other than the proposed change in materiality and method of illumination, there would be no alterations to the location, size, and design of the signs. The Palace Hotel was completed in 1909 and is designated a Category II (Significant) building under Article 11 of the Planning Code (with the interior garden court designated as Article 10 landmark No. 18). The property is located within the C-3-O(SD) (Downtown-Office, Special Development) Zoning District and 120-X and 600-S-2 Height and Bulk Districts as well as the Market Street and Transit Center Special Sign Districts. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's 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*
  
8. [2023-005134CRV](#) (J. VIMR: (628) 652-7319)  
DOWNTOWN/CONSERVATION DISTRICT HISTORIC DESIGN STANDARDS – Consideration to **adopt, modify, or disapprove** the Downtown Historic Design Standards related to exterior alterations to locally designated historic properties located within the C-3 Commercial Zoning Districts and making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1.  
*Preliminary Recommendation: Adopt the Downtown Historic Design Standards*
  
9. [2019-004879CWP](#) (A. VANDERSLICE: (628) 652-7505)  
WATERFRONT RESILIENCE PROGRAM – Port of SF Staff will provide a presentation to the Commission on the San Francisco Waterfront Coastal Flood Study (Flood Study) for their **Review & Comment**. The U.S. Army Corps of Engineers (USACE), in collaboration with the City and County of San Francisco, has reached an important milestone in the Flood Study—the release of the Draft Plan on January 26, 2024. The Draft Plan is a major step forward in securing federal funds to address the waterfront's flood and earthquake risks for the 7.5 miles of waterfront within the Port of San Francisco's jurisdiction, from Aquatic Park to Heron's Head. It indicates approximately where to build coastal flood defenses and how much sea level rise future coastal flood defenses will manage before they need to be adapted to higher water levels. If approved by Congress, the federal government will pay up to 65% of the funding to implement the plan—leading to potentially billions in federal funding to reduce coastal flood risk from sea level rise and make related seismic, stormwater flooding, and waterfront improvements. San Francisco will need to identify multiple sources of local and State funding to match this federal funding. The Draft Plan and alternatives are evaluated in a National Environmental Policy Act (NEPA) Environmental Impact Statement (EIS). The Flood Study must comply with federal laws and regulations, including Section 106 of the National Historic Preservation Act (NHPA). As part of NHPA compliance, a Draft Programmatic Agreement (PA) that will be signed by the USACE, the State Historic Preservation Office (SHPO), and the Port of SF is included in the environmental compliance section. The USACE and the Port of SF are working with Consulting Parties and Tribes for the development of the PA and compliance with Section 106 of the NHPA.

Section 106 compliance will be conducted in parallel with the NEPA EIS process and will be complete with the signature of the PA at the end of 2024/beginning of 2025.

*Preliminary Recommendation: Review and Comment*

## **ADJOURNMENT**



## HEARING PROCEDURES

The Historic Preservation Commission holds public hearings regularly, 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 [sfplanning.org](http://sfplanning.org).

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission, please note the time. 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 (CU's, PUD's, 309's, etc.) 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, with 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](mailto: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, 14<sup>th</sup> Floor, San Francisco, CA 94103-2414. Written comments received by the closed 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 eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14th Floor, by 5:00 p.m. and should include fifteen (15) hardcopies.

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 1- Case types and number of days in which to appeal.*

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](mailto:board.of.supervisors@sfgov.org).

## CHALLENGES

Pursuant to Government Code Section 65009, if you challenge, in court, 1) the adoption or amendment of a general plan; 2) the adoption or amendment of a zoning ordinance; 3) the adoption or amendment of any regulation attached to a specific plan; 4) the adoption, amendment or modification of a development agreement; or 5) the approval of a variance, conditional-use authorization, or any permit; 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 Commission, at, or prior to, the public hearing.

## CEQA APPEAL RIGHTS UNDER CHAPTER 31 OF THE SAN FRANCISCO ADMINISTRATIVE CODE

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and [can be obtained online](#). Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

## 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. The [San Francisco Ethics Commission](#) has more information about this restriction.

## 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, by phone (415) 252-3100 or fax (415) 252-3112.