


# 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, July 17, 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 [sotf@sfgov.org](mailto:sotf@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
2. COMMISSIONER VERGARA'S RESOLUTION

**C. COMMISSION MATTERS**

3. CONSIDERATION OF ADOPTION:
  - [Draft Minutes for ARC - May 1, 2024](#)
  - [Draft Minutes for HPC - June 5, 2024](#)

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 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.

- 5a. 2021-012822COA (M. TAYLOR: (628) 652-7352)  
955 GROVE STREET #3 – south side between Fillmore and Steiner Streets; Lot 040 in Assessor's Block 0803 (District 5) – Request for **Certificate of Appropriateness** pursuant to Article 10 of the Planning Code and to abate violations and comply with enforcement case No. 2021-002610ENF. The project scope includes legalization of work performed without permits including raising the rear portion of the existing roof of a detached rear residential building. The proposed new work will include replacement of vinyl windows with new wood windows and surrounds. The building is within the Alamo Square Landmark District, the RH-2 (Residential - House, Two

Family) Zoning District and 40-X Height and Bulk District. 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*

**(Proposed for Continuance to August 21, 2024)**

- 5b. [2021-012822VAR](#) (M. TAYLOR: (628) 652-7352)  
[955 GROVE STREET #3](#) – south side between Fillmore and Steiner Streets; Lot 040 in Assessor's Block 0803 (District 5) – Request for a **Variance** pursuant to Planning Code Section 305. The proposal is to raise the height of the rear portion of the roof of the existing residential building at the rear of the lot by approximately 2 feet. Planning Code Section 134 requires that the property maintain a rear yard that is 30% of the lot depth. The proposed expansion of the existing building is located in the required rear yard. Therefore, a variance is required. The building is located in the RH-2 (Residential - House, Two Family) Zoning District and 40-X Height and Bulk District.  
**(Proposed for Continuance to August 21, 2024)**
6. [2019-017325COA](#) (M. MATHUR (628) 652-7352)  
[109 LIBERTY STREET](#) – south side between Dolores and Guerrero Streets ; Lot 075 in Assessor's Block 3607 (District 8) – Request for **Review and Comment** by the Architectural Review Committee regarding the proposal to construct a one-story garage with a roof deck at front, replacement and enlargement of the existing front staircase, repair of front concrete stairs, in-kind replacement of concrete stairs leading to the historic wood staircase, in-kind replacement of asphalt shingled roof, addition of two skylights, fenestration changes on side and rear elevations, infill at rear, cladding repair, and interior remodel. The subject property is a contributor to the Liberty-Hill Landmark District and is located within the RH-3 (Residential – House - Three family) Zoning District, the Central Neighborhood Large Residence Special Use Districts, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*  
**Note: On June 5, 2024, after hearing and closing public comment; Continued to the July 17, 2024 ARC by a vote of +6 -1 (Campbell against).**  
**(Proposed for Continuance to the ARC on August 21, 2024)**

## E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the 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. [2024-001877COA](#) (M. TAYLOR: (628) 652-7352)  
[60 CARMELITA STREET](#) – east side between Waller Street and Duboce Park; Lot 014 in Assessor's Block 0864 (District 8) – Request for **Certificate of Appropriateness** pursuant to Article 10 of the Planning Code to replace the front stair railings and construct a minimally visible dormer at the north side of an existing two-story over garage two-family home. 60-62 Carmelita Street is a contributing property to the Duboce Park Historic District and is within the RH-2 (Residential- House, Two Family) Zoning District and 40-X Height and Bulk District. 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*

## F. REGULAR CALENDAR

- 8a. [2024-005654LBR](#) (W. WONG: (628) 652-7466)  
[2243 MISSION STREET](#) – east side between 18th and 19th Street, Assessor's Block 3590, Lot 115 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy**

**Business Registry** application. Bissap Baobab has served San Francisco for 26 years. The 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 its neighborhood and community, and faces a significant risk of displacement if not included in the 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 the Mission Street Neighborhood Commercial Transit Zoning District and 65-B Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 8b. [2024-005656LBR](#) (R. BAEZA: (628) 652-7369)  
1400 18<sup>TH</sup> STREET – east side between Connecticut and Missouri Streets, Assessor’s Block 4003, Lot 033 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Christopher’s Books has served San Francisco for 33 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 NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 8c. [2024-005658LBR](#) (M. DONG: (628) 652-7426)  
606 FOLSOM STREET – west corner of Folsom and 2nd Streets, Assessor’s Block 3735, Lot 008 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Fly Trap has served San Francisco for 141 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-3-O(SD) (Downtown-Office (Special Development)) Zoning District and 320-I Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 8d. [2024-005659LBR](#) (C. FEENEY: (628) 652-7313)  
15 WALTER U. LUM PLACE – west side between Clay and Washington Streets, Assessor’s Block 0209, Lot 016 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lien Ying Tai Chi Chuan Academy has served San Francisco for 59 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 CVR (Chinatown Visitor Retail) Zoning District and 50-N Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 8e. [2024-005661LBR](#) (J. KRAN: (628) 652-7429)  
1131 FOLSOM STREET – South side of Folsom Street between Hallam and Langton Streets, Assessor’s Block 3755, Lot 098 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Rocco’s Cafe 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 Folsom Street NCT (Neighborhood Commercial Transit) Zoning and 65-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 8f. [2024-005662LBR](#) (M. DONG (628) 652-7426)



855 TERRY A. FRANCOIS BOULEVARD – southeast side between Mariposa and 16th Streets, Assessor's Block 3941, Lot 031 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Ramp Restaurant has served San Francisco for 62 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 M-1 (Light Industrial) Zoning District, 40-X and MB-RA Height & Bulk Districts.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 8g. [2024-005664LBR](#) (J. KRAN: (628) 652-7429)  
1396 LA PLAYA STREET – east side between Judah and Irving Streets, Assessor's Block 1803, Lot 020 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Java Beach Café 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 RH-3 (Residential-House, Three Family) Zoning and 45-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 8h. [2024-005665LBR](#) (D. SPYCHER: (628) 652-7588)  
444 POST STREET – north side between Mason and Powell Streets, Assessor's Block 0296, Lot 008 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gallery 444 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 a C-3-G (Downtown-General) Zoning District and 80-130-F Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 8i. [2024-005666LBR](#) (M. LANGLIE: (628) 652-7410)  
2399 FOLSOM STREET – northeast corner of Folsom and 20th Streets, Assessor's Block 3593, Lot 007 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. El Faro Restaurant Inc. has served San Francisco for 63 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 NC-2 – (Neighborhood Commercial, Small Scale) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
9. [2016-013156SRV-03](#) (A. WESTHOFF: (628) 652-7314)  
CITYWIDE HISTORIC CONTEXT STATEMENT: COUNTER CULTURE (1965-1975) – Consideration to **adopt, modify, or disapprove** the Counterculture (1965-1975) Historic Context Statement. The historic context statement provides an overview of San Francisco's counterculture movement from 1965-1975 with specific topics including: the Diggers; New Tribalism; Community Services; Music, Fashion, Art, Literature, and Theater; Entrepreneurship; the Counterculture Press; Food Systems, Religion and Spirituality; and Gender/Sexual Revolutions. The document provides evaluation guidelines, integrity considerations, and registration requirements. 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 Counterculture (1965-1975) Citywide Historic Context Statement*
10. [2023-005134CRV](#) (J. VIMR: (628) 652-7319)

**DOWNTOWN/CONSERVATION DISTRICT HISTORIC DESIGN STANDARDS– Review and Comment** on the revised version of the Downtown Historic Design Standards related to exterior alterations to locally designated historic properties located within the C-3 Commercial Zoning Districts. The Standards were previously adopted in April with direction to staff to continue coordination with the commissioners and return with a revised document in July.

*Preliminary Recommendation: Review and Comment*

11. [2023-005023CRV](#) (M. MATHUR: (628) 652-7355)  
**1 FERRY BUILDING** – northeast of Embarcadero; Lot 274 in Assessor’s Block 9900 (District 3) – **Informational Presentation** to update the Historic Preservation Commission regarding alterations proposed to the Ferry Building. The scope includes interior and exterior alterations, including alterations at the building’s entry portico and north arcade, the addition of façade lighting, and alterations to Ferry Plaza to the south and east sides of the Ferry Building. The subject property is Historic Landmark no. 90 within the Port of San Francisco Embarcadero Historic District, C-2 (Community-Business) Zoning District, the Waterfront 1 SUD (Special Use District), and 84-J Height and Bulk District.

*Preliminary Recommendation: None - Informational*

## 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 action 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.