

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, August 20, 2025
12:30 p.m.
Regular Meeting

Commissioners

Diane Matsuda, President
Chris Foley, Vice President
Hans Baldauf, Dan Baroni,
Gayle Tsern Strang, Robert Vergara

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 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. 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. **Wheelchair-accessible entrances are located on Van Ness Avenue and Grove Street. Please note the wheelchair lift at the Goodlett Place/Polk Street is temporarily not available.** After multiple repairs that were followed by additional breakdowns, the wheelchair lift at the Goodlett/Polk entrance is being replaced for improved operation and reliability. We anticipate having a functioning lift after the completion of construction in May 2025. There are elevators and accessible restrooms located on every floor.

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 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 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: Chris Foley
Commissioners: Hans Baldauf, Dan Baroni, Gayle Tsern Strang, Robert Vergara

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 July 16, 2025](#)

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.

4. 2025-002419COA (R. SALGADO: (628) 652-7332)
60 FEDERAL STREET – east side between 2nd Street and Delancey Street; Lot 074 in Assessor's Block 3774 (District 6) – Request for **Certificate of Appropriateness** to convert the existing vacant 94,657-square-foot building from Office to Self-Storage use, to include interior alterations and limited exterior alterations mirroring work previously proposed under HPC Motion No. 0403, approved by the Historic Preservation Commission on November 20, 2019. This Motion was a master Certificate of Appropriateness for four properties owned or leased by the Academy of Art University and was issued in connection with a Development Agreement with the City and County of San Francisco. The Project is seeking approval by the Historic Preservation Commission to utilize Planning Code Section 803.9(b)(1), which allows any land use at properties listed under Article 10 of the Planning Code upon review of a Historic Building Maintenance Plan and findings that the proposed use would enhance the feasibility of preserving the historic building. The subject property is located within a MUO (Mixed Use-Office)

Zoning District and 65-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

Continued from Regular Hearing on July 16, 2025

(Proposed for Indefinite Continuance)

E. REGULAR CALENDAR

- 5a. [2024-006231COA](#) (M. TAYLOR: (628) 652-7352)
[1216 FULTON STREET](#) – north side between Divisadero and Scott Streets; Lot 009 in Assessor's Block 1180 (District 5) – Request for **Certificate of Appropriateness** pursuant to Article 10 for a project that proposes a vertical addition, a rear horizontal addition, and modifications to the façade at the basement level to an existing two-unit residential building to accommodate the addition of two new residential units within a RH-3 (Residential-House, Three 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 Historic Preservation 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
- 5b. [2024-006231VAR](#) (M. TAYLOR: (628) 652-7352)
[1216 FULTON STREET](#) – North side between Divisadero and Scott Streets; Lot 009 in Assessor's Block 1180 (District 5) – Request for **Variance** pursuant to Planning Code Sections 305 and 155.1 for a project that proposes a vertical addition, a rear horizontal addition, and modifications to the façade at the basement level to an existing two-unit residential building to accommodate the addition of two new residential units within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District. Planning Code Section 155.1 requires a minimum 5-foot-wide hallway leading to the bicycle parking entrance, the proposed path is only 3-feet-wide. Therefore, a Variance is required.
- 6a. [2025-001717COA](#) (C. ENCHILL: 628-652-7551)
[76 LIBERTY STREET](#) – north side between Guerrero and Valencia Streets; Lot 049 in Assessor's Block 3608 (District 9) – Request for **Certificate of Appropriateness**, pursuant to Planning Code Section 1006 to insert a garage entrance at the primary façade, raise house 18 inches, legalize rear alterations, and construct a new wood fence at the east-side property line. The property is located within the Liberty Hill Historic District under Article 10 of the Planning Code. The property is located within a RH-3 (Residential House-Three Family) Zoning District and 40-X Height and Bulk District, Fringe Financial Service Restricted Use District, and Central Neighborhoods Large Residence Special Use District. A Historic Preservation Commission approval at the public hearing would constitute 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. [2025-001717VAR](#) (C. ENCHILL: 628-652-7551)
[76 LIBERTY STREET](#) – north side between Guerrero and Valencia Streets; Lot 049 in Assessor's Block 3608 (District 9) – Request for **Variance**, pursuant to Planning Code Section 134. The proposal is to insert a garage entrance at the primary façade, raise house 18 inches, legalize rear alterations, and construct a new wood fence at the east-side property line. Planning Code Section 134 requires the subject property to maintain a rear yard of at least 30% of the lot depth. The building envelope extends 8 feet into the required rear yard and rear roof located deck directly above extend 5 feet 6 inches into the required rear yard and do not comply with Planning Code Section 136 (Permitted Obstructions). Therefore, a variance is required. The property is located within the Liberty Hill Historic District under Article 10 of the Planning Code. The property is located within a RH-3 (Residential House-Three Family) Zoning District and 40-X Height and Bulk District, Fringe Financial Service Restricted Use District,

and Central Neighborhoods Large Residence Special Use District.

- 7a. [2024-011021COA](#) (C. ENCHILL: 628-652-7551)
19-21 LIBERTY STREET – south side between Guerrero and Valencia Streets; Lot 041 in Assessor's Block 3608 (District 9) – Request for **Certificate of Appropriateness**, pursuant to Planning Code Section 1006 to legalize the replacement of rear deck and stairs started without benefit of permit; rear fenestration alterations, and lower the maximum height of a rear accessory building 213 square feet in size from 9 feet in height to 7 feet 6 inches to be used as a tearoom and meditation space. The property is located within the Liberty Hill Historic District under Article 10 of the Planning Code. The property is located within a RH-3 (Residential House-Three Family) Zoning District and 40-X Height and Bulk District, Fringe Financial Service Restricted Use District, and Central Neighborhoods Large Residence Special Use District. A Historic Preservation Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve
- 7b. [2024-011021VAR](#) (C. ENCHILL: 628-652-7551)
19-21 LIBERTY STREET – south side between Guerrero and Valencia Streets; Lot 041 in Assessor's Block 3608 (District 9) – Request for **Variance**, pursuant to Planning Code Section 134. The proposal is to legalize the replacement of rear deck, stairs, and firewall started without benefit of permit and lower the maximum height of a rear accessory building 213 square feet in size from 9 feet in height to 7 feet 6 inches to be used as a tearoom and meditation space. Planning Code Section 134 requires the subject property to maintain a rear yard of at least 30% of the lot depth. The rear deck and stairs are up to 13 feet 9 inches in height and extend up to 14 feet 4 inches into the required rear yard. The rear accessory building will be altered entirely within the rear yard. Therefore, a variance is required. The property is located within a RH-3 (Residential House-Three Family) Zoning District and 40-X Height and Bulk District, Fringe Financial Service Restricted Use District, and Central Neighborhoods Large Residence Special Use District.
8. [2025-000893COA](#) (G. GUNTHER (628) 652-7607)
2229 WEBSTER STREET – west side between Clay Street and Washington Street; Lot 004 in Assessor's Block 0612 (District 2) – Request for **Certificate of Appropriateness** pursuant to Article 10 to legalize the demolition of an Article 10 building under Planning Code Section 1005(f)(3) and exterior alterations completed beyond the scope of work of approved building permits. The Project also proposes new work including additional exterior alterations and the insertion of a new garage. The Project would abate Planning Enforcement Case No. 2024-009420ENF. The subject building was constructed in 1878 and is within the Webster Street Landmark District, RH-2 (Residential- House, Two Family) Zoning District, Family and Senior Housing Opportunity Special Use District, and 40-X Height and Bulk District. A Historic Preservation Commission approval at the public hearing would constitute 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
9. [2025-004534COA](#) (M. BISHOP (628) 652-7440)
2550 MISSION STREET – west side between 21st Street and 22nd Street; Lot 083 in Assessor's Block 3616 (District 9) – Request for **Certificate of Appropriateness** pursuant to Article 10 for interior alterations including the replacement of existing non-historic theater seats with new power recliner seats in Theaters 1-5. The Project also proposes the replacement of existing non-historic flooring in Theaters 1-5 and public areas, including the main lobby. No character-defining features are proposed for removal or replacement as part of the Project. The subject building (New Mission Theater) is Landmark No. 245, locally designated under Article 10 of the Planning Code, and within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, Fringe Financial Services Restricted Use District, Priority Equity Geographies Special Use District, and 85-X Height and Bulk District. A Historic Preservation Commission approval at the public hearing would constitute 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

10. [2021-005878CWP](#) (L. CHEN: (628) 652-7422)
FAMILY ZONING PLAN – Informational Presentation on the updated zoning map proposal and upcoming zoning amendments to implement the Housing Element, in accordance with state requirements. The zoning proposal will increase allowable heights and density to enable additional housing production in state-designated "Housing Opportunity Areas." The presentation will include the proposed Zoning Proposal map, overview of proposed zoning amendments, and a discussion of how the Family Zoning Plan relates to historic properties, the San Francisco Citywide Cultural Resources Survey (SF Survey) and the Family Zoning Landmark Designations Program.

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.

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.

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 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.

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.