

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, January 21, 2026
12:30 p.m.
Regular Meeting

Commissioners

Diane Matsuda, President
Chris Foley, Vice President
Hans Baldauf, Dan Baroni, Eleanor Cox,
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. 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 (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 5R, 6, 7, 9, 9R, 19, 27 and 49. 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 48 hours in advance of the hearing to help ensure availability.

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.

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.

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 Pagpaplan. 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, Eleanor Cox, 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 January 7, 2026](#)

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.

E. REGULAR CALENDAR

4a. [2025-010411DES](#) (A. WESTHOFF: (628) 652-7314)

FIREHOUSE: HOSE COMPANY #30 (1757 WALLER STREET) – south side between Shrader and Stanyan Streets; Lot 029 in Assessor's Block 1250 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Firehouse: Hose Company #30 (1757 Waller Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of Firehouse: Hose Company #30 was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250835). Firehouse: Hose Company #30 is significant as one of San Francisco's earliest extant

firehouses, for its association with the Haight Ashbury neighborhood's early development history, as well as an intact example of Italianate architecture. The subject property is in the Haight Street NCD (Neighborhood Commercial) Zoning District, Family and Senior Housing Opportunity Special Use District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4b. [2025-010414DES](#)

(A. WESTHOFF: (628) 652-7314)

ST. NICHOLAS CATHEDRAL (2005 15th STREET) – south side between Sharon and Church Streets – Lot 074 in Assessor's Block No. 3558 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of St. Nicholas Cathedral (2005 15th Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of St. Nicholas Cathedral was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250838). St. Nicholas Cathedral is significant an exemplary example of Gothic Revival architecture. The subject property is in the RTO (Residential Transit Oriented District) Zoning District, 40-X Height and Bulk District, and the American Indian Cultural District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4c. [2025-010415DES](#)

(A. WESTHOFF: (628) 652-7314)

ST. MATTHEW'S CHURCH (3281 16th STREET) – south side between Dolores and Guerrero Streets – Lot 034 in Assessor's Block No. 3567 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of St. Matthew's Church (3281 16th Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of St. Nicholas Cathedral was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250837). St. Matthew's Church is significant for its exuberant architectural expression as a Gothic Revival church. The subject property is in a RM-1 (Residential-Mixed, Low Density) Zoning District, 40-X Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Priority Equity Geographies Special Use District, and the American Indian Cultural District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4d. [2025-010416DES](#)

(A. WESTHOFF: (628) 652-7314)

SAINT PAUL'S CHURCH (1660 CHURCH STREET) – west side between Valley and 29th Streets; Lot 001 in Assessor's Block 6619 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Saint Paul's Church (1660 Church Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of Saint Paul's Church was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250839). Saint Paul's Church is significant for its association with the growth and development of Noe Valley preceding the 1906 Great Earthquake and Fires. The property is also significant as an exemplary example of Gothic Revival architecture and for being designed by Architect of Merit Frank Shea. The subject property is in a RM-1 (Residential-Mixed, Low Density) Zoning District, Central Neighborhood Large Residence Special Use District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4e. [2025-010428DES](#) (A. WESTHOFF: (628) 652-7314)

ENGINE COMPANY NO. 13 (1458 VALENCIA STREET) – west side between 25th and 26th Streets; Lot 011 in Assessor's Block 6531 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Engine Company No. 13 (1458 Valencia Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of Engine Company No. 13 was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250850). Engine Company No. 13 is significant as the oldest standing firehouse in San Francisco, for its association with streetcar suburbanization of the Mission District, and as an intact example of Italianate architecture. The subject property is in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District, Central Neighborhood Large Residence Special Use District, and 55-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4f. [2025-010429DES](#) (A. WESTHOFF: (628) 652-7314)

GEILFUSS ON GUERRERO (102 GUERRERO STREET) – west side between Duboce Avenue and Clinton Park; Lot 068 in Assessor's Block 3534 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Geilfuss on Guerrero (102 Guerrero Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the Geilfuss on Guerrero was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250840). The Geilfuss on Guerrero is significant as a front line survivor of the Great 1906 Earthquake and Fire, an intact example of a Stick/Eastlake home, and an early example of the work of architect Henry Geilfuss. The subject property is in a RTO (Residential Transit Oriented District) Zoning District, Priority Equity Geographies Special Use District, American Indian Cultural District, and 50-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4g. [2025-010430DES](#) (A. WESTHOFF: (628) 652-7314)

MISSION FOLK VICTORIAN HOME (361 SAN JOSE AVENUE) – east side between 25th and 26th Streets; Lot 021A in Assessor's Block 6531 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Mission Folk Victorian Home (361 San Jose Avenue) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the Mission Folk Victorian Home was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250848). The Mission Folk Victorian Home is significant for its association with early settlement of San Francisco's Mission District, as well as being an early and intact example of Folk Victorian architecture. The subject property is in a RM-2 (Residential-Mixed, Moderate Density) Zoning District, Central Neighborhood Large Residence Special Use District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4h. [2025-010431DES](#)

(A. WESTHOFF: (628) 652-7314)

BANK OF ITALY BRANCH BUILDING (400-410 CASTRO STREET) – west side between Market Street and 18th Streets – Lot 035 in Assessor's Block No. 2647 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Bank of Italy Branch Building (400-410 Castro Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of Bank of Italy Branch Building was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250841). The Bank of Italy Branch Building is significant for its association with commercial development of the Eureka Valley neighborhood, now commonly known as the Castro, and as a good example of Beaux Arts architecture. The subject property is in the Castro Street NCD (Neighborhood Commercial) Zoning District, 65-B Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Family and Senior Housing Opportunity Special Use District, and the Castro LGBTQ Cultural District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4i. [2025-010434DES](#)

(A. WESTHOFF: (628) 652-7314)

AMERICAN INDIAN HISTORICAL SOCIETY / CHAUTAUQUA HOUSE (1451 MASONIC AVENUE) – west side between Frederick and Piedmont Street; Lot 002 in Assessor's Block 1270 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the American Indian Historical Society/Chautauqua House (1451 Masonic Avenue) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the American Indian Historical Society / Chautauqua House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250849). The American Indian Historical Society / Chautauqua House is significant for its association with the 1960s Red Power movement, as well as the Costo family who played prominent roles in American Indian Civil Rights advocacy. From 1967-1986, the property was the location of the American Indian Historical Society, which was a San Francisco-based organization that focused on American Indian education, communication, and cultural development. The subject property is in a RH-2 (Residential-House, Two Family) Zoning District, Family and Senior Housing Opportunity Special Use District, Central Neighborhood Large Residence Special Use District, and 40-X Height and Bulk District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4j. [2025-010435DES](#)

(A. WESTHOFF: (628) 652-7314)

MAUD'S (925-941 COLE STREET) – west side between Carl Street and Parnassus Avenue – Lot 003 in Assessor's Block No. 1272 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Maud's (925-941 Cole Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of Maud's was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250836). Maud's is significant for its early association with San Francisco's lesbian community, including prominent LGBTQ businesswoman and activist Rikki Streicher. Located in Cole Valley, near the Haight-Ashbury neighborhood, Maud's, which opened in the mid-1960s, served as one of San Francisco's most popular and longest running lesbian bars. Streicher was known as one of San Francisco's most influential and successful openly lesbian businesswomen, and Maud's was the first bar she opened. The subject property is located within the Cole Valley NCD (Neighborhood Commercial) Zoning District, 40-X Height and Bulk District, and Family and Senior Housing Opportunity Special District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors*4k. [2025-010436DES](#)

(A. WESTHOFF: (628) 652-7314)

SAN FRANCISCO AIDS FOUNDATION (514-520 CASTRO STREET) – west side between 18th and 19th Streets – Lot 002 in Assessor's Block No. 2695 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the San Francisco AIDS Foundation (514-520 Castro Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the San Francisco AIDS Foundation was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250844) The subject property is significant as the original location of the office of the Kaposi's Sarcoma Research and Education Foundation, later renamed the San Francisco AIDS Foundation. The organization gained local and national recognition for its AIDS expertise, and also informed the nation's first safe sex guidelines for gay men in 1982. The subject property is located in the Castro Street NCD (Neighborhood Commercial) Zoning District, 40-X Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Family and Senior Housing Opportunity Special District, and the Castro LGBTQ Cultural District. The designation is supported by the Castro LGBTQ Cultural District's Cultural History, Housing and Economic Sustainability Strategy (CHHESS) report. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4l. [2025-010437DES](#)

(A. WESTHOFF: (628) 652-7314)

CASTRO ROCK STEAM BATHS (582 CASTRO STREET) – west side between 18th and 19th Streets – Lot 013 in Assessor's Block No. 2695 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Castro Rock Steam Baths (582 Castro Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the Castro Rock Steam Baths was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250843). As one of the city's longest running bathhouses, the Castro Rock Steam Baths is significant for its early association with the Castro as an LGBTQ enclave, and as an important social center for gay men in the 1970s. The subject property is located in the Castro Street NCD (Neighborhood Commercial) Zoning District, 40-X Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Family and Senior Housing Opportunity Special District, and the Castro LGBTQ Cultural District. The designation is supported by the Castro LGBTQ Cultural District's Cultural History, Housing and Economic Sustainability Strategy (CHHESS) report. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4m. [2025-010438DES](#)

(A. WESTHOFF: (628) 652-7314)

FULL MOON COFFEEHOUSE (4416 18th STREET) – north side between Eureka and Douglass Streets – Lot 017 in Assessor's Block No. 2650 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Full Moon Coffeehouse (4416 18th Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the Full Moon Coffeehouse was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250845). The Full Moon Coffeehouse is significant for its early association with the Castro as an LGBTQ enclave, as it was an early lesbian establishment. The Full Moon coffeehouse is credited as San Francisco's first explicitly women-only venue. The subject property is located in a RH-3 (Residential-House, Three Family) Zoning District, 40-X Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Family and Senior Housing Opportunity Special District, and the Castro LGBTQ Cultural District. The designation is supported by the Castro LGBTQ Cultural District's Cultural History, Housing and Economic Sustainability Strategy (CHHESS) report. The Planning Department determined that the project is exempt from the California Environmental

Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4n. [2025-010439DES](#) (A. WESTHOFF: (628) 652-7314)

SHA'AR ZAHAV (HISTORIC LOCATION) (220 DANVERS STREET) – west side between Caselli Avenue and 19th Streets – Lot 019 in Assessor's Block No. 2702 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Sha'ar Zahav (Historic Location) (220 Danvers Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of Sha'ar Zahav (Historic Location) was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250847). Sha'ar Zahav (Historic Location) is significant for its historical association with San Francisco's LGBTQ Jewish community. From 1983-1998, the property served as the original home of Congregation Sha'ar Zahav, one of the first LGBTQ Jewish groups on the West Coast. The subject property is located within the RH-2 (Residential-House, Two Family) Zoning District, 40-X Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Family and Senior Housing Opportunity Special District, and the Castro LGBTQ Cultural District. The designation is supported by the Castro LGBTQ Cultural District's Cultural History, Housing and Economic Sustainability Strategy (CHHESS) report. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4o. [2025-010441DES](#) (A. WESTHOFF: (628) 652-7314)

MOST HOLY REDEEMER CHURCH COMPLEX (100-117 DIAMOND STREET) – west and east side between 18th and 19th Streets – Lots 001 and 002 in Assessor's Block No. 2693; and Lots 033 and 028 in Assessor's Block No. 2694 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Most Holy Redeemer Church Complex (100-117 Diamond Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the Most Holy Redeemer Church Complex was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250846). The Most Holy Redeemer Church Complex is significant for its association with the growth of the Roman Catholic Church in San Francisco at the turn of the twentieth century, as an important social asset for the Eureka Valley immigrant communities in the early twentieth century, with the history of Roman Catholic relations with LGBTQ communities, and for its early and continued use as an AIDS hospice. The subject properties are located in a RH-3 (Residential-House, Three Family) Zoning District, 40-X Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Family and Senior Housing Opportunity Special District, and the Castro LGBTQ Cultural District. The designation is supported by the Castro LGBTQ Cultural District's Cultural History, Housing and Economic Sustainability Strategy (CHHESS) report. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

4p. [2025-010443DES](#) (A. WESTHOFF: (628) 652-7314)

BOB ROSS HOUSE (4200 20th STREET) – north side between Castro and Collingwood Streets – Lot 014A in Assessor's Block No. 2696 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the Bob Ross House (4200 20th Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of landmark designation of the Bob Ross House was introduced by Supervisor Mandelman and adopted by the Board of Supervisors on October 21, 2025 (See BoS File No. 250842). The Bob Ross House is significant for events surrounding the establishment of San Francisco's LGBTQ

communities, specifically as the home of Bob Ross, who co-founded the Bay Area Reporter (BAR) in 1971. The BAR is reportedly the oldest LGBTQ weekly in continuous publication in the U.S. The BAR was founded as a way to provide more comprehensive information for and about the gay community. Ross held frequent political and professional events at the subject property and was instrumental in helping Harvey Milk win election for Board of Supervisors. The subject property is located in a RH-3 (Residential-House, Three Family) Zoning District, 40-X Height and Bulk District, Central Neighborhoods Large Residence Special Use District, Family and Senior Housing Opportunity Special District, and the Castro LGBTQ Cultural District. The designation is supported by the Castro LGBTQ Cultural District's Cultural History, Housing and Economic Sustainability Strategy (CHHESS) report. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Board of Supervisor's approval of the Landmark Designation 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: Recommend Landmark Designation to the Board of Supervisors

5. [2025-005983CUA](#)

(C. ALEXANDER: (628) 652-7334)

FORMER MINI COOPER USA BUILDING (799 VAN NESS AVENUE) – west side between Larch and Eddy Streets – Lot 001 in Assessor's Block No. 0743 (District 2). Consideration to **Adopt** Resolution to advise the Planning Director to grant a waiver of the Active Use requirements of Planning Code Section 145.1(c)(3) for the first and second stories of the subject property (799 Van Ness Avenue) in order to proceed before the Planning Commission for a Conditional Use Authorization for a Self-Storage use (dba Storage Star). The subject property is located in a RC-4 (Residential-Commercial, High Density) Zoning District, 130-V Height and Bulk District, Van Ness Special Use District, Van Ness Automotive Special Use District, and Priority Equity Geographies Special Use District. The Planning Department determined that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action would rely on that determination, and the Planning Commission's approval of the Conditional Use Authorization 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: Adopt Resolution to waive the Active Use requirement

6. [2025-011836DES](#)

(P. LAVALLEY: (628) 652-7372)

COMPTON'S CAFETERIA (101-121 TAYLOR STREET) AND SITE OF THE COMPTON'S CAFETERIA RIOT – northwest corner of Turk and Taylor Street, Lot 003 in Assessor's Block No. 0339 and the intersection of Turk and Taylor Streets, abutting Assessor's Block No. 0339, NW corner; Assessor's Block No. 0330, NE corner; Assessor's Block No. 0330, SE corner; and, Assessor's Block No. 0343, SW corner (District 5). Consideration to **Initiate Amendment of Landmark Designation** of Landmark No. 307, known as the "Site of the Compton's Cafeteria Riot," to include the entire four-story building at 101-121 Taylor Street as part of the individual Article 10 Landmark pursuant to Section 1004.1(b)(3) of the Planning Code. Landmark No. 307, the "Site of the Compton's Cafeteria Riot," was designated December 9, 2022. the intersection of Turk and Taylor Streets and 101-121 Taylor Street are significant for association with Compton's Cafeteria and with Compton's Cafeteria Riot (1966). 101-121 Taylor Street is located within an RC-4 (Residential-Commercial, High Density) Zoning District, 80-T-120-T Height and Bulk District, and Compton's Transgender Cultural District.

Preliminary Recommendation: Adopt Resolution to Initiate Landmark Designation Amendment

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).

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.