

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 19, 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 submitted to the Department regarding projects or hearings will be made available to the public – the Department does not redact any information from these submissions. Personal information including names, phone numbers, addresses and similar information that a member of the public submits to the Department and its commissions may appear online 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 serving the area are the 5, 5R, 6, 7, 9, 9R, 19 and 49. For information regarding MUNI accessible services call 311 within the city or (415) 701-2311 outside of San Francisco.

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 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.

Tiếng Việt: Lịch Họp của Ủy Ban. Để được hỗ trợ ngôn ngữ hoặc yêu cầu Thiết Bị Hỗ Trợ Nghe, vui lòng gọi số (628) 652-7589. Vui lòng gọi ít nhất 48 giờ trước phiên điều trần.

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 August 5, 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.
4. U.S. GRANT MONUMENT RESTORATION COMMENT LETTER
5. ACHP SECTION 106 REVISIONS COMMENT LETTER

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.

6. [2026-005191DES](#) (S. FERGUSON: (628) 652-7354)
OLD FIRST PRESBYTERIAN CHURCH (1751 SACRAMENTO STREET) – southwest corner of Van Ness Avenue and Sacramento Street; Lot 015 in Assessor's Block No. 0643 (District 3). Consideration to Recommend **Landmark Designation** of 1751 Sacramento Street, known as the "Old First Presbyterian Church," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260321). Old First

Presbyterian Church, designed by U.C. Berkeley architecture professor William Charles Hays in 1911, is significant for its Romanesque Revival brick architecture. Old First Presbyterian Church is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 140/350-R-4 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
(Proposed for Continuance to December 2, 2026)*

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. [2026-001729COA](#) (M. MATHUR: (628) 652-7355)
2238 WEBSTER STREET – east side between Washington Street and Clay Street Lot 015 in Assessor's Block 0613; Lot 015 (District 2) – Request for **Certificate of Appropriateness** pursuant to Article 10 for horizontal and vertical additions in the rear and sides. The project scope involves minimal widening of the garage door, in-kind repair of front terrazzo steps, in-kind replacement of the handrail and dual glazing of the three bay windows on the second floor, excavation at the garage level and infill not visible from the public right of way, addition of windows and a door in the rear and south elevation not visible from the public right of way and in-kind replacement of non-original roof materials with asphalt shingles. The subject building is located within the Webster Street Historic District under Article 10 of the Planning Code, within a 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

8. [2026-004871PTA](#) (M. BISHOP: (628) 652-7440)
149 NEW MONTGOMERY STREET – northeast side between Minna and Natoma streets; Lot 007 in Assessor's Block 3722 (District 6) – Request for **Permit to Alter** to construct a new marquee at the primary ground floor entrance of the New Montgomery Street façade. Historically known as the Greenwood Estate or Greenwood Block, 149 New Montgomery Street was designed by architect Henry Schulze and constructed in 1907. The subject property is designated as a Category IV (Contributory) building under Article 11 of the Planning Code and is located within a C-3-O(SD) (Downtown-Office (Special Development)) Zoning District and 150-S 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

F. REGULAR CALENDAR

- 9a. [2026-005172DES](#) (S. FERGUSON: (628) 652-7354)
CALIFORNIA MASONIC MEMORIAL TEMPLE (1111-1117 CALIFORNIA STREET) – southwest corner of Taylor Street; Lot 020 in Assessor's Block No. 0253 (District 3). Consideration to Recommend **Landmark Designation** of 1111-1117 California Street, known as the "California Masonic Memorial Temple," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260311). California Masonic Memorial Temple is significant as an excellent example of "Miesian" International Style architecture designed by

San Francisco architect of merit Albert F. Roller with artwork created by gay artists Emile Norman and partner Brooks Clement. The subject property is located within a RC-4 (Residential-Mixed, High Density) Zoning District and 65-A 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

- 9b. [2026-005174DES](#) (S. FERGUSON: (628) 652-7354)
FINOCCHIO'S (500-508 BROADWAY) – northwest corner of Kearny Street; Lot 008 in Assessor's Block No. 0145 (District 3). Consideration to Recommend **Landmark Designation** of 500-508 Broadway, known as "Finocchio's," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 27, 2026 (See BoS File No. 260313). The subject property is significant for its association with LGBTQ history, contributing to the development of the city's vibrant gay, lesbian and transgender public culture, under the theme of "Early Influences on LGBTQ Identities and Communities" identified in the Citywide Historic Context Statement for LGBTQ History. Finocchio's is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 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

- 9c. [2026-005178DES](#) (S. FERGUSON: (628) 652-7354)
GEORGE PERINE HOUSE (535 POWELL STREET) – west side between Bush and Sutter Street; Lot 002 in Assessor's Block No. 0284 (District 3). Consideration to Recommend **Landmark Designation** of 535 Powell Street, known as the "George Perine House," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260315). The George Perine House is significant as a rare and very late example of Second Empire style and as the only structure left downtown originally built as a single-family residence. The George Perine House is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 65-A 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

- 9d. [2026-005180DES](#) (S. FERGUSON: (628) 652-7354)
ITALIAN ATHLETIC CLUB (1620-1630 STOCKTON STREET) – east side between Filbert and Union Streets; Lot 014A in Assessor's Block No. 0103 (District 3). Consideration to Recommend **Landmark Designation** of 1620-1630 Stockton Street, known as the "Italian Athletic Club," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260317). The subject property is significant for its association with Italian American cultural heritage, being a center of social and recreational life for Italian immigrants, and is an excellent example of Art Deco style as designed by architect of merit John Antone Porporato. The Italian Athletic Club is located within the North Beach NCD (Neighborhood Commercial District) Zoning 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

- 9e. [2026-005182DES](#) (S. FERGUSON: (628) 652-7354)
MAYBECK BUILDING (1736 STOCKTON STREET) – east side between Greenwich and Filbert Streets; Lot 020 in Assessor's Block No. 0088 (District 3). Consideration to Recommend **Landmark Designation** of 1736 Stockton Street, known as the "Maybeck Building," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260318). The subject property is significant for its association with Telegraph Hill Neighborhood Association, San Francisco's first settlement house, founded in 1890 by Elizabeth Ashe and Alice Griffith, and as an excellent example of Third Bay Tradition architecture designed by architect of merit Bernard Maybeck in 1907. The Maybeck Building is located within the North Beach NCD (Neighborhood Commercial District) Zoning 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

- 9f. [2026-005184DES](#) (S. FERGUSON: (628) 652-7354)
MONA'S CANDLE LIGHT (463-473 BROADWAY) – south side between Montgomery and Kearny Streets; Lot 029 in Assessor's Block No. 0163 (District 3). Consideration to Recommend **Landmark Designation** of 463-473 Broadway, known as the "Mona's Candle Light," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260319). The subject property is significant as an example of an early fireproof commercial building and for its association with LGBTQ history in San Francisco as a popular LGBTQ club in 1948 through the early 1950s. Mona's Candle Light is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 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

- 9g. [2026-005186DES](#) (S. FERGUSON: (628) 652-7354)
NAM KUE SCHOOL (755 SACRAMENTO STREET) – south side between Grant Avenue and Kearny Street; Lot 018 in Assessor's Block No. 0241 (District 3). Consideration to Recommend **Landmark Designation** of 755 Sacramento Street, known as the "Nam Kue School," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260320). Nam Kue School is significant for its association with Chinese cultural heritage as the original headquarters of the Fook Yam Benevolent Society and later as the earliest and longest surviving school preserving Chinese culture and language in America. Nam Kue School is located within the Chinatown CCB (Community Business) Zoning District and 50-N 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

- 9h. [2026-005193DES](#) (S. FERGUSON: (628) 652-7354)
TRANSAMERICA PYRAMID (600 MONTGOMERY STREET) – east side between Washington and Clay Streets; Lot 032 in Assessor's Block No. 0207 (District 3). Consideration to Recommend **Landmark Designation** of 600 Montgomery Street, known as the "Transamerica Pyramid," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260323). Transamerica Pyramid is an excellent

example of high style Brutalist architecture that is representative of the work of architect of merit William L. Pereira's firm William L. Pereira Associates. The Transamerica Pyramid is located within a C-3-O (Downtown-Office) Zoning District and 200-S 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

- 9i. [2026-005195DES](#) (S. FERGUSON: (628) 652-7354)
THE UNIVERSITY CLUB (800 POWELL STREET) – northeast corner of Powell and California streets; Lot 017 in Assessor's Block No. 0243 (District 3). Consideration to Recommend **Landmark Designation** of 800 Powell Street, known as the "The University Club," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260324). Originally constructed for Stanford University, the University Club is an excellent example of Italian Renaissance Revival architecture designed by San Francisco architects of merit Bliss & Faville. The University Club is located within a RM-4 (Residential-Mixed, High Density) Zoning District and 65-A 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

- 9j. [2026-005197DES](#) (S. FERGUSON: (628) 652-7354)
VESUVIO CAFÉ BUILDING (253 COLUMBUS AVENUE) – west side between Broadway and Pacific Avenue; Lot 019 in Assessor's Block No. 0162 (District 3). Consideration to Recommend **Landmark Designation** of 253 Columbus Avenue, known as the "Vesuvio Café Building," as an Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Initiation of this landmark designation was introduced by Supervisor Sauter and adopted by the Board of Supervisors on April 28, 2026 (See BoS File No. 260325). Built in 1913 for A. Cavalli Books and occupied by Vesuvio Cafe since 1948, the Vesuvio Cafe Building is significant for its association with Italian American cultural heritage and Counterculture history in San Francisco and is an excellent example of Renaissance Revival style with Neo-Baroque decorative elements as designed by architect of merit Italo Zanolini. Vesuvio Cafe Building is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 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

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.