SAN FRANCISCO
HISTORIC PRESERVATION COMMISSION

Notice of Cancellation and Continuances

Wednesday, November 18, 2026
12:30 p.m.
Regular Meeting

NOTICE IS HEREBY GIVEN that the **Wednesday, November 18, 2026,** San Francisco Historic Preservation Commission Regular Meeting has been canceled. The next Regular Meeting of the Historic Preservation Commission is scheduled for **Wednesday, December 2, 2026.**

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
Website: https://sfplanning.org
Planning Department
49 South Van Ness, Ste. 1400
San Francisco, CA 94103

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

A. THE FOLLOWING ITEMS SHALL BE CONTINUED TO THE DATE NOTED

1a. 2026-009294LBR (Y. PALOMARES: (628) 652-7360)
1215 MICHIGAN STREET – west side between 22nd Street and 23rd Street, Assessor's Block 4241, Lot 003 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Sheedy Dryage Co. has served San Francisco for 105 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a PDR-1-G (Production, Distribution & Repair-1-General) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

1b. 2026-009295LBR (Y. PALOMARES: (628) 652-7360)
426 CASTRO STREET – east side between Market Street and 18th Street. Assessor's Block 2647, Lot 002B (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Rossi's Deli has served San Francisco for 50 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Castro Street NCD (Neighborhood Commercial District) Zoning District and 65//85-R-4 Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

1c. 2026-009308LBR (K. ALCALA: (628) 652-7537)
3318 MISSION STREET – west side between 29th Street and Virginia Avenue, Assessor's Block 6635, Lot 003 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Playa Azul has served San Francisco for 30 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Mission Bernal NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

1d. 2026-009315LBR (K. ALCALA: (628) 652-7537)
907 POST STREET – south side between Meacham Place and Hyde Street, Assessor's Block 0302, Lot 030 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Kayo Books has served San Francisco for 31 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

1e. 2026-009314LBR (C. FLANEGIN: (628) 652-7361)
2279 MARKET STREET – southeast side between 16th and Noe Streets, Assessor's Block 3559, Lot 013A (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Photoworks has served San Francisco for 39 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Upper Market

NCT (Neighborhood Commercial Transit) Zoning District and 60//120-R-4 Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

1f. 2026-009316LBR (C. FLANEGIN: (628) 652-7361)
1797 MARKET STREET – southeast side between Pearl Street and Elgin Park, Assessor's Block 3502, Lot 070 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Grooves has served San Francisco for 30 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within an NCT-3 (Moderate Scale Neighborhood Commercial Transit District) Zoning District and 85//120-R-4 Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

1g. 2026-009317LBR (K. YI: (628) 652-7367)
3295 22ND STREET – south side between Valencia and Bartlett Streets, Assessor's Block 3636, Lot 034 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Esperpento Tapas Restaurant has served San Francisco for 34 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

1h. 2026-009318LBR (K. YI: (628) 652-7367)
2 MARINA BOULEVARD – north side between Buchanan and Laguna Streets, Assessor's Block 0409, Lot 002 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. BATS Improv has served San Francisco for 39 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a P (Public) Zoning District and Open Space (OS) and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued to December 2, 2026)

2. 2021-011260COA-03 (M. TAYLOR: (628) 652-7352)
1942 SUTTER STREET – north side between Fillmore and Webster Streets; Lot 013 in Assessor's Block 0677 (District 5) – Request for **Certificate of Appropriateness** pursuant to Article 10 of the Planning Code and to abate violations and comply with enforcement case No. 021-01126ENF. The project scope includes replacing unpermitted metal clad windows with wood windows, restoring wood window trim, and restoring the approved portico entry. Legalization of work performed without permits including adding a sloped roof to a one-story addition, relocating some windows on the side elevation, installing metal-clad windows in select locations, and replacement of existing siding with new siding. Proposed work will include modification of select windows and addition of a fireplace louver. The building is located within Bush Street-Cottage Row Landmark District, RM-3 (Residential- Mixed, Medium Density) Zoning District, and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code section 31.04 (h).
Preliminary Recommendation: Approve with Conditions
(Continued to December 2, 2026)