



San Francisco
Planning

Delegation of Minor Scopes of Work

2020-2021 UPDATE

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Jonathan Vimr
Historic Preservation
Commission
August 4, 2021

Levels of Preservation Review for Article 10/11 Properties

NO ENTITLEMENT

SCOPES OF WORK EXEMPT FROM ENTITLEMENT PER PC SECTIONS 1005, 1110, AND 1111.1

- Ordinary maintenance and repair
- Business signage
- Interior alterations (when the interior is not designated)
- Accessible entry doors and landings

STAFF LEVEL

ENTITLEMENTS DELEGATED TO DEPARTMENT STAFF*

- Administrative Certificate of Appropriateness for Article 10 properties
- Minor Permit to Alter for Article 11
- Scopes as delegated to staff by HPC via approved motions (such as No. 0376)

*Staff have discretion to bring delegated projects to the HPC

HPC

ENTITLEMENTS GRANTED BY THE HPC

- Anything not exempt from entitlement or otherwise delegated to staff
- Full COA for Article 10
- Major PTA for Article 11
- Includes items such as additions, new visible openings or modification of existing openings, new construction, etc.

Process for Delegated Scopes of Work



Application Submitted

Application forms, plans, supplemental documentation submitted to the Planning Department and assigned to case planner.



Planner Review

Case planner reviews proposal for conformance with the Secretary the Interior's Standards, Article 10/11, designating ordinance, and Planning Code. Revisions made as needed.



Entitlement Letter

Once the proposal satisfies all requirements, the Administrative COA or Minor PTA letter is drafted and issued. This letter can be appealed to the HPC for up to 20 calendar days following issuance.



Approval

Following final approval and conclusion of the appeal period, the entitlement has vested, and the Planning Department can sign off on the associated building permit(s).

Staff for Delegated Scopes of Work



MARCELLE BOUDREAUX
SURVEY & DESIGNATION
TEAM LEADER



RICH SUCRE
SE Team Leader



ELIZABETH GORDON-JONCKHEER
NW Team Leader



MELANIE BISHOP



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G.G. GUNTHER



NATALIA KWIATKOWSKA

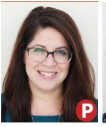


MICHELLE LANGLIE

ELENA MOORE



PILAR LaVALLEY



SUSAN PARKS



FRANCES MCMILLEN



REBECCA SALGADO



MAGGIE SMITH



MICHELLE TAYLOR



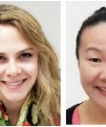
ALLISON VANDERSLICE
Principal Planner



JON VIMR



ALEX WESTHOFF



KATHERINE WILBORN



KELLY WONG

ALESSANDRO HALL

Process for Delegated Scopes of Work

1,071

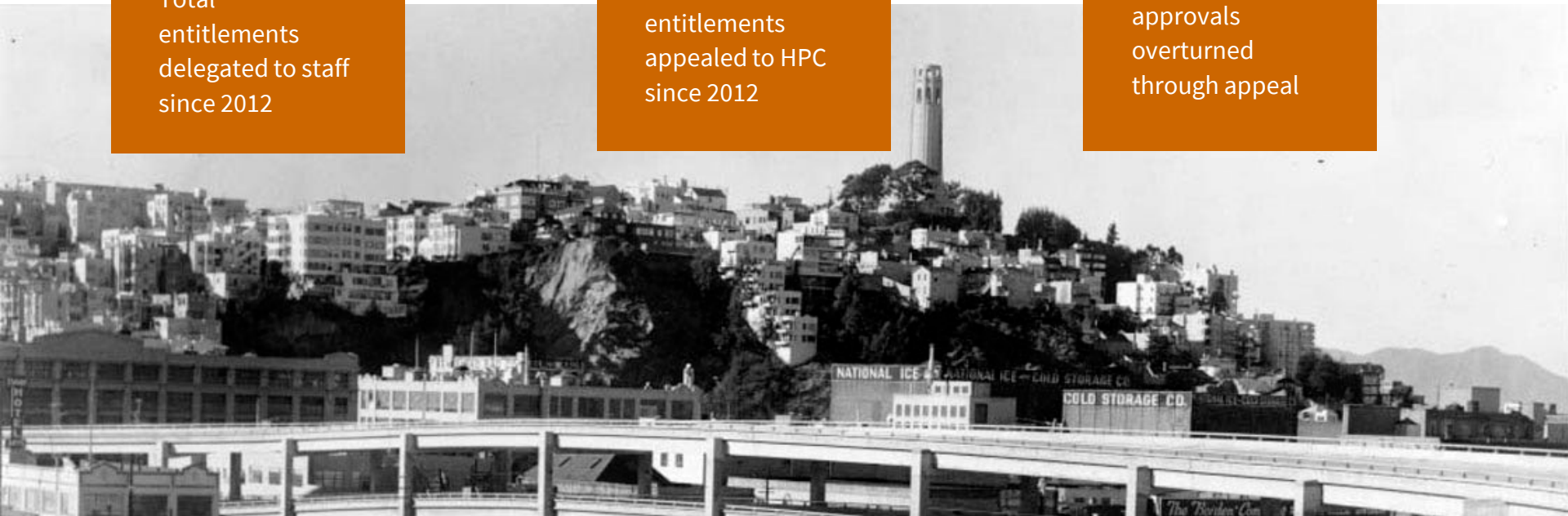
Total entitlements delegated to staff since 2012

3

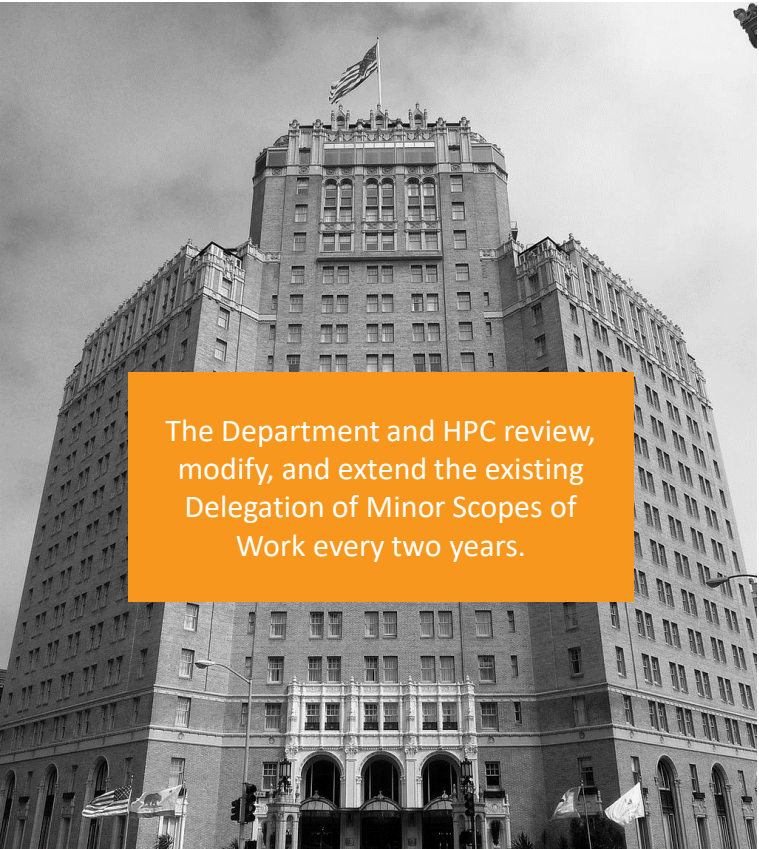
Total entitlements appealed to HPC since 2012

0

Total delegation approvals overturned through appeal



Revising Delegated Scopes of Work



The Department and HPC review, modify, and extend the existing Delegation of Minor Scopes of Work every two years.

GOALS FOR 2020-2021 UPDATE

- Capture scopes of work frequently heard on the Consent Calendar at HPC hearings
- Align delegated scopes with existing Planning Code exemptions
- Prevent duplicative reviews by HPC and Department Staff
- Revise quantitative restrictions
- Restructure the Delegation
- Extend the Delegation another two years

Delegated Scopes of Work: Consent Items

Capture scopes frequently heard on the consent calendar

Rooftop penthouses, rear yard firewalls, mechanical louvers in existing openings, etc.



Delegated Scopes of Work: Existing Exemptions

Align delegated scopes with existing Planning Code exemptions

Features exempt from height restrictions per Section 260(b), “infill” additions, landscape features conforming with Section 136



Delegated Scopes of Work: Duplicative Review



50 Carmelita Street
Draft Rehabilitation/Restoration/Maintenance Plan

BUILDING FEATURE:			
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
2014 and approximately every ten years, thereafter			
TOTAL COST:			
\$45,000 - \$65,000			
DESCRIPTION OF WORK:			
Exterior painting: We will inspect the wood siding and trim approximately every ten years and repair as needed. If damage or dry rot is found, the wood siding will be repaired according to best practices and if necessary, will be replaced in-kind to match historic siding and painted to match house. Work will be performed according to NPS Preservation Brief #10 Exterior Paint Problems.			

BUILDING FEATURE:			
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
2014 and approximately every five years, thereafter			
TOTAL COST:			
\$25,000 - \$37,500			
DESCRIPTION OF WORK:			
Exterior painting: The south-facing façade gets significantly more sun and rain exposure than other façades. Given the dark paint colors, this façade will require more frequent maintenance than the other exposures. As of September 2019, there is a significant amount of paint damage to the lower water table and the siding on the second story of this façade. We will strip and repaint these areas in 2014. Going forward, we will inspect the wood siding and trim on this façade approximately every five years and, based upon the results of these inspections, repaint as needed. If damage or dry rot is found, the wood siding will be repaired according to best practices and if necessary, be replaced in-kind to match existing siding and painted to match house. Work will be performed according to NPS Preservation Brief #10 Exterior Paint Problems.			

Mills Act Rehabilitation and Maintenance Plans

Reviewed by HPC as part of Mills Act contract process

Plans and Reports Required for Preservation Land Use Incentives

Reviewed by HPC per Planning Code Sections 186.3, 210.3B, 703.9, 803.9

THE DUNHAM, CARRIGAN & HAYDEN BUILDING
Targeted Historic Structure Report

2 Henry Adams Street, San Francisco, California



Draft Report
May 23, 2019

Prepared for:
San Francisco Design Center
2 Henry Adams Street
Suite 400
San Francisco, CA 94103

Prepared by:
Wiss, Janney, Elstner Associates, Inc.
2000 Powell St., Ste. 1600
Emeryville, CA 94608
510 426 2907

HISTORIC BUILDING MAINTENANCE PLAN



555 19th Street
San Francisco, California
March 12, 2021

Prepared by:

Verplanck
HISTORIC PRESERVATION CONSULTING

Modifications to Draft Motion

Scope 11

Wireless Telecommunications Services (WTS). New installations of permanent Macro and Micro WTS facilities which are located on a public right-of-way or located on private property and visible from a public right-of-way, and modifications to such WTS facilities that are considered substantial changes pursuant to Section 6409 of the Spectrum Act of 2012 and 47 Code of Fed. Regs. Sec. 1.6100.

~~Modifications of existing WTS within a public right of way or visible WTS facilities on private property do not require a preservation entitlement. Modifications of non-visible wireless installations likewise do not require a preservation entitlement.~~

Scope 21

Architectural Review Standards for Local Program Accessory Dwelling Units (ADUs) in Landmarks and in Historic and Conservation Districts. The following architectural review standards apply to the construction of ADUs that are subject to ~~preservation entitlement review~~ approval under the City's Local Accessory Dwelling Unit Program, which is set forth in Planning Code Section 207(c)(4):

[Subsequent text unchanged]



THANK YOU



**San Francisco
Planning**

**Monica Giacomucci
and Jonathan Vimr**
San Francisco Planning

www.sfplanning.org