

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, January 17, 2018
12:30 p.m.
Regular Meeting

Commissioners:

Andrew Wolfram, President
Aaron Hyland, Vice President

Ellen Johnck, Richard S.E. Johns, Diane Matsuda, Jonathan Pearlman

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4th Floor, Suite 400
Planning Information Center, 1660 Mission Street, 1st Floor

Commission Hearing Broadcasts:

Live stream: <http://www.sfgovtv.org>

Disability accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

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, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

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; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

Accessible Meeting Information

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, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@fgov.org at least 48 hours in advance of the hearing.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@fgov.org at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

SPANISH:

Agenda para la Comisión de Preservación de Edificios y Lugares Históricos (Historic Preservation Commission). Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

歷史保護委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Adyenda ng Komisyon para sa Pangangalaga ng Kasaysayan (Historic Preservation Commission Agenda). Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN:

Повестка дня Комиссии по защите памятников истории. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.

ROLL CALL:

President: Andrew Wolfram
Vice-President: Aaron Hyland
Commissioners: Ellen Johnck, Richard S.E. Johns, Diane Matsuda, Jonathan Pearlman

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. Director's Announcements
2. Review of Past Events at the Planning Commission, Staff Report and Announcements

C. COMMISSION MATTERS

3. President's Report and Announcements
4. Consideration of Adoption:
 - [Draft Minutes for ARC September 20, 2017](#)
 - [Draft Minutes for HPC December 6, 2017](#)

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.

5. 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.
6. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

D. REGULAR CALENDAR

7. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)
FY 2018-2020 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – An **Informational Presentation** of the Department's proposed revenue and expenditure budget in FY 2018-2019 and FY2019-2020, including grants, capital budget requests, and staffing changes; high-level work program activities for the department in FY 2017-2018 and FY2018-2019; and proposed dates where budget items will be discussed during the budget process.
Preliminary Recommendation: None – Informational
8. [2015-005890DES](#) (S. FERGUSON: (415) 575-9074)
546-554 FILLMORE, 735 FELL STREET, 660 OAK STREET – east side of Fillmore Street, north side of Oak Street, south side of Fell Street, Assessor's Blocks/Lots 0828/021, 0828/022, 0828/022A and 0828/012 (District 5). Consideration of **Landmark Designation** for the former Sacred Heart Church Complex which includes the former rectory, church, school and convent buildings pursuant to Article 10, Section 1004(c) of the Planning Code. Sacred Heart Parish Complex is significant for its association with the growth and development of the Western Addition and Catholic religious institutions in San Francisco in the late nineteenth and early twentieth centuries; with prominent and influential civil rights activist Father Eugene Boyle, pastor of the church from 1968 to 1972; as a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping and for its association with master architect Thomas J. Welsh. 546-548 Fillmore Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; 554 Fillmore Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District; 735 Fell Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; and 660 Oak Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
(Continued from Regular hearing on October 18, 2017)
9. [2017-007097COA](#) (R. SALGADO: (415) 575-9101)
3639 20TH STREET – located on the south side of 20th Street, Assessor's Block 3608, Lot 068 (District 8). Request for a **Certificate of Appropriateness** for the removal of a portion of the roof at the rear of the building, to accommodate the construction of a roof deck. The

proposed project also includes the in-kind replacement of the historic window sashes and the non-historic garage door and secondary entrance door at the 20th Street façade; modifications to existing window and door openings at the side and rear elevations; removal of select existing skylights and the installation of new skylights; the removal of a non-historic rear deck; modifications to the rear yard; and related interior alterations. The subject property is located within the Article 10 Liberty-Hill Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

10. [2017-015688FED](#) (S. FERGUSON: (415) 575-9074)
1 TELEGRAPH HILL BOULEVARD – south side of Telegraph Hill Blvd. within Pioneer Park, Assessor's Block/Lot 0086/012, (District 3). – Request for **Review and Comment** on amendment of the nomination of Coit Memorial Tower to the National Register of Historic Places. This nomination amends the 2008 National Register nomination in order to document Coit Memorial Tower at the national level of significance under National Register Criterion C in the area of art, and under Criteria Consideration F, Commemorative Properties. Coit Memorial Tower is associated with the extraordinary permanent exhibition of federally funded art created through the Public Works of Art Project (PWAP). The fresco, entitled *Aspects of Life in California, 1934* is the single largest PWAP project in the country and possesses exceptional value in interpreting the themes of the Great Depression and New Deal idealism. Financed by and named in honor of Lillie Hitchcock Coit, Coit Memorial Tower is exceptionally significant apart from the value of the person memorialized by the monument. 1 Telegraph Hill Blvd. is located in a P-Public Zoning district and OS (Open Space) Height and Bulk district.
Preliminary Recommendation: Adopt a Resolution in support of amending the National Register of Historic Places nomination.
11. [2017-015684FED](#) (D. SMITH: (415) 575-9093)
3543 18TH STREET – south side of 18th Street at Lapidge Street, Assessor's Block 3588, Lot 082 (District 8). Request for **Review and Comment** on the nomination of the property to the National Register of Historic Places for its association with second wave feminism, one of the late twentieth century's most consequential social movements and as a location where the struggle for women's rights was linked to additional community struggles, including those of marginalized racial/ethnic communities, LGBTQ people, immigrants, and others. The period of significance is 1978 to 1994, which captures the beginnings, formation, and consolidation of The Women's Building, culminating with the creation of the major mural project, Maestrapeace, which visually communicates the organization's mission of supporting and celebrating women across time and around the world. 3543 18th Street is located within a RTO-M - Residential Transit Oriented- Mission zoning district and 55-X Height and Bulk district.
Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.
12. [2017-015656FED](#) (F. MCMILLEN: (415) 575-9076)
220 GOLDEN GATE AVENUE – north side of Golden Gate Avenue between Leavenworth and Hyde streets, in Assessor's Block 0345, Lot 031 (District 6) – Request for **Review and**

Comment on the nomination of the San Francisco Central YMCA to the National Register of Historic Places at the local level of significance under National Register Criterion A in the areas of social history and education, and under Criterion C in the area of architecture. The San Francisco Central YMCA is significant for its role as the lead branch of the San Francisco YMCA and as a major provider of social services, educational and recreational opportunities to City residents. The property is also significant for its association with Golden Gate University, which evolved out of educational programs offered by the YMCA and operated at the site until 1967. Designed by the McDougal Brothers and completed in 1910, the building is a distinctive example of Renaissance Revival style architecture. 220 Golden Gate Avenue is located within a C-3-G (Downtown-General) Zoning District and 80-X Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution in support of the nomination, subject to revisions, to the National Register of Historic Places.

- 13a. [2017-016394LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1663 MISSION STREET – east side of Mission Street between Plum and 12th streets. Assessor’s Block 3514, Lot 030 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The AIDS Legal Referral Panel (ALRP) is a 501(c)(3) nonprofit organization that has been serving the AIDS/HIV community in San Francisco for Castro neighborhood for 35 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 NCT-3 (Neighborhood Commercial Transit) Zoning District and an 85-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 13b. [2017-016397LBR](#) (S. CALTAGIRONE: (415) 558-6625)
4073 24th STREET – on the south side of 24th Street between Castro and Noe streets. Assessor’s Block 6507, Lot 020 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Noe Valley Bakery has been serving the Noe Valley community for 29 years, continuing a 94 year tradition of bakeries at the site. 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 NCD (24th Street – Noe Valley Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 13c. [2017-016398LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2095 JERROLD AVENUE – on the south side of Jerrold Avenue between Toland and Selby streets. Assessor’s Block 5984A, Lot 004 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The San Francisco Market Corporation was founded 55 years ago to govern the Wholesale Produce Market, which has operated in the City for nearly 150 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 NCD (Excelsior Outer Mission Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 13d. [2017-016399LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2120 CHESTNUT STREET – on the north side of Chestnut Street between Pierce Street and Mallorca Way. Assessor's Block 0486A, Lot 018 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Lucca Delicatessen has been operated continuously by the Bosco family for the past 89 years serving the Marina District and City by providing Northern Italian foods. 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 NC-2 (Neighborhood, Commercial, Small-Scale) Zoning District and 80-E Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

14. [2014-001272DVA](#) (R. SUCRE: (415) 575-9108; M. CHRISTENSEN: (415) 575-8742)
PIER 70 MIXED-USE PROJECT – east side of Illinois Streets between 20th and 22nd Streets – Assessor's Block 4052 Lot 001 (partial), Block 4111 Lot 004 (partial), Block 4110 Lots 001 and 008A, and Block 4120 Lot 002 (District 10) – **Informational Presentation** on Phase 1 Submittal of the Pier 70 Mixed-Use Project. On December 15, 2017, the Board of Supervisors approved the Disposition and Development Agreement (DDA) associated with the Pier 70 Mixed-Use Project. The Pier 70 Mixed-Use Project includes new construction of market-rate and affordable residential uses, commercial use, retail, arts, and light industrial uses, parking, shoreline improvements, infrastructure development and street improvements, and public open space. The Pier 70 Mixed-Use Project is located within the Union Iron Works Historic District, which is listed in the National Register of Historic Places.

Preliminary Recommendation: None – Informational

15. (M. PAEZ: (415) 705-8674)
ALCATRAZ EMBARKATION SITE AT PIERS 31-33 – **Informational Presentation** from the Port of San Francisco and the National Park Service on a proposal for site improvements to establish ferry excursion facilities to service Alcatraz Island within portions of Piers 31 – 33 and the bulkhead wharf, contributing resources within the Embarcadero Historic District. Site improvements include but are not limited to expansion of berthing facilities, a visitor contact station, café and site furnishings. More information about the project may be found here:

<https://parkplanning.nps.gov/documentsList.cfm?parkID=303&projectID=41352>

Preliminary Recommendation: None – Informational

16. (D. SMITH: (415) 575-9093; S. CALTAGIRONE: (415) 558-6625)
[LANDMARK DESIGNATION WORK PROGRAM AND DRAFT CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORTS](#) – Discussion of the HPC's Landmark Designation Work Program and the draft Cultural Heritage Work Program.
Preliminary Recommendation: None - Informational

ADJOURNMENT

Historic Preservation Officer

Timothy Frye
tim.frye@sfgov.org
(415) 575-6822

Hearing Procedures

The Historic Preservation Commission holds public hearings 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: www.sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. 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 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, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

Hearing Materials

Each item on the Agenda may include the following documents:

- Planning Department Case Executive Summary
- Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- Public Correspondence

Materials submitted to the Historic Preservation Commission prior to a scheduled hearing will become part of the public record only when the materials are also provided to the Commission Secretary and/or Project Planner. Correspondence may be emailed directly to the Commission Secretary at: commissions.secretary@sfgov.org.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Historic Preservation Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Historic Preservation Commission and made part of the official record.

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department reception eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) copies.

Day-of Submissions: Material related to a calendared item may be distributed at the hearing. Please provide ten (10) copies for distribution.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Historic Preservation Commission hearing.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Certificate of Appropriateness	COA (A)	30 calendar days	Board of Appeals**
CEQA Determination - EIR	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, the approval of (1) a Certificate of Appropriateness, (2) a Permit to Alter, (3) a Landmark or Historic District designation, 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 Historic Preservation Commission, at, or prior to, the public hearing.