

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, February 6, 2019
12:30 p.m.
Regular Meeting

Commissioners:

Aaron Hyland, President

Diane Matsuda, Vice President

Kate Black, Ellen Johnck, Richard S.E. Johns,
Jonathan Pearlman, Andrew Wolfram

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

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

Planning Department, 1650 Mission Street, 4th Floor, Suite 400

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

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 December 19, 2018](#)

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.

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. [2018-003593COA](#) (J. VIMR: (415) 575-9109)
906 BROADWAY – located on the north side between Mason and Taylor Streets; Lot 009 in Assessor's Block 0149 (District 3) - Request for a **Certificate of Appropriateness** to complete interior alterations including the installation of an egress stair near the northeastern corner of the first floor, and to install two new restrooms and glass partitions for conference rooms/classrooms in the basement. The subject property, Our Lady of Guadalupe, is City Landmark No. 204 and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and the 40-X Height and Bulk District.
Preliminary Recommendation: Approval with Conditions
(Proposed Continuance to February 20, 2019)

E. REGULAR CALENDAR

7. [2018-015471CRV](#) (D. LANDIS: (415) 575-9118)
FY 2019-2021 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – Final review of the Department's **Revenue and Expenditure Budget** in FY 2019-2020 and FY2020-2021, including grants, capital budget requests, and proposed staffing; high-level work program activities for the Department; and proposed dates where budget items will be discussed during the budget process.
Preliminary Recommendation: Adopt a Recommendation for Approval
8. [2018-016400PCA](#) (D. SANCHEZ: (415) 575-9082)
ARTS ACTIVITIES AND NIGHTTIME ENTERTAINMENT USES IN HISTORIC BUILDINGS – **Planning Code Amendment** introduced by Supervisor Haney amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1, and adopting findings of public necessity, convenience, and general welfare under Planning Code Section 302.
Preliminary Recommendation: Approve with Modifications
9. [2018-008948DES](#) (D. SMITH: (415) 575-9093)
906 BROADWAY– north side of Broadway between Taylor and Mason Streets, Assessor's Parcel No. Block 0149, Lot 009 (District 3). Consideration to Recommend **Landmark Designation Amendment** of Our Lady of Guadalupe Church, San Francisco City Landmark

No. 204, to the Board of Supervisors. Amend the landmark designation to include both the interior and exterior character defining features pursuant to Article 10, Section 1004(c) of the Planning Code. Our Lady of Guadalupe Church, both the exterior and interior, is significant for its association with the development of San Francisco's Latino and Spanish-speaking communities from the late-nineteenth to the mid-twentieth century, for its architecture, and as the work of master architect, Shea & Lofquist, and master artist, Luigi Brusatori. It is located in an RM-2 (Residential-Mixed, Moderate Density) zoning district and 40-X Height and Bulk district.

Preliminary Recommendation: Approve

10. [2017-012291DES](#) (D. SMITH: (415) 575-9093)
2031 BUSH STREET – south side of Bush Street between Webster and Buchanan Streets, Assessor's Parcel No. Block 0676, Lot 027 (District 5). Consideration to **Initiate Landmark Designation** of The Kinmon Gakuen Building as an individual Landmark pursuant to Article 10, Section 1004(c) of the Planning Code. The Kinmon Gakuen Building is significant for its association with the social, cultural, and educational enrichment of Japanese Americans in San Francisco during the twentieth century as the home of Japanese language and culture school, Kinmon Gakuen. It is also associated with the evacuation, relocation, and incarceration of U.S. citizens and residents of Japanese descent during World War II. Following President Franklin D. Roosevelt's signing of Executive Order No. 9066, Kinmon Gakuen was forced to cease operations and its building was taken over by the federal government for use as a processing center where citizens and non-citizens of Japanese ancestry were required to report before they were incarcerated and relocated to concentration camps across the United States. The property is also significant for its association with community organizing and activism within the African American community during the twentieth century, as the home of the Booker T. Washington Community Center from 1942 to 1952. The building is also an excellent example of an educational building designed in the Mediterranean Revival style. It is located in an RM-3 (Residential-Mixed, Medium Density) zoning district and 40-X Height and Bulk district.
Preliminary Recommendation: Approval
11. [2019-000639LBR](#) (S. CALTAGIRONE: (415) 558-6625)
369 WEST PORTAL AVENUE – located between 14th and 15th Avenues on the south side of West Portal Avenue in the West Portal neighborhood. Assessor's Block 3012, Lot 016 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Armstrong Carpet and Linoleum Company is a family-owned flooring company that has served San Francisco for 73 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 located within an NCD (West Portal Avenue Neighborhood Commercial) Zoning District and within 26-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

12. [2019-000701LBR](#) (S. CALTAGIRONE: (415) 558-6625)
5641 GEARY BOULEVARD – located between 20th and 21st avenues on the south side of Geary Boulevard in the Outer Richmond neighborhood. Assessor’s Block 1524, Lot 037 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New World Market is an international grocer, delicatessen, and meat market specializing in traditional Slavic and Central Asian food and beverages that has served San Francisco for 37 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 located within an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and within 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
13. [2019-000703LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1461 GRANT AVENUE – located between Union and Green streets on the west side of Grant Avenue in the North Beach neighborhood. Assessor’s Block 0116, Lot 002 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. S & S Grocery is a small family-run grocery and convenience store that has served San Francisco for 60 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 located within an NCD (North Beach Neighborhood Commercial) Zoning District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
14. [2019-000705LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1300 STOCKTON STREET – located at the northeast corner of Stockton Street and Broadway on the border between North Beach and Chinatown. Assessor’s Block 0146, Lot 011 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yuet Lee Restaurant is a family-run restaurant serving Cantonese cuisine that has served San Francisco for 42 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 located within the
Preliminary Recommendation: Adopt a Recommendation for Approval
15. [2016-003351CWP](#) (C. FLORES: (415) 558-6473)
RACIAL & SOCIAL EQUITY PLAN – An **Informational Presentation** on the Department’s work to date on the Racial & Social Equity Initiative with a focus on the draft Phase I Racial & Social Equity Action Plan. The overall Plan will contain goals, objectives and specific actions the Department will undertake to advance racial and social equity (1) internally as a workplace and (2) externally through our plans, policies and implementation. Over thirty

City Departments are undertaking similar efforts and participating in the Government Alliance on Race and Equity under San Francisco’s Human Right Commission leadership.
Preliminary Recommendation: None—Informational

16. 2015-0071810TH (D. SMITH: (415) 575-9093; S. CALTAGIRONE: (415) 558-6625)
LANDMARK DESIGNATION AND CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORT – Discussion of the HPC’s Landmark Designation Work Program and the Cultural Heritage Work Program.
Preliminary Recommendation: None—Informational

ADJOURNMENT

Historic Preservation Officer

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

Privacy Policy

Members of the public are not required to provide personal identifying information when they communicate with the Commission or 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.

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.