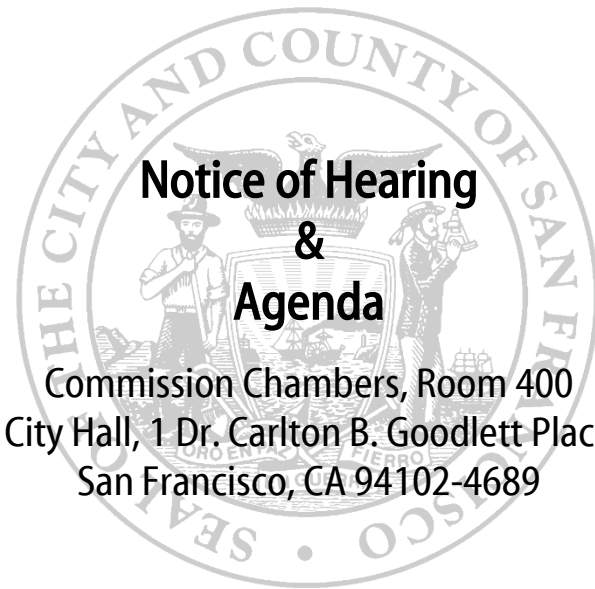


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

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

Wednesday, April 3, 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.

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.

Privacy Policy

SF Planning is committed to protecting the privacy rights of individuals and security measures are in place to protect personally identifiable information (PII), i.e. social security numbers, driver's license numbers, bank accounts. Members of the public are not required to provide PII to the Commission or Department, as all written submittals and oral communications become part of the public record, which can be made available to the public for review and/or viewable on Department websites. Members of the public submitting materials containing PII are responsible for redacting said sensitive information prior to submittal of documents to Planning.

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, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@sfgov.org at least 72 hours in advance of the hearing to help ensure availability.

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@sfgov.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 Planificación. 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:

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 ng Pagpapalano. 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 планированию. 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 HPC March 20, 2019](#)

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. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation 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.

6. [2018-014839COA](#) (J. VIMR: (415) 575-9109)
1 BUSH STREET – south side between Sansome, Battery, and Market Streets, Assessor’s Block 0290, Lot 011 (District 3). Request for a **Certificate of Appropriateness** to authorize the construction of an approximately 158-square-foot kiosk sited above and outside of the sunken plaza, within a small nook at the northwest corner of the property. The kiosk would house an automated coffee dispensing robot. The subject property, City Landmark No. 183 (Crown Zellerbach Complex), is located within the C-3-O (Downtown-Office)) Zoning District, the Market Street Special Sign District, and 500-S Height and Bulk District.
Preliminary Recommendation: Approve

E. REGULAR CALENDAR

7. [2018-016401CRV](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNIT ARCHITECTURAL REVIEW STANDARDS – Architectural Review Standards for “No Waiver” Accessory Dwelling Units and to **Delegate to Staff** review for compliance of properties listed in the California Register of Historic Places, and properties designated individually or as part of districts pursuant to Articles 10 or 11.
Preliminary Recommendation: Delegate
8. [2018-017223DES](#) (D. SMITH: (415) 575-9093)
2851-2861 24TH STREET – located at the southwest corner of 24th Street and Bryant Street, Assessor’s Parcel No. Block 4268, Lot 001 (District 9). Consideration to recommend to the Board of Supervisors **Landmark Designation** of The Galería de la Raza/Studio 24 Building as a San Francisco City Landmark pursuant to Section 1004.1 of the Planning Code. The Historic Preservation Commission initiated landmark designation of the property on January 16, 2019. The building is significant for its associations with Galería de la Raza/Studio 24, one of the first Chicano/Latino cultural organizations established in the United States and among the earliest professional art galleries available to Latina/o artists. The organization is associated with the Chicano Movement and made important contributions to Latina/o art history of the latter third of the 20th century. The property is also associated with the development of a streetcar suburb and neighborhood commercial development along 24th Street in the Mission District during the Gilded Age and is a rare example of a neighborhood mixed-use storefront building of its period, featuring Italianate, Stick/Eastlake, and

Edwardian design elements. The subject property is in the 24th Mission NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

9. [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 recommend **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 used by the federal government 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. The subject property is in a RM-3 (Residential-Mixed, Medium Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
10. [2018-016789COA](#) (R. SALGADO: (415) 575-9101)
900 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor’s Block 0452, Lot 026 (District 2). Request for a **Certificate of Appropriateness** for alterations to the existing non-historic Restroom Building within Ghirardelli Square. The proposed alterations include modifying the configuration of the space to include a single ADA/Family restroom and a retail space within the existing building’s footprint. Portions of the existing south and east walls will be removed and replaced with an entry alcove for the new restrooms and display windows for the new retail space. The subject property is San Francisco Landmark No. 30, and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions
- 11a. [2019-002877LBR](#) (S. CALTAGIRONE: (415) 575-9093)
200 CAPP STREET – located on the southwest corner of Capp and 17th S streets in the Mission neighborhood. Assessor’s Block 3575, Lot 044 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Uptown is a neighborhood bar that has served San Francisco 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

located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 11b. [2019-004051LBR](#) (S. CALTAGIRONE: (415) 575-9093)
290 DE HARO STREET – located on the northwest corner of De Haro and 16th streets in the South of Market neighborhood. Assessor’s Block 3937, Lot 001 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco World Gym is a franchise of World Gym International that 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 PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and within 58-X/68-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

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.