

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, September 5, 2018
12:30 p.m.
Regular Meeting

Commissioners:

Andrew Wolfram, President

Aaron Hyland, Vice President

Kate Black, 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

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: Kate Black, 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 Joint Hearing on July 18, 2018](#)
 - [Draft Minutes for HPC Hearing on August 1, 2018](#)
 - [Draft Minutes for HPC Hearing on August 15, 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. 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. [2018-005952COA](#) (A. KIRBY: (415) 575-9133)
59 POTOMAC – located on the west side between Waller and Duboce Park, Assessor's Block 0865, Lot 008 (District 5). Request for **Certificate of Appropriateness** to construct a new three-story rear addition extending ten feet, nine inches from the existing rear wall, interior remodel of the residence, and façade repairs. The subject property is located within a Duboce Park Landmark District, RH-2 (Residential – House, Two Family) Zoning District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

E. REGULAR CALENDAR

7. [2018-008949DES](#) (S. FERGUSON: (415) 575-9074)
175 GOLDEN GATE AVENUE – South side of Golden Gate Avenue between Jones and Leavenworth streets, Assessor's Parcel Block No. 0349, Lot No. 011 (District 6) Consideration to adopt a Resolution recommending the Board of Supervisors approve an Ordinance amending the Planning Code and Zoning Map to rezone the building at 175 Golden Gate Avenue from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General) and **designate 175 Golden Gate Avenue as a Category III, Contributory Building** in order to provide for eligibility to sell transferable development rights (TDR). Historically known as the St. Boniface School, 175 Golden Gate Avenue was constructed in 1908 as part of the adjacent St. Boniface Catholic Church complex. In 1983, the church and rectory building (133-135 Golden Gate Avenue, Assessor's Parcel Block No. 0349, Lot Nos. 012 and 013) was designated as San Francisco City Landmark No. 172. The subject building located at 175 Golden Gate Avenue is not designated as part of San Francisco City Landmark No.172. 175 Golden Gate Avenue is located in RC-4 – Residential-Commercial, High Density zoning district and an 80-T, 120-T Height and Bulk district.
(Continued from Regular Hearing on August 1, 2018)
Preliminary Recommendation: Adopt a Recommendation for Approval

8. [2017-001773DES](#) (S. FERGUSON: (415) 575-9074)
524 UNION STREET (PAPER DOLL) – north side of Union Street at Cadell Place, Assessor's Block 0103, Lot 009 (District 3). Consideration to **Initiate Landmark Designation** of the former Paper Doll bar as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is significant as one of the earliest LGBTQ bars that is associated with the development of LGBTQ communities in San Francisco; and is also significant for its association with owner Dante Benedetti who became one of the people on the front lines in the fight for LGBTQ civil rights in San Francisco in the 1950s. This item has been calendared following receipt of a community-sponsored Landmark Designation Application. 524 Union Street is located within a NCD – North Beach Neighborhood Commercial District and 40-X Height and Bulk District.
Preliminary Recommendation: Initiate
- 9a. [2018-011493LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1399 CHURCH STREET – on the northeast corner of 26th Street and Church Street in Noe Valley. Assessor's Block 6551, Lot 022A (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Chloe's Café 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 the within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 9b. [2018-011495LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1632 HAIGHT STREET – on the north side of Haight Street between Clayton and Cole streets in the Haight Ashbury District. Assessor's Block 1230, Lot 009 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. FTC Skateboarding has served San Francisco for 24 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 within the Haight Street NCD (Haight Street Neighborhood Commercial District) Zoning District and in 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 9c. [2018-011496LBR](#) (S. CALTAGIRONE: (415) 558-6625)
501 HAIGHT STREET – on the west side of Fillmore Street between Haight and Laussat streets in the Lower Haight neighborhood. Assessor's Block 0860, Lot 061 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Haight and Fillmore Whole Foods has served San Francisco for 40 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 within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 9d. [2018-011497LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2323 CHESTNUT STREET – on the southwest corner of Chestnut and Scott streets in the Marina District. Assessor’s Block 0936, Lot 001 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Marina Supermarket has served San Francisco for 94 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 within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 9e. [2018-010966LBR](#) (S. CALTAGIRONE: (415) 558-6625)
PIER 39 – on the north side of the Embarcadero between Pier 41 and Pier 35 in the North Beach neighborhood. Assessor’s Block 0031, Lots 007-079; Assessor’s Block 990, Lot 039; and Assessor’s Block 990, Lot 502 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Pier 39 Ltd Partnership has served San Francisco for 40 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 within a C-2 (Community Business) Zoning District and 40-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

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.