

# 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, October 3, 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, 4<sup>th</sup> Floor, Suite 400

**Commission Hearing Broadcasts:**

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

Disability accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto: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](mailto: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](http://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](mailto: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](mailto: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 ARC Hearing on August 15, 2018](#)
  - [Draft Minutes for HPC Hearing on September 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. 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. (P. LAVALLEY: (415) 575-9084)  
[ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS AND MINOR PERMITS TO ALTER DELEGATION](#) - **Renewal of delegation** to Planning Department Preservation staff the review, approval and denial of Administrative Certificates of Appropriateness for individual Landmarks and Landmark Districts pursuant to Article 10, Section 1006.2(a) of the Planning Code and Minor Permits to Alter for Significant and Contributory Buildings & all buildings within Conservation Districts pursuant to Article 11, Section 1111.1 of the Planning Code.  
*Preliminary Recommendation: Approve*

#### E. REGULAR CALENDAR

7. [2018-007997PTA](#) (R. SALGADO: (415) 575-9101)  
[495 GEARY STREET](#) – located on the southeast corner of Geary Street and Taylor Street, Assessor’s Block 0316, Lot 013 (District 3). Request for a **Major Permit to Alter** for the construction of a one-story rooftop addition in the footprint of an existing temporary tent structure at the fifteenth floor lower roof of the subject property. 495 Geary Street, historically known as the Clift Hotel, is a Category I Significant Building within the Kearny-Market-Mason-Sutter Article 11 Conservation District, and is located within a C-3-G (Downtown-General) Zoning District and 80-130-F Height and Bulk Limit.  
*Preliminary Recommendation: Approve with Conditions*
8. [2018-004761COA](#) (R. SALGADO: (415) 575-9101)  
[1800 MISSION STREET](#) – located at the southwest corner of Mission and 14th Streets, Assessor’s Block 3547, Lot 001 (District 9). Request for a **Certificate of Appropriateness** for the creation of a new entrance at the south turret of the Mission Street façade, in connection with accessibility upgrades. The proposed project also includes the installation of new railings at the existing stairs at the main Mission Street entrance, modifications to the existing railings at the main 14th Street entrance, and in-kind replacement of an existing non-historic egress door at the 14th Street facade. The project also includes modifications at the roof, including the installation of rooftop mechanical equipment, stair and elevator penthouses, and structural framing; and the in-kind replacement of skylights. The project also includes interior alterations at all floors. The subject property is San

Francisco Landmark No. 108, and is located within a UMU (Urban Mixed Use) Zoning District and 68-X/45-X Height and Bulk Limit.

*Preliminary Recommendation: Approve*

9. [2017-001477COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
903 MINNESOTA STREET – east side between 20<sup>th</sup> and 22<sup>nd</sup> Streets; Assessor’s Block 4107, Lot 002M (District 10). Request for a **Certificate of Appropriateness** to make exterior and interior alterations to the property including a rear addition. The proposed project is to correct Enforcement Case No. 2016-015384ENF, involving the removal of exterior finishes on the primary façade without the benefit of a permit. The corrective action under this application is to restore the primary façade of the historic residence, including cladding and windows, per the Secretary of Interior’s Standards for Rehabilitation, replace and reduce in size the non-historic addition at rear, and an interior remodel to the existing two-story, single-family building. The subject property is contributory to the Article 10 Dogpatch Landmark District and is located within a RH-3 (Residential, House, Three-Family) Zoning District, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*
- 10a. [2018-006629MLS](#) (S. FERGUSON: (415) 575-9074)  
2253 WEBSTER STREET – west side of Webster Street between Washington and Clay streets. Assessor’s Block 0612, Lot 001 (District 2). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Contributor to the Webster Street Historic District under Article 10 of the Planning Code, the two-story, plus basement, wood-frame, single-family dwelling was designed in the Italianate style and built circa 1900. The subject property is located within a RH-2 (Residential-House, Two-Family District) zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*
- 10b. [2018-006717MLS](#) (S. FERGUSON: (415) 575-9074)  
353 KEARNY ST – southwest corner of Kearny and Pine streets. Assessor’s Block 0270, Lot 001 (District 3). Consideration of adoption of a resolution recommending Board of Supervisors approval to amend an existing **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Category IV – Contributory Building to Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code, the five-story over basement, brick masonry, commercial building designed in the Renaissance-Revival style by San Francisco architectural firm Salfield & Kohlberg and was built in 1907. The property is located within a C-3-O – Downtown-Office zoning district and 80-130-F Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*

- 10c. [2018-006796MLS](#) (S. FERGUSON: (415) 575-9074)  
465-467 OAK STREET – south side of Oak Street between Buchanan and Laguna streets. Assessor’s Block 0840, Lot 017 (District 5). Consideration of adoption of a resolution recommending Board of Supervisors approval with conditions of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the California Register of Historical Places- listed Hayes Valley Residential Historic District, the two-story plus basement, wood-frame, two-family dwelling was designed in the flat-front Italianate style and built in circa 1900. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval with Conditions*
- 10d. [2018-006629MLS](#) (S. FERGUSON: (415) 575-9074)  
587 WALLER STREET – south side of Waller Street between Pierce and Potomac streets. Assessor’s Block 0865 Lot 021 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributing building to the Duboce Park Historic District under Article 10 of the Planning Code, the two-and-half-story plus basement, wood-frame, single-family dwelling designed in the Queen Anne style and built in circa 1900. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*
- 10e. [2018-006794MLS](#) (S. FERGUSON: (415) 575-9074)  
354-356 SAN CARLOS STREET – west side of San Carlos Street between 20th and 21st streets. Assessor’s Block 3609, Lot 093 (District 9) Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Liberty Hill Historic District under Article 10 of the Planning Code, the three-story wood-frame, two-family residential building originally designed in the Italianate style and was built in 1877 by The Real Estate Associates (T.R.E.A.) and rehabilitated in 2015-2016 The subject property is located within a RTO-M – Residential Transit Oriented - Mission zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*
- 10f. [2018-007338MLS](#) (S. FERGUSON: (415) 575-9074)  
811 TREAT AVENUE– east side of San Carlos Street between 21st and 22nd streets. Assessor’s Block 3613, Lot 053 (District 9) Consideration of adoption of a resolution

recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Individually listed on the National Register of Historic Places, the two-story main residence with raised room was designed by local master architect Henry Geilfuss as his personal residence circa 1882. The subject property is located within an RH-3 – Residential-House, Three Family zoning district and 40X Height and Bulk district.

*Recommendation: Adopt a Recommendation for Approval*

11. [2016-0041570TH](#) (S. FERGUSON: (415) 575-9074)  
**MILLS ACT PROGRAM – Review and Comment** on proposed to the Mills Act Application Packet based on modifications proposed at the May 16, 2018 hearing. Modifications address a November 1, 2017 discussion of the Mills Act Program by the Government Audit and Oversight Committee. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period.  
*Preliminary Recommendation: Review and Comment*

ADJOURNMENT

**Historic Preservation Officer**

Timothy Frye  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
(415) 575-6822

**Privacy Policy**

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**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](http://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](mailto: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.

<b>Case Type</b>	<b>Case Suffix</b>	<b>Appeal Period*</b>	<b>Appeal Body</b>
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](mailto: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.