

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, November 7, 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 October 17, 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

6. [2018-005952COA](#) (A. KIRBY: (415) 575-9133)
59 POTOMAC STREET – located on the west side between Waller and Duboce Park, Assessor’s Block 0865, Lot 008 (District 5). Request for a **Certificate of Appropriateness** to construct a new three-story rear addition extending nineteen feet, nine inches from the existing rear wall at the ground floor and ten feet, nine inches at the second and third floors. The project includes an interior remodel of the residence and façade repairs. This item was previously approved on consent by the Historic Preservation Commission on September 5th. The subject property is located within the 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. [2015-004568ENV](#) (R. SCHUETT: (415) 575-9030)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of South Van Ness Avenue and Market Street, Assessor’s Block 3506, Lots 003A and 004 (District 6). **Review and Comment on the Draft Environmental Impact Report**. The proposed project would develop a mixed-use residential building and ground-floor retail space. The project would involve demolition of the existing two-story, 30- to 45-foot-tall, 91,088 gross-square-foot (gsf) building, which most recently operated as the San Francisco Honda auto dealership and is a historic resource built in 1927, and construction of up to 984 residential units, in a mixed-use residential building with either two 41-story, 420-foot-tall towers over podiums, or one 55-story, 590-foot-tall tower over a single podium. Up to 518 parking spaces and 336 bicycle parking spaces would be provided within a two-level subterranean parking garage, accessible from 12th Street. The project site is located in the Downtown General Commercial (C-3-G) Use District and 120-R-2/120/400-R-2 Height and Bulk Districts.
Preliminary Recommendation: Review and Comment
8. [2016-010079COA](#) (S. CISNEROS: (415) 575-9186)
3620 BUCHANAN STREET – located at the south end of block 0459, lot 003 at the southeast corner of North Point Street and Buchanan Street (District 2). San Francisco Landmark No. 58, the Merryvale Antiques/S.F. Gas Light Co. Building. Request for a **Certificate of Appropriateness** to demolish a non-contributing, one-story garden house adjacent to the Merryvale Antiques/S.F. Gas Light Co. Building and construct a new, four-story, eight-unit residential building. The subject property is located within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve

9. [2018-000571COA](#) (R. SALGADO: (415) 575-9101)
1348 SOUTH VAN NESS AVENUE – located at the west side of South Van Ness Avenue between 24th Street and 25th Street, Assessor's Block 6518, Lot 006 (District 9). San Francisco Landmark No. 74, the Frank M. Stone House. Request for a **Certificate of Appropriateness** for interior and exterior alterations to the property, including the removal of an existing one-story rear addition and the construction of a new one-story rear addition in the footprint of the existing addition; the construction of a new carport and deck in the rear yard; modifications to the existing rear fence; the installation of two new skylights at the rear of the roof; and interior alterations at all levels. The subject property is located within a RTO-M (Residential Transit Oriented-Mission) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: Approve
10. [2018-008827DES](#) (S. FERGUSON: (415) 575-9074)
22 BEAVER STREET (BENEDICT-GIELING HOUSE) – north side of Beaver Street, Assessor's Block 3561, Lot 060 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 22 Beaver Street (Benedict-Gieling House) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house located within a landscaped garden setting. This item has been calendared following receipt of a community-sponsored Landmark Designation Application. 22 Beaver Street is located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
11. [2018-014691DES](#) (D. SMITH: (415) 575-9093)
2 HENRY ADAMS STREET – Assessor's Block 3910, Lot 001 (District 10). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 2 Henry Adams, historically known as the Dunham, Carrigan, and Hayden Building, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. This item has been calendared following receipt of Legislation introduced by Supervisor Cohen to amend the Planning Code. 2 Henry Adams Street is located within a PDR-1-D (Production, Distribution & Repair - 1 – Design) and 45-X Height and Bulk District
Preliminary Recommendation: Adopt a Recommendation for Approval
12. [2018-014198LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1743 BUCHANAN STREET - located in the Buchanan Street Mall between Sutter and Post Streets in the Japantown Neighborhood Commercial District. Assessor's Block 0685, Lot 038 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** Registry application. Paper Tree is a Japanese origami paper and art supply store that has served San Francisco for 50 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Japantown Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

13. (S. CALTAGIRONE: (415) 558-6625)
[LEGACY BUSINESS REGISTRY MARKETING PLAN](#) – LEGACY BUSINESS PROGRAM MARKETING AND BRANDING PLAN – A presentation by Office of Small Business staff of the marketing and branding plan developed to promote the **Legacy Business** Registry. The Legacy Business Program logo was reviewed and adopted by the Small Business Commission at its October 22, 2018 hearing.
Preliminary Recommendation: None - Informational
14. 2015-0071810TH (D. SMITH: (415) 575-9093; S. CALTAGIRONE: (415) 558-6625)
[LANDMARK DESIGNATION](#) AND [CULTURAL HERITAGE WORK PROGRAM](#) QUARTERLY REPORTS - 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

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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.

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.