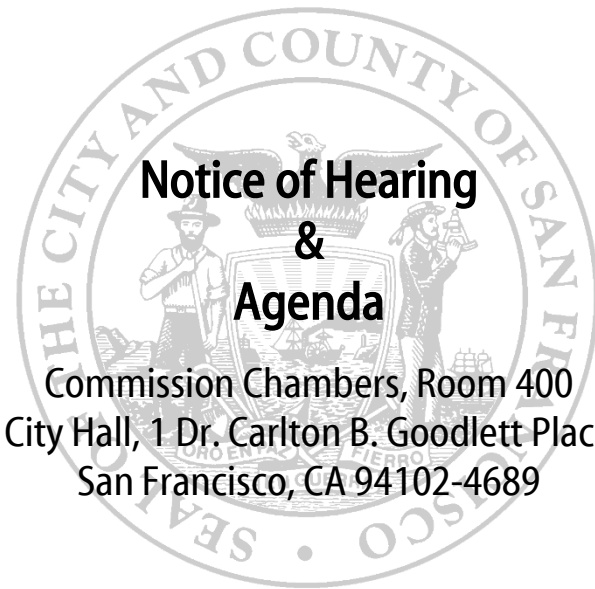


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

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

Wednesday, December 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 November 7, 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.

6. [Proposed 2019 Hearing Schedule](#)

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.

7. 2016-007303PCA (E. TUFFY: (415) 575-9191)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor’s Block 3707, Lot 057 (District 6). Consideration of **Planning Code Text Amendments** to Planning Code Section 188 – Noncomplying Structures: Enlargements, Alterations and Reconstruction. The Historic Preservation Commission will consider the proposal from the Project Sponsor to adopt an Ordinance that would extend the expiration date of Section 188(g) to allow Terrace Infill on a noncomplying structure designated as a Significant Building under Article 11 of the Code and would amend the text to allow for rooftop infill along the primary building frontage if obscured from view by existing parapet walls.

Preliminary Recommendation: Approve the resolution to recommend approval of the Planning Code amendments to the Board of Supervisors.

(Continued from Regular Hearing on September 19, 2018)

(Proposed for Continuance to March 6, 2018)

8. 2016-007303PTA (E. TUFFY: (415) 575-9191)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor’s Block 3707, Lot 057 (District 6). Request for a **Major Permit to Alter** to convert the existing 131,650 gross square foot, 154-foot tall office building for use as a 170-room hotel. Retail will be retained on the ground floor facing Market Street. The project will retain 5,920 gsf of office use. Existing rooftop structures will be altered to create a rooftop lounge, pending approval of a legislative amendment to Planning Code Sec. 188. The project site, which includes the buildings at 5 3rd Street, 17-29 3rd Street, and 190 Stevenson Street, is designated as a Category I (Significant) building under Article 11 of the Planning Code. Historically known as the Hearst Building and San Francisco Examiner offices, the main building is 13 stories over two basement levels. Designed in 1909 by architects Kirby, Petit & Green, various aspects of the original Renaissance Revival façade were redesigned in 1938 by architect Julia Morgan. The brick American Commercial-style building at the southwest corner of the site was completed in 1910, housed an early “newspaper bar” from 1910-1917, and was later purchased by the Hearst Corporation in a 1940s expansion.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Hearing on September 19, 2018)

(Proposed for Continuance to March 6, 2018)

E. CONSENT CALENDAR

9. [2018-002677COA](#) (R. SALGADO: (415) 575-9101)
1179 HAYES STREET – located on the south side of Hayes Street between Scott Street and Pierce Street, Assessor’s Block 0824, Lot 007 (District 5). Request for a **Certificate of Appropriateness** for the removal of a limited amount of historic stucco cladding at the first floor bay of the Hayes Street facade in connection with the creation of two new window openings and the enlargement of one existing window opening, to allow for the installation of three new double-hung wood windows. The project also includes interior alterations at the first floor. All of the proposed work is in connection with the addition of one new accessory dwelling unit at the first floor of the building in a portion of the building currently serving as storage space. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
10. [2018-011663PTA-02](#) (J. VIMR: (415) 575-9109)
500 SUTTER STREET – located on the north side of Sutter Street at its intersection with Powell Street, Assessor’s Block 0284, Lot 004 (District 3). Request for a **Major Permit to Alter** for the installation of a roof-mounted powered davit carriage and track system for the purposes of exterior building maintenance. As part of this work, the parapet would be extended and a painted safety rail would be placed behind the parapet. The subject property is a Category I (Significant) Building located within the Article 11 Kearny-Market-Mason-Sutter Conservation District, and is located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

F. REGULAR CALENDAR

11. [2015-014028ENV](#) (K. ZUSHI: (415) 575-9038)
3333 CALIFORNIA STREET MIXED-USE PROJECT – located on the south side of California Street between Laurel Street and Presidio Avenue, Lot 003 in Assessor’s Block 1032 (District 2) - **Draft Environmental Impact Report**. The project would redevelop the 10.25-acre site currently occupied by the University of California San Francisco Laurel Heights Campus with a total of fifteen residential and mixed-use buildings. The project would demolish the existing one-story, 14,000-gross-square-foot (gsf) annex building and surface parking lots; construct thirteen new buildings, ranging in height from 37 to 45 feet, along the perimeter of the site; and partially demolish the existing four-story, 455,000-gsf office building, which is a historic resource for the purpose of CEQA. The project would include rooftop additions to the existing office building, and it would be adapted as two separate residential buildings, ranging in height from 80 to 92 feet. The project would provide 558 dwelling units; 49,999 gsf of office space; 54,117 gsf of retail space; a 14,690-gsf child care center; 896 parking spaces; 693 bicycle parking spaces; and 236,000 sf of open areas. Parking would be provided in four below-grade parking garages and six individual, two-car parking garages. A project variant that would increase the height of one of the proposed buildings to approximately 67 feet and replace the proposed office space in it

with 186 residential units (for a total of 744 dwelling units) is also being considered. The project site is located in a Residential-Mixed, Low Density (RM-1) Zoning District and 40-X Height and Bulk District. The project sponsor proposes to create a new Special Use District (SUD) to allow for the proposed development at the project site.

Preliminary Recommendation: Review and Comment

12. [2015-016239PRJ](#) (N. KWIATKOWSKA: (415) 575-9185)
1170 HARRISON STREET – located on the north side of Harrison Street between Berwick Place and 8th Streets, Assessor’s Block 3755, Lot 029 (District 6). **Request for Review and Comment**, pursuant to Planning Code Sections 803.9(b) and 844.65, on the proposed change in use and proposed addition resulting with approximately 21,500 square feet of office use. The subject property determined to be individually-eligible for listing in the California Register of Historical Resources and has been placed on the Historic Preservation Commission’s Landmark Designation Work Program. It is located within the WMUG (Western SoMa Mixed Use-General) Zoning District, Western SoMa Special Use District and 55-X Height/Bulk Limit.
Preliminary Recommendation: The Historic Preservation Commission may draft comments to the Planning Commission regarding the proposed use and its ability to enhance the feasibility of preserving the historic building.

13. [2016-016549PRJ](#) (N. KWIATKOWSKA: (415) 575-9185)
149 9TH STREET – located on the north side of 9th Street between Natoma and Minna Streets, Assessor’s Block 3728, Lot 048 (District 6). **Request for Review and Comment**, pursuant to Planning Code Sections 703.9 and 758, on the proposed change in use of approximately 31,000 square feet from mixed-use to non-retail service use. The subject property is rated Category III pursuant to Appendix C to Article 11 of the Planning Code. It is located within the RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District and 55-X Height/Bulk Limit.
Preliminary Recommendation: The Historic Preservation Commission may draft comments to the Planning Commission regarding the proposed use and its ability to enhance the feasibility of preserving the historic building.

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.