

# 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, January 16, 2019**  
**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 HPC December 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.
6. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

#### 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.

7. [2017-003989COA](#) (R. SALGADO: (415) 575-9101)  
1231 FULTON STREET – located on the south side of Fulton Street between Scott Street and Divisadero Street, Assessor’s Block 1181, Lot 025 (District 5). Request for a **Certificate of Appropriateness** for the removal of a limited amount of stucco cladding at the ground floor bay of the Fulton Street facade in connection with the creation of two new window openings and the enlargement of one existing window opening. The project also includes modifications to window and door openings at the visible secondary west elevation at the ground floor; installation of new windows in the existing openings at the rear elevation at the ground floor; the installation of new furnace vents on the roof; the installation of landscaping at the front, side, and rear yards; and interior alterations at all levels of the building. All of the proposed work is in connection with the addition of two new accessory dwelling units at the ground floor of the building in a portion of the building currently serving as storage and recreational space. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

#### E. REGULAR CALENDAR

8. [2018-015471CRV](#) (D. LANDIS: (415) 575-9118)  
FY 2019-2021 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – An **informational presentation** of the Department’s proposed revenue and expenditure budget in FY 2019-2020 and FY2020-2021, including grants, capital budget requests, and staffing changes; high-level work program activities for the department in FY 2019-2020 and FY2020-2021; and proposed dates where budget items will be discussed during the budget process.  
*Preliminary Recommendation: None - Informational*

9. [2017-008875COA](#) (R. SALGADO: (415) 575-9101)  
920 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor’s Block 0452, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for alterations to the existing illuminated Ghirardelli sign spanning the roofs of the Mustard and Cocoa Buildings within Ghirardelli Square. The proposed alterations include replacing the sign with a new sign matching the dimensions, appearance, and illumination of the existing sign. At a future hearing, the Planning Commission will consider a request for a Conditional Use Authorization to designate the existing sign as a Vintage Sign. 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*
10. [2018-017223DES](#) (D. SMITH: (415) 575-9093)  
2851-2861 24<sup>TH</sup> STREET – Consideration to Initiate **Landmark Designation** of The Galería de la Raza/Studio 24 Building, located at the southwest corner of 24<sup>th</sup> and Bryant Streets, Assessor’s Parcel No. Block 4268, Lot 001 (District 9), as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Galería de la Raza/Studio 24 Building is significant for its association with the Chicana/o Movement and Latina/o art history of the 20<sup>th</sup> century. For almost half a century, it was home to one of the first Chicano/Latino cultural organizations established in the United States and was among the earliest professional galleries available to Latina/o artists. The property is also significant for its association with suburban expansion and commercial development in San Francisco’s Mission District during the second half of the nineteenth century and is a rare example of a neighborhood mixed-use storefront building of the period, featuring Italianate, Stick/Eastlake, and Edwardian design elements. The property was added to the Landmark Designation Work Program on August 17, 2016. It is located in an NCT (24<sup>th</sup> Mission Neighborhood Commercial Transit) Zoning district and 55-X Height and Bulk district.  
*Preliminary Recommendation: Approve*
- 11a. [2019-000267LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
56 GOLD STREET – located between Montgomery and Sansome streets in the Jackson Square neighborhood. Assessor’s Block 0175, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. BIX Restaurant is a supper club-style restaurant 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 located within a C-2 (Community Business) Zoning District and within 65-A Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- 11b. [2019-000269LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
521 CLEMENT STREET – located between 6th and 7th avenues in the Inner Richmond neighborhood. Assessor’s Block 1438, Lot 038 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business**

**Registry** application. Schubert's Bakery is a family-owned bakery that has served San Francisco for 106 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 Inner Clement NCD (Inner Clement Neighborhood Commercial) Zoning District and within 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

- 11c. [2019-000316LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2050 MCKINNON AVENUE – located between Interstate 280 and Rankin Street in the Bayview neighborhood. Assessor's Block 5287, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Supply Master is a wholesale food service paper supply product distributor that has served San Francisco for 36 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 a PDR-2 (Production, Distribution, and Repair) Zoning District and within 65-J Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

12. [2018-002650OTH](#) (S. CALTAGIRONE: (415) 558-6625)  
LEGACY BUSINESS REGISTRY SEMI-ANNUAL REPORT – An **informational presentation** of the Legacy Business Program Semi-Annual Report for April through September 2018. The report summarizes activities of the Legacy Business Program, including the following: major accomplishments, business assistance services, Legacy Business Historic Preservation Fund, marketing and promotions and major upcoming activities.

*Preliminary Recommendation: None - Informational*

## ADJOURNMENT

**Historic Preservation Officer**

Timothy Frye  
[tim.frye@sfgov.org](mailto: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](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.