

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 2, 2019
12:30 p.m.
Regular Meeting

Commissioners:

Aaron Hyland, President
Diane Matsuda, Vice President
Kate Black, Chris Foley, Richard S.E. Johns,
Jonathan Pearlman, Lydia So

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.

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.

Privacy Policy

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

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: Aaron Hyland
Vice President: Diane Matsuda
Commissioners: Kate Black, Chris Foley, Richard S.E. Johns, Jonathan Pearlman, Lydia So

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 September 18, 2019](#)

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. REGULAR CALENDAR

- 6a. [2018-014701COA](#) (S. CISNEROS: (415) 575-9186)
26 HILL STREET – located on the north side of Hill Street between Guerrero and Valencia streets, Lot 054 in Assessor’s Block 3617 (District 8). Request for a **Certificate of Appropriateness** to correct Planning Enforcement Case No. 2018-016476ENV for a remodel and expansion of existing ground floor residential unit into unconditioned space, expansion of the second-floor unit at the rear, and modifications to an existing one-story portion of the building at the rear. The subject property is a contributing resource within the Liberty-Hill Landmark District. 26 Hill Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- 6b. [2018-014701VAR](#) (S. CISNEROS: (415) 575-9186)
26 HILL STREET – located on the north side of Hill Street between Guerrero and Valencia streets, Lot 054 in Assessor’s Block 3617 (District 8). Request for a Variance from the Zoning Administrator for the rear yard requirement pursuant to Planning Code Section 134. 26 Hill Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.
- 7a. [2018-008528COA](#) (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor’s Block 3607 (District 8). Request for a **Certificate of Appropriateness** to construct a 981 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The project also includes excavation under the existing building to accommodate habitable space. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Hearing on September 18, 2019)
- 7b. [2018-008528VAR](#) (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor’s Block 3607 (District 8). Request for a **Variance** from the Zoning Administrator for the front setback pursuant to Planning Code Section 132. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
(Continued from Regular Hearing on September 18, 2019)

8. [2015-014170COA](#) (M. GIACOMUCCI: (415) 575-8714)
804-806 22ND STREET – located on the north side of 22nd Street between Tennessee and Minnesota streets, Lot 010 in Assessor’s Block 4107 (District 10). Request for a **Certificate of Appropriateness** to construct a 427 square-foot, one-story horizontal addition at the rear; a 1,252 square-foot, one-story vertical addition; two rear decks, a front deck, and a roof deck; and restoration of the commercial storefront of a two-family, two-story mixed-use building. The subject property is a contributing resource within the Dogpatch Landmark District. 804 22nd Street is located in a NCT-2 (Neighborhood Commercial Transit-2) Zoning District and 45-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
- 9a. [2019-006323MLS](#) (S. FERGUSON: 415-575-9074)
2251 WEBSTER STREET – west side of Webster Street between Washington and Clay streets. Assessor’s Block 0612, Lot 001A (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 a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 9b. [2019-006384MLS](#) (M. TAYLOR: 415-575-9197)
1401 HOWARD STREET – south corner of Howard and 10th Streets. Assessor’s Block 3517, Lot 035 (District 6). 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 an Individual Landmark (No. 120) under Article 10 of the Planning Code, the former church is a three-story, steel-frame masonry building designed in the Romanesque-Revival style by architect John J. Foley and constructed in 1913. The subject property is located within a RCD (Regional Commercial District) Zoning District and 55/65-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 9c. [2019-006322MLS](#) (M. TAYLOR: 415-575-9197)
64 POTOMAC STREET – east side of Potomac Street between Waller Street and Duboce Park. Assessor’s Block 0866 Lot 014 (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 story over garage, wood-frame, single-family dwelling features a gable roof and bay window and was built in 1899. The property is located within a RH-2 (Residential-House, Two-Family District) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

- 9d. [2019-005831MLS](#) (S. CISNEROS: 415-575-9186)
2168 MARKET STREET – northwest side of Market Street between Sanchez and Church Streets. Assessor's Block 3542, Lot 062 (District 8). 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 City Landmark No. 267 (the Swedish American Hall), the three-story plus basement, wood-frame, commercial building was designed in the Arts and Crafts style by master architect August Nordin circa 1907. The subject property is located within a NCT (Upper Market Neighborhood Commercial Transit) Zoning District and 40-X, 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- 9e. [2019-006455MLS](#) (M. TAYLOR: 415-575-9197)
2731-2735 FOLSOM STREET – west side of Folsom Street between 23rd and 24th streets. Assessor's Block 03640 Lot 031 (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 an individual Landmark (No.276) under Article 10 of the Planning Code, the three-story, three-unit residential building designed in the Beaux-Arts style by James Francis Dunn and built in circa 1900. The subject property is located within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
10. [2018-007267PTA](#) (J. VIMR: (415) 575-9109)
865 MARKET STREET – located on the south side of Market Street at its intersection with Fifth Street, Lot 042 in Assessor's Block 3705 (District 6) – Request for a **Permit to Alter** to complete exterior alterations, including modifications to entryways at each elevation and to the northern edges of levels 6-8. New window openings would also be added along levels 6-8. The subject property is a Category V – Unrated building located within the Article 11 Kearny-Market-Mason-Sutter Conservation District, the C-3-R (Downtown-Retail) Zoning District, and the 120-X /160-S Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

11. [2016-008192SRV](#) (F. MCMILLEN: (415) 575-9076)
104-106 SOUTH PARK STREET– located on the west side of South Park Street between Jack London Alley and Third Street, Lot 058 in Assessor’s Block 3775 (District 9). Request for **Review and Comment** on the nomination of the property, also known as the Gran Oriente Filipino Hotel, to the National Register of Historic Places for its association with for its association with Filipino ethnic heritage and with assisting Filipino immigrants in community formation in San Francisco. 104-106 South Park Street is located in the SPD (South Park District) Zoning District and 40-X Height and Bulk district.
Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.

12. [2016-008192SRV](#) (F. MCMILLEN: (415) 575-9076)
1830 SUTTER STREET – located on the north side of Sutter Street between Webster and Buchanan streets, Lot 035 in Assessor’s Block 0676 (District 5). Request for **Review and Comment** on the nomination of the property, also known as the Japanese YWCA/Issei Women’s Building, to the National Register of Historic Places for its association with Japanese ethnic heritage and Women’s History for its association with the struggles and accomplishments of Japanese American women. The property is also significant for its association with African American ethnic heritage and LGBTQ history for its association African American civil rights and LGBTQ rights. 1830 Sutter is located in a RM-3 (Residential-Mixed, Medium Density) Zoning District and 40-X Height and Bulk district.
Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.

13. [2014.1036ENV](#) (J. CLEEMANN: (415) 575-8763)
447 BATTERY – located on the west side of Battery Street at its intersection with Merchant Street, Lot 002 in Assessor’s Block 0206 (District 3) – Request for **Review and Comment** on the adequacy of the proposed preservation alternatives for inclusion in the Draft Environmental Impact Report. The subject property has been identified as a historic resource individually eligible for listing in the California Register of Historical Resources. The proposed project would demolish the subject building and construct a new 18-story hotel building with 198 guest rooms, two restaurants occupying 7,486 square feet, 24 vehicular parking spaces, 27 bicycle parking spaces, and approximately 2,720 square feet of publicly accessible private open space (POPOS) on Merchant Street. The existing building’s street-facing west and south facades would be retained and incorporated into the new building with modifications for storefronts and entries. The property is located in a C-3-O (Downtown-Office) Zoning District, and 200-S Height and Bulk District.
Preliminary Recommendation: Review and Comment

ADJOURNMENT

Historic Preservation Liaison

Jeff Joslin

jeff.joslin@sfgov.org

(415) 575-9117

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.