

**From:** [Giacomucci, Monica \(CPC\)](#)  
**To:** [Matsuda, Diane \(CPC\)](#); [Nageswaran, Ruchira \(CPC\)](#); [Black, Kate \(CPC\)](#); [Foley, Chris \(CPC\)](#); [Johns, Richard \(CPC\)](#); [So, Lydia \(CPC\)](#); [Wright, Jason \(CPC\)](#)  
**Cc:** [Sucre, Richard \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** 461 2nd Street Certificate of Appropriateness - Corrected Plans  
**Date:** Wednesday, January 05, 2022 10:37:03 AM  
**Attachments:** [Corrected Plans - 461 2nd Street.pdf](#)  
[2021-009109COA.pdf](#)

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Good morning, Commissioners,

The project sponsor for the Certificate of Appropriateness at 461 2<sup>nd</sup> Street under Record No. 2021-009109COA sent me corrected project plans this morning (attached). I'd like to direct your attention to pages 12 and 13 of the Corrected Plans PDF, depicting the existing and proposed south elevation of the building. The previous plan set which was included in your staff report (also attached for your reference) incorrectly portrayed existing and proposed windows on this façade in a three-over-three configuration, when the existing and proposed conditions are two-over-two aluminum sash windows.

The item will be pulled from the Consent calendar, and this correction will be read into the record at this afternoon's hearing. Likewise, if approved, the Draft Motion included in staff report will be revised to reflect this correction in scope.

The project sponsor and I will be happy to answer any questions you may have at this afternoon's hearing.

Take care,  
Monica

**Monica Giacomucci, Senior Preservation Planner**  
**Southeast Quadrant Team, Current Planning Division**  
**(she/her/hers)**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7414 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)



# CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

**HEARING DATE: JANUARY 5, 2022**

**CONSENT**

**Record No.:** 2021-009109COA  
**Project Address:** 461 02ND ST  
**Landmark:** Contributor, South End Landmark District  
**Zoning:** MUO (MIXED USE-OFFICE) Zoning District  
50-X Height and Bulk District  
**Block/Lot:** 3764/071  
**Project Sponsor:** Megan Carver  
ARG Conservation Services  
Pier 9, The Embarcadero  
San Francisco, CA 94111  
**Staff Contact:** Monica Giacomucci - 628-652-7414  
Monica.Giacomucci@sfgov.org

**Recommendation:** Approval with Conditions

## Property Description

461 02ND ST is located on the east side of 2<sup>nd</sup> Street between Interstate 80 and Bryant Street (Assessor's Block 3764; Lot 071). The subject building is a contributor to the South End Landmark District, locally designated under Article 10, Appendix I of the Planning Code.

The subject property, now known as the Clocktower Lofts, was constructed in 1907 as the three-story headquarters and production facility for the Schmidt Lithography Company by an unknown architect and builder. In 1920, the nine-story clocktower was added. In the 1960s, the building's ornamentation was removed, and all brick facades were clad with smooth stucco. Today, the subject property has been converted to 127 condominium units.



## Project Description

The proposed Project involves removing and replacing an existing painted metal snap-on batten roofing system with a new painted metal snap-on batten roofing system which will match the existing in terms of material and color. However, the replacement panels will be smaller in scale than the existing, resulting in an altered appearance. The Project also includes replacement of eight paired non-historic metal two-over-two sash windows with new three-over-three aluminum windows in a limited area on the south façade. These new windows will restore the appearance of the original window configuration at this façade. Please see photographs and plans for details.

## Compliance With Planning Code

### PLANNING CODE DEVELOPMENT STANDARDS.

The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

### APPLICABLE PRESERVATION STANDARDS.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- the proposal will address ongoing weather staining and water intrusion issues at the roof;
- the replacement metal snap-on batten and panel roofing system will match the existing roofing system in terms of general design, color, texture, and finish;
- eight new aluminum windows will replace existing non-historic and non-compatible windows on the south façade and restore the façade's overall appearance;
- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish, and other visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes replacement of the metal panel roofing system with a nearly identical roofing system. The proposal includes replacement of eight paired two-over-two non-historic windows at the south façade with new aluminum three-over-three windows to

match the original window configuration and general appearance. The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

## Public/Neighborhood Input

The Department has not received any public inquiries regarding the proposed project.

## Issues & Other Considerations

- The Project is fully code compliant and is supported by Department Staff.
- While the Delegation of Minor Scopes of Work adopted by this Commission on August 4, 2021, expanded the types of roofing projects which may be approved by Department Preservation Staff through the Administrative Certificate of Appropriateness process, visible, character-defining roofs may only be replaced fully in-kind. In this case, the Project would remove the existing metal panel and snap-on batten roof and replace it with a new metal panel and snap-on batten roof with small-scaled panels, resulting in a need for more battens and an overall more visually dense three-dimensional pattern on the highly prominent clocktower roof. Through a strict interpretation of the Delegation, the alteration to the roof pattern would not qualify for the Administrative Certificate of Appropriateness process.

## Conditions of Approval

The Department has included two Conditions of Approval. The first would require the Project Sponsor to submit additional information about the roofing system and replacement windows so that Department Preservation Staff may review product specifications before approving the permit. Upon review of these product specifications and/or subsequent agency review, the second Condition of Approval would allow Department Preservation Staff to approve minor required project revisions administratively.

1. That prior to Planning Department approval of the site permit, the Project Sponsor shall provide product cut sheets and/or shop drawings for project elements, including but not limited to the proposed aluminum windows and roofing system for review and approval to Department Preservation Staff.
2. As part of the future review of the building permit by the Department of Building Inspection or other city agencies, any required refinements to the Project may be reviewed and approved by Department Preservation staff.

## Environmental Review Status

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

## **Basis for Recommendation**

The Department recommends approval WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

## **Attachments**

Draft Motion – Certificate of Appropriateness  
Exhibit A – Conditions of Approval (as applicable)  
Exhibit B – Plans  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos



# CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

**HEARING DATE: JANUARY 5, 2022**

**Record No.:** 2021-009109COA  
**Project Address:** 461 02ND ST  
**Landmark:** Contributor, South End Landmark District  
**Zoning:** MUO (MIXED USE-OFFICE) Zoning District  
50-X Height and Bulk District  
**Block/Lot:** 3764/071  
**Project Sponsor:** Megan Carver  
ARG Conservation Services  
Pier 9, The Embarcadero  
San Francisco, CA 94111  
**Staff Contact:** Monica Giacomucci - 628-652-7414  
Monica.Giacomucci@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 071 IN ASSESSOR'S BLOCK 3764 IN A MUO MIXED USE-OFFICE ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

## Preamble

On October 5, 2021, Megan Carver of ARG Conservation Services (hereinafter "Project Sponsor") filed Application No. 2021-009109COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for reroofing and window replacement at a subject building located on Lot 071 in Assessor's Block 3764, which is a contributing resource to South End Landmark District and locally designated under Article 10, Appendix I of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On January 5, 2022, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2021-009109COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2021-009109COA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby **APPROVES WITH CONDITIONS** the Certificate of Appropriateness, as requested in Application No. 2021-009109COA in conformance with the architectural plans dated September 1, 2021 and labeled Exhibit B based on the following findings:

## Findings

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and also constitute findings of the Commission.**
- 2. Project Description.** The proposed Project involves removing and replacing an existing painted metal snap-on batten roofing system with a new painted metal snap-on batten roofing system which will match the existing in terms of material and color. However, the replacement panels will be smaller in scale than the existing, resulting in an altered appearance. The Project also includes replacement of eight paired non-historic metal two-over-two sash windows with new three-over-three aluminum windows in a limited area on the south façade. These new windows will restore the appearance of the original window configuration at this façade. Please see photographs and plans for details.
- 3. Property Description.** 461 02ND ST is located on the east side of 2<sup>nd</sup> Street between Interstate 80 and Bryant Street (Assessor's Block 3764; Lot 071). The subject building is a contributor to the South End Landmark District, locally designated under Article 10, Appendix I of the Planning Code. The building was constructed in 1907 for the Schmidt Lithograph Company, which had occupied the site since 1902, by an unknown architect after the existing factory building was destroyed in the 1906 Earthquake and Fire. Founded by Max Schmidt, a German immigrant, in 1876, the Schmidt Lithograph Company was one of the largest printers on the west coast and the first to use lithography. In 1920, the prominent clock tower was added to the existing building, and an addition was constructed in 1938. The building's original ornamentation was removed and all of its brick facades were covered with smooth stucco in the 1960s.
- 4. Surrounding Properties and Neighborhood.** The subject property is located in the South of Market neighborhood of San Francisco in an area primarily characterized by light industrial buildings dating from the early 20<sup>th</sup> century. The existing building occupies its entire block. As Interstate 80 and associated ramps are located immediately north and east of 461 2<sup>nd</sup> Street, the property is isolated from the northern and

eastern portions of SoMa. 461 2<sup>nd</sup> Street is the northernmost property located within the South End Landmark District.

- 5. Public Outreach and Comments.** The Department has not received any public expressing support of or opposition to the Project.
- 6. Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

*The proposed Project is consistent with Article 10 of the Planning Code.*

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- (1) **Standard 1:** A [property](#) shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*Not Applicable. The property will continue in its existing residential use.*

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposal would replace the existing metal roofing system, which is weather-stained and generally deteriorated, with a new roofing system. The existing roof is not original to the clocktower, which was constructed in 1920 with a flush tiled or paneled roof bearing the logo of the Schmidt Lithograph Company. The new roof will replicate the existing coated metal roof system in terms of texture, color, shape, massing and finish, but will include slightly smaller panels with more snap-on battens. Further, the eight windows proposed for replacement on the south façade are likewise not original. New aluminum three-over-three windows would match the original windows in terms of configuration and operation, and help restore the visual appearance of the south façade. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building.*

- (3) **Standard 3:** Each property will be recognized as a physical record of its time, place and use.

Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

*Not Applicable.*

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The clocktower itself was added to the 1907 Schmidt Lithograph Building in 1920, and has gained significance as a character-defining feature of the subject property. However, neither the roofing system nor the eight non-historic aluminum windows have gained significance in their own right. The proposed Project retains the general appearance of the existing roof in terms of material and finish, and restores the appearance of the original three-over-three window configuration in eight previously-altered windows on the south façade.*

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

*The distinctive features and finishes of the building will be retained and preserved. As noted above, the existing snap-on batten roofing system is not original to the clocktower, and it does not represent a distinctive example of craftsmanship or construction techniques.*

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

*The roof of the clocktower steeple has deteriorated over time, such that the existing metal roofing system is weather-stained and prone to moisture intrusion, and therefore requires replacement. The proposal would replace the existing roofing system with a new snap-on batten metal panel roofing system which will match the original in terms of materials, color, texture, and finish. The overall design of the roof will also remain the same, but the panels will be smaller, creating the need for additional battens. The resulting roof will mimic the existing as closely as possible, with a denser pattern of battens which will mitigate ongoing moisture intrusion challenges.*

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

*Not Applicable.*

- (8) **Standard 8:** Significant [archeological resources](#) affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

*Not Applicable.*

- (9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the [property](#). The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the [property](#) and its environment.

*The proposed work will not destroy historic materials or features that characterize the building. The new aluminum windows will replace non-historic, non-compatible windows. They will be differentiated from the original wood windows in physical material properties, but will match the original three-over-three muntin configuration.*

- (10) **Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic [property](#) and its environment would be unimpaired.

*The proposed work will not destroy historic materials or features that characterize the building. The new windows and roofing system could be easily removed in the future without impairing the essential form and integrity of the historic building.*

- C. **Landmark District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

*The Project is in conformance with Article 10, and as outlined in Appendix I, as the work shall not adversely affect the Landmark site.*

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

*The Project is in conformance with Article 10, and as outlined in Appendix I, as the work is compatible with the Landmark district's Additional Provisions for Certificates of Appropriateness as outlined in Section 7:*

- (a) **Character of the Historic District.** The standards for review of all applications for the Certificate of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the historic



district shall mean the exterior architectural features as well as the historic brick and stone paving materials described in Section 6 of this ordinance.

*The character of the South End Landmark District will be preserved as a result of the proposed work.*

- (b) **New Construction.** New construction on vacant sites should conform to the general profile of the District, especially as to scale, sculptural qualities of facade and entrance detailing, fenestration patterns and materials described in Section 6 of this ordinance.

*Not Applicable.*

- (c) **Masonry, Brickwork and Stonework.** A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatment detrimental to masonry will not be approved.

*Not Applicable.*

- (d) **Alterations.** It is recognized that certain alterations to the exteriors of buildings within the Historic District may be necessary in order to accommodate adaptive reuse of, and to provide sufficient light and air in, such buildings. Substantial alterations to Principal Facades, as defined in Planning Code Section 102, should be discouraged. Substantial alterations to non-principal facades, not originally intended to be viewed from the street, may be appropriate, provided such alterations maintain the character of the historic district.

*While the clocktower steeple is a primary feature of the subject property visible from multiple public rights-of-way in the surrounding neighborhood and beyond, the Project would rehabilitate, weatherize, and closely mimic the existing roofing treatment in a way that enhances the building's overall appearance and longevity.*

**7. General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

**URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

**OBJECTIVE 1:**

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**OBJECTIVE 2:**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

*The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.*

*The proposed Project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.*

**8. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed Project will not have an impact on neighborhood-serving retail uses.*

B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed Project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.*

C) The City's supply of affordable housing will be preserved and enhanced:

*The Project will not affect the City's affordable housing supply.*

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed Project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed Project is located at an existing residential building and will not have a direct impact on the displacement of industrial and service sectors.*

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project does not include any seismic upgrades or alterations. The Project will not affect the property's ability to withstand an earthquake.*

- G) That landmark and historic buildings will be preserved:

*The proposed Project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.*

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

*The proposed Project will not impact the access to sunlight or vistas for the parks and open space.*

**9. For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.**

## Decision

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot **071** in Assessor's Block **3764** for proposed work in conformance with the architectural submittal dated September 1, 2021 and labeled Exhibit B on file in the docket for Record No. **2021-009109COA**.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

**THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.**

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on January 5, 2022.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 5, 2022

## EXHIBIT A

### Authorization Update

This authorization is for a Certificate of Appropriateness to allow Alterations located at 461 2<sup>nd</sup> Street, Lot 071 in Assessor's Block 3764 pursuant to Planning Code Section(s) 1006 within the MUO District and a 50-X Height and Bulk District; in general conformance with plans, dated **September 1, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. 2021-009109COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **January 5, 2022** under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

### Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

### Extension

All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

### Conditions of Approval

1. That prior to Planning Department approval of the site permit, the Project Sponsor shall provide product cut sheets and/or shop drawings for project elements, including but not limited to the proposed aluminum windows and roofing system for review and approval to Department Preservation Staff.

2. As part of the future review of the building permit by the Department of Building Inspection or other city agencies, any required refinements to the Project may be reviewed and approved by Department Preservation staff.





# CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

## STEEPLE TOWER ROOF REPLACEMENT LIMITED WINDOW REPLACEMENT



Architectural  
Resources Group

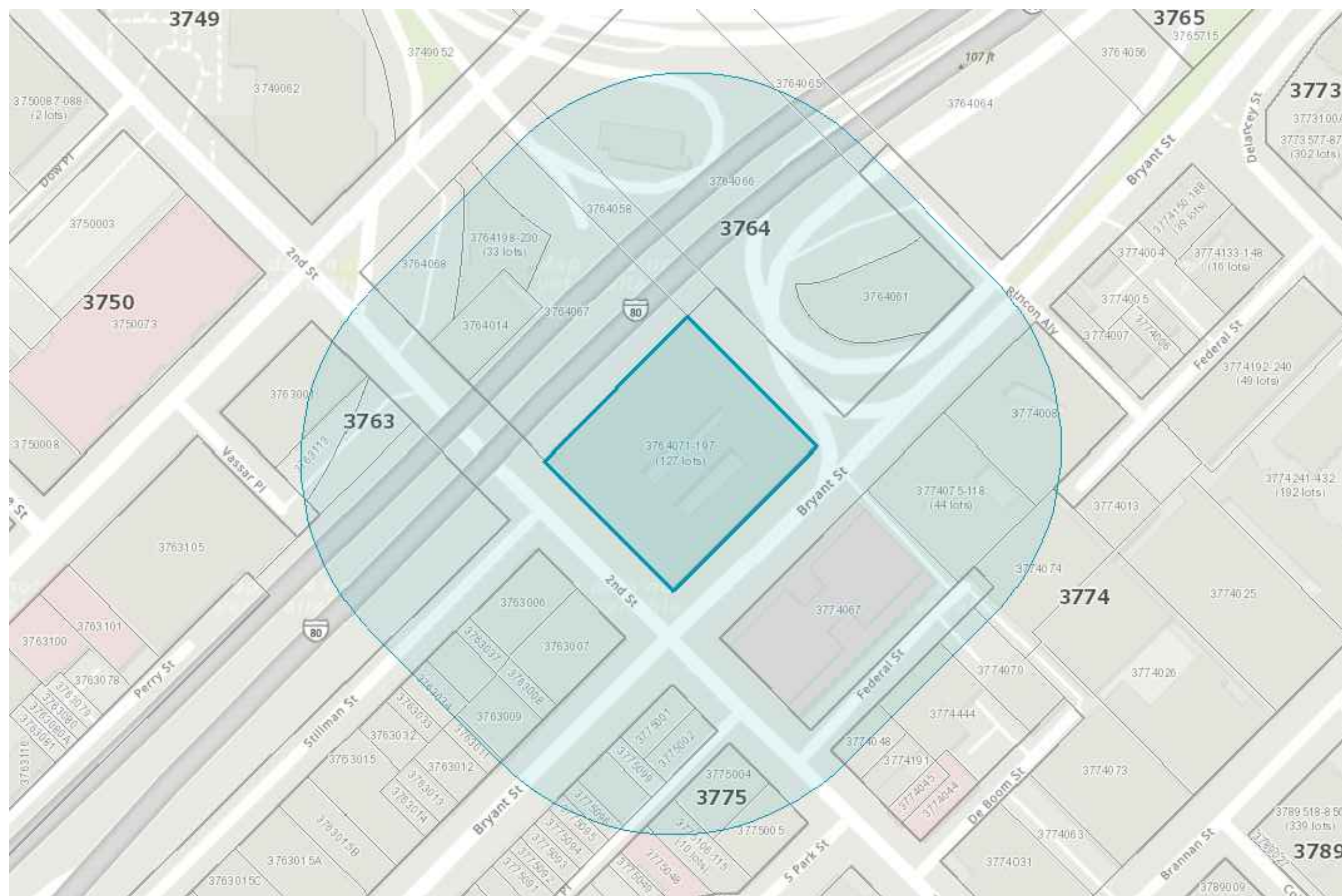
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NOT TO SCALE

CLOCKTOWER BUILDING

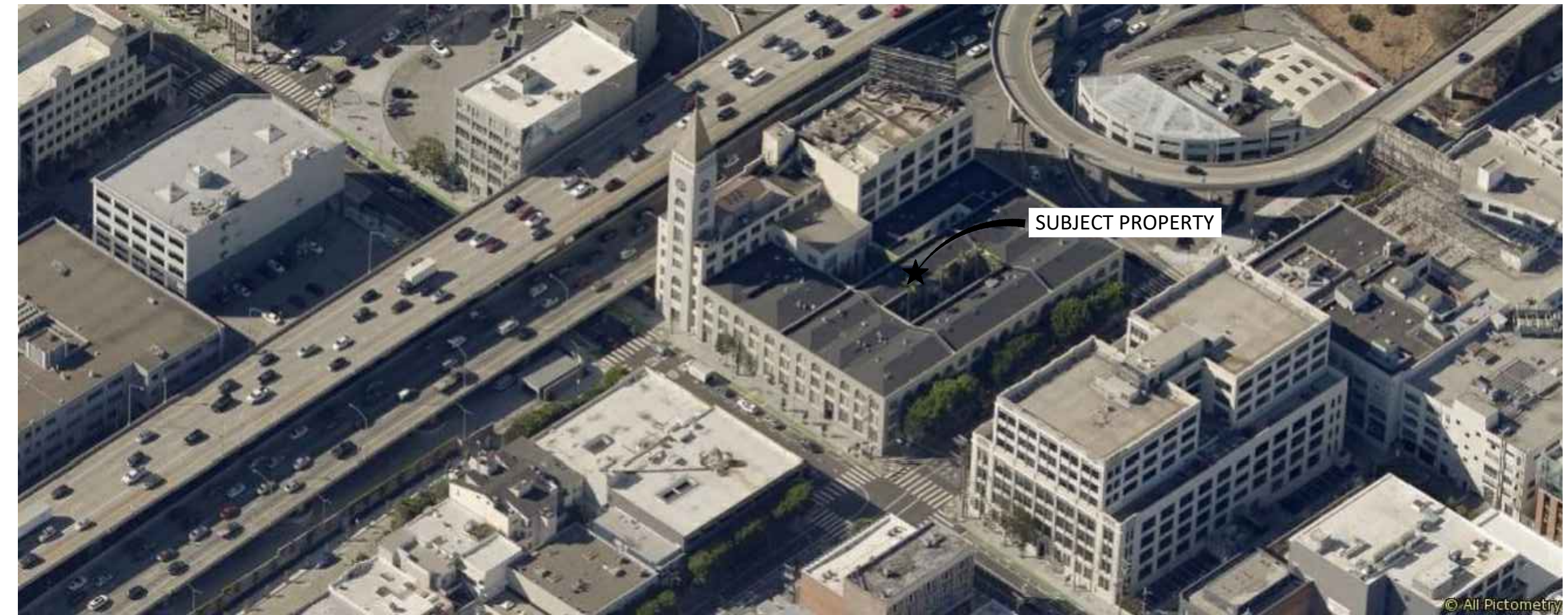
461 2ND STREET  
SAN FRANCISCO, CA 94107

SEPTEMBER 1, 2021

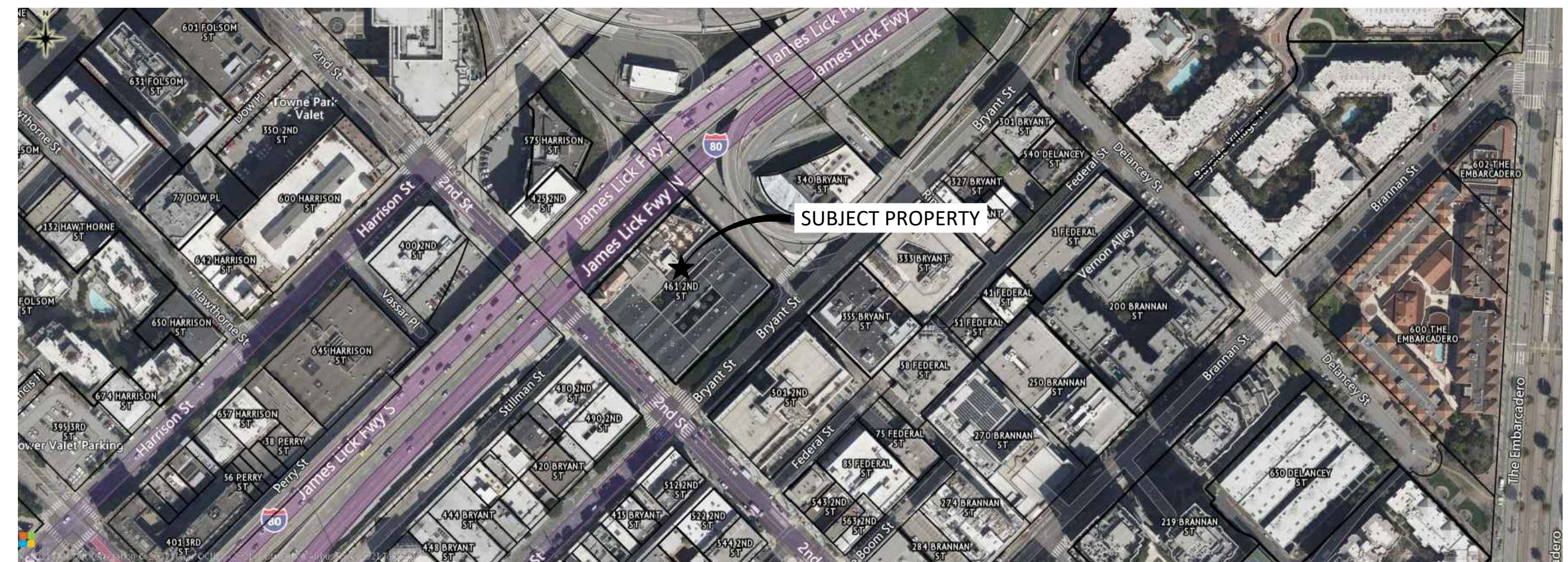




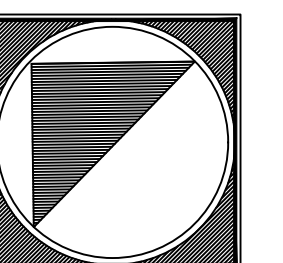
1 MAP SHOWING ALL PROPERTIES WITHIN THE 300-FOOT RADIUS OF THE CLOCKTOWER BUILDING  
SOURCE: SFPIM



2 BIRD'S EYE VIEW  
SOURCE: SFGIS EAGLEVIEW



3 AERIAL VIEW  
SOURCE: SFGIS EAGLEVIEW





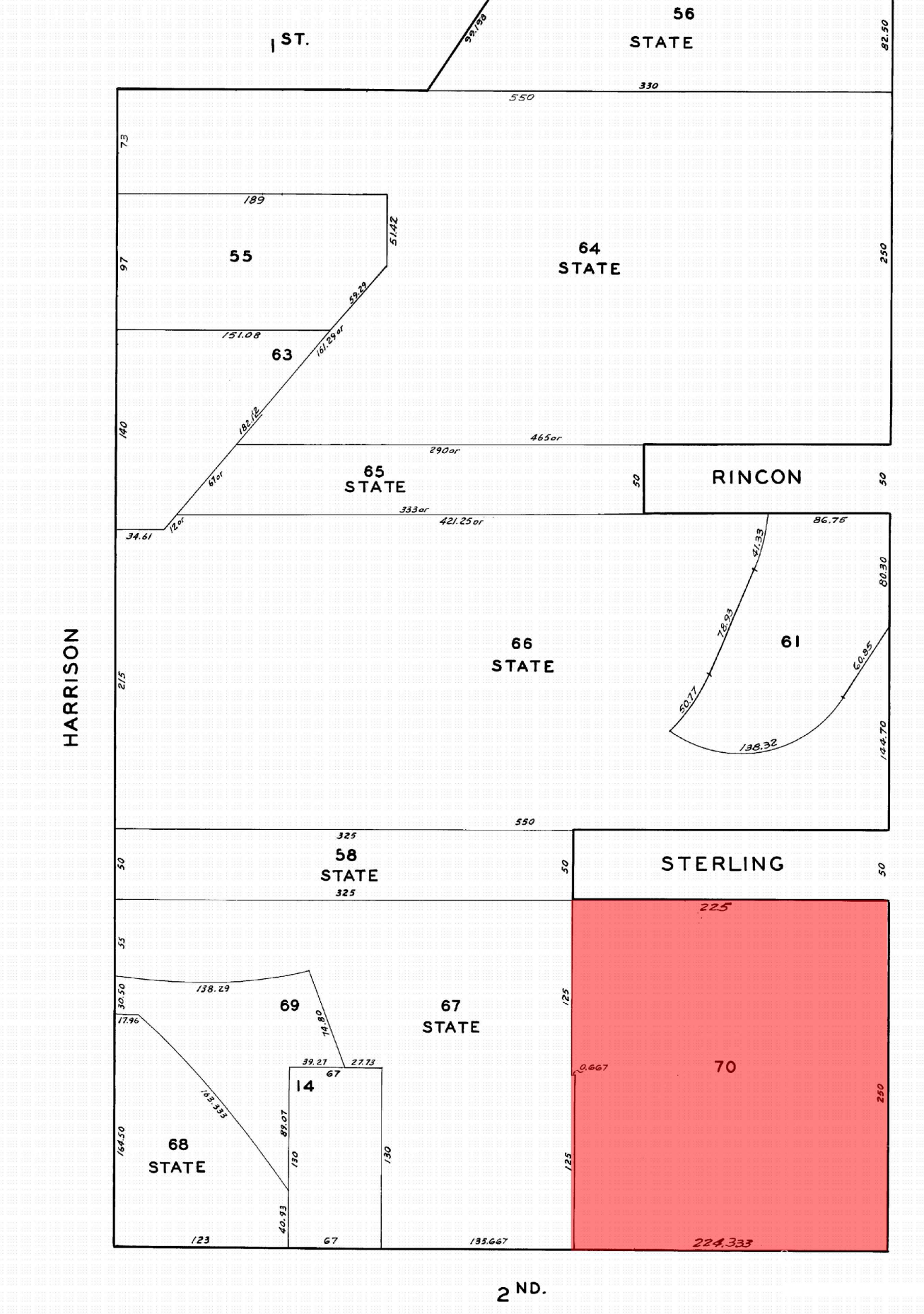
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SCALE 1"=60'-0"

**3764**  
100 VARA BLK. 350  
BLK. 3765

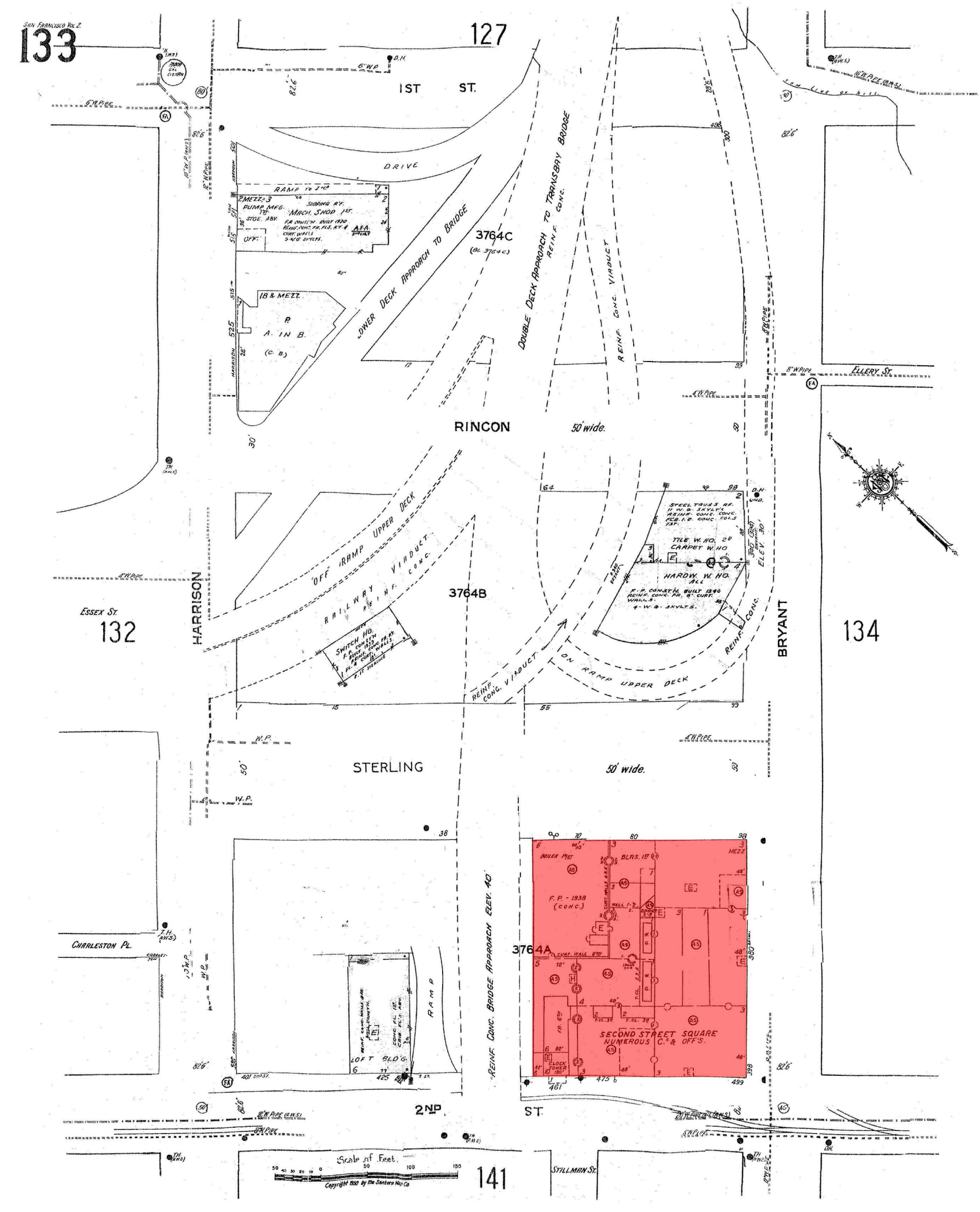
REVIS'D '59  
REVIS'D '60  
REVIS'D '61  
REVIS'D '62

REVIS'D '70  
" '73  
" '83



1 PARCEL MAP (SUBJECT PROPERTY INDICATED IN RED)  
SOURCE: SFPIM

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S  
USE ONLY FOR HISTORICAL CONTEXT



2 SANBORN MAP (SUBJECT PROPERTY INDICATED IN RED)  
SOURCE: SFPIM | THE SANBORN MAPS IN SAN FRANCISCO HAVE NOT BEEN UPDATED SINCE 1998, AND THIS MAP MAY NOT ACCURATELY REFLECT EXISTING CONDITIONS.





1 BIRD'S EYE VIEW OF CLOCKTOWER BUILDING, 201X  
PC: UNKNOWN



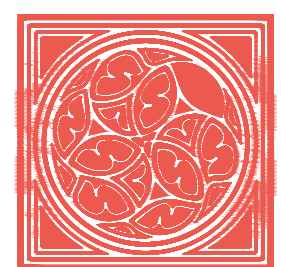
2 BIRD'S EYE VIEW OF WEST ELEVATION, 201X  
PC: UNKNOWN



3 VIEW OF SOUTH AND WEST ELEVATIONS, 2021  
PC: ARG



4 EAST ELEVATION, 2019  
PC: OPEN HOMES PHOTOGRAPHY, VIA COMPASS.COM



Architectural  
Resources Group

OVERALL BUILDING PHOTOS

NOT TO SCALE

CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

SEPTEMBER 1, 2021

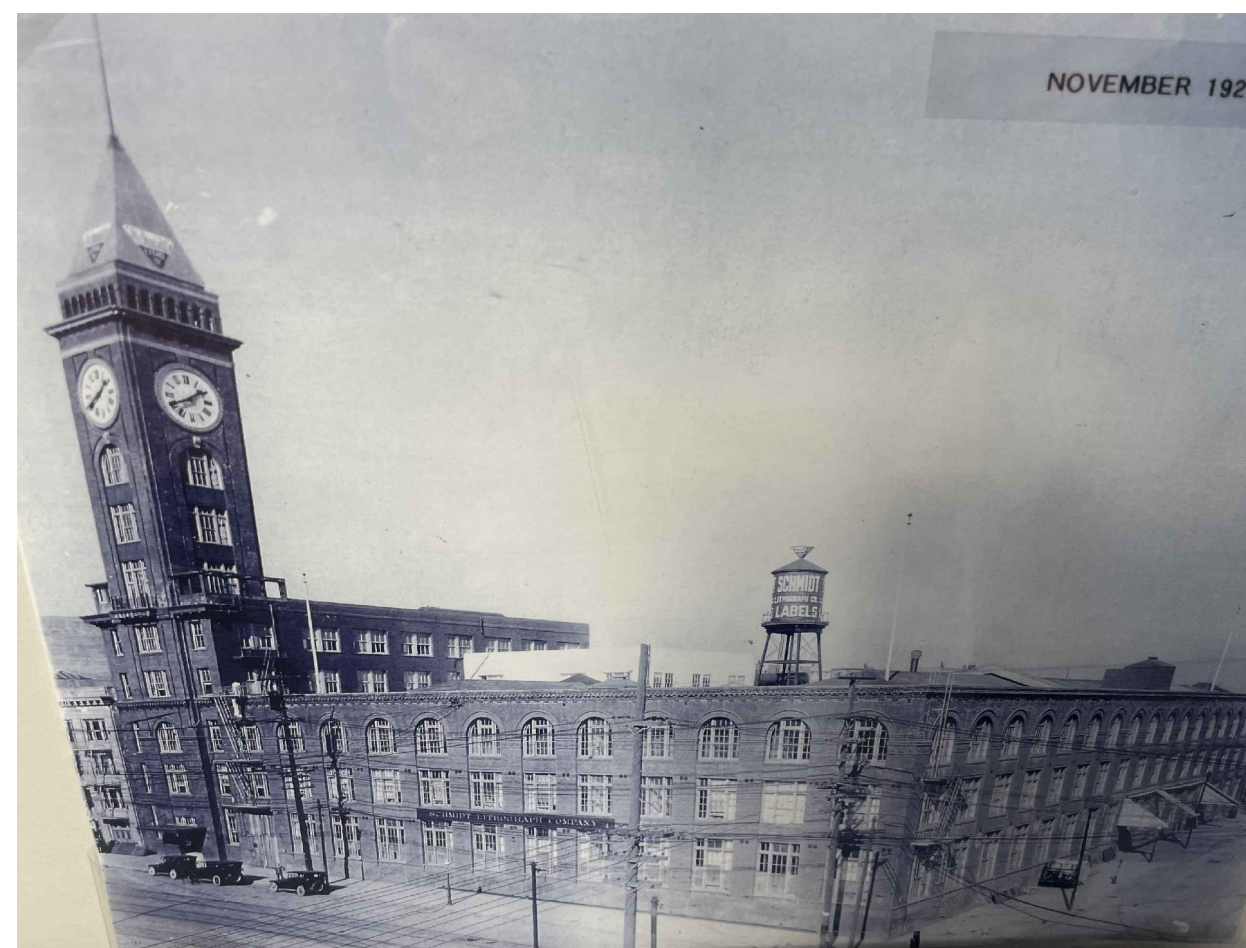




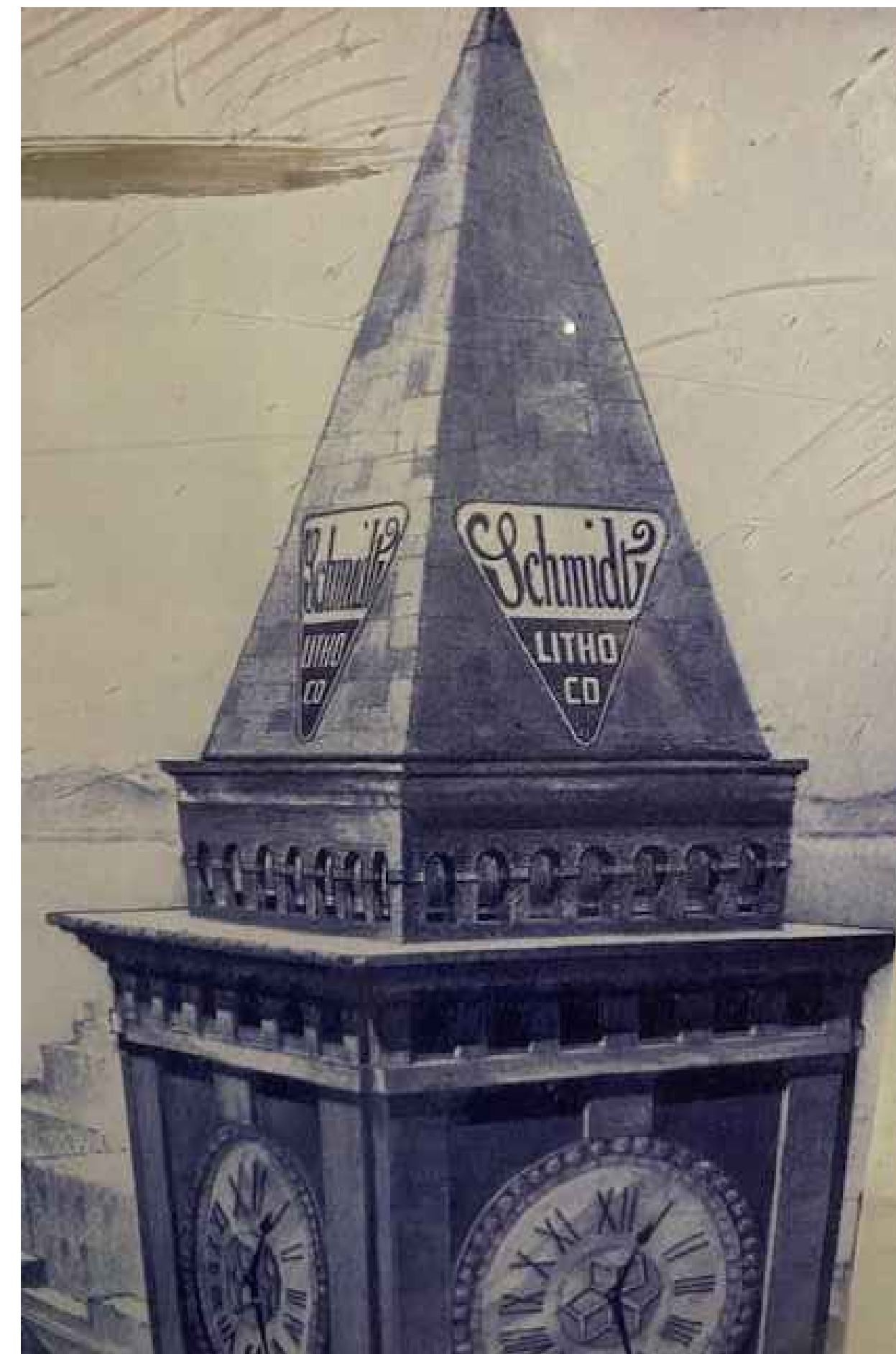
1 STEEPLE TOWER IN CONSTRUCTION, DATE UNKNOWN  
PC: UNKNOWN



2 CLOCKTOWER BUILDING, C1920  
PC: UNKNOWN



3 CLOCKTOWER BUILDING, 1920  
PC: UNKNOWN



4 ILLUSTRATION SHOWING ORIG. ROOF, C1920  
PC: UNKNOWN



5 BIRD'S EYE VIEW, 1935  
PC: UNKNOWN



6 VIEW OF CLOCKTOWER BUILDING, 1986  
PC: PAT JACOBSEN







1 GEN. SOILING, WEATHERED FINISH, DISP. BATTENS  
PC: ARG



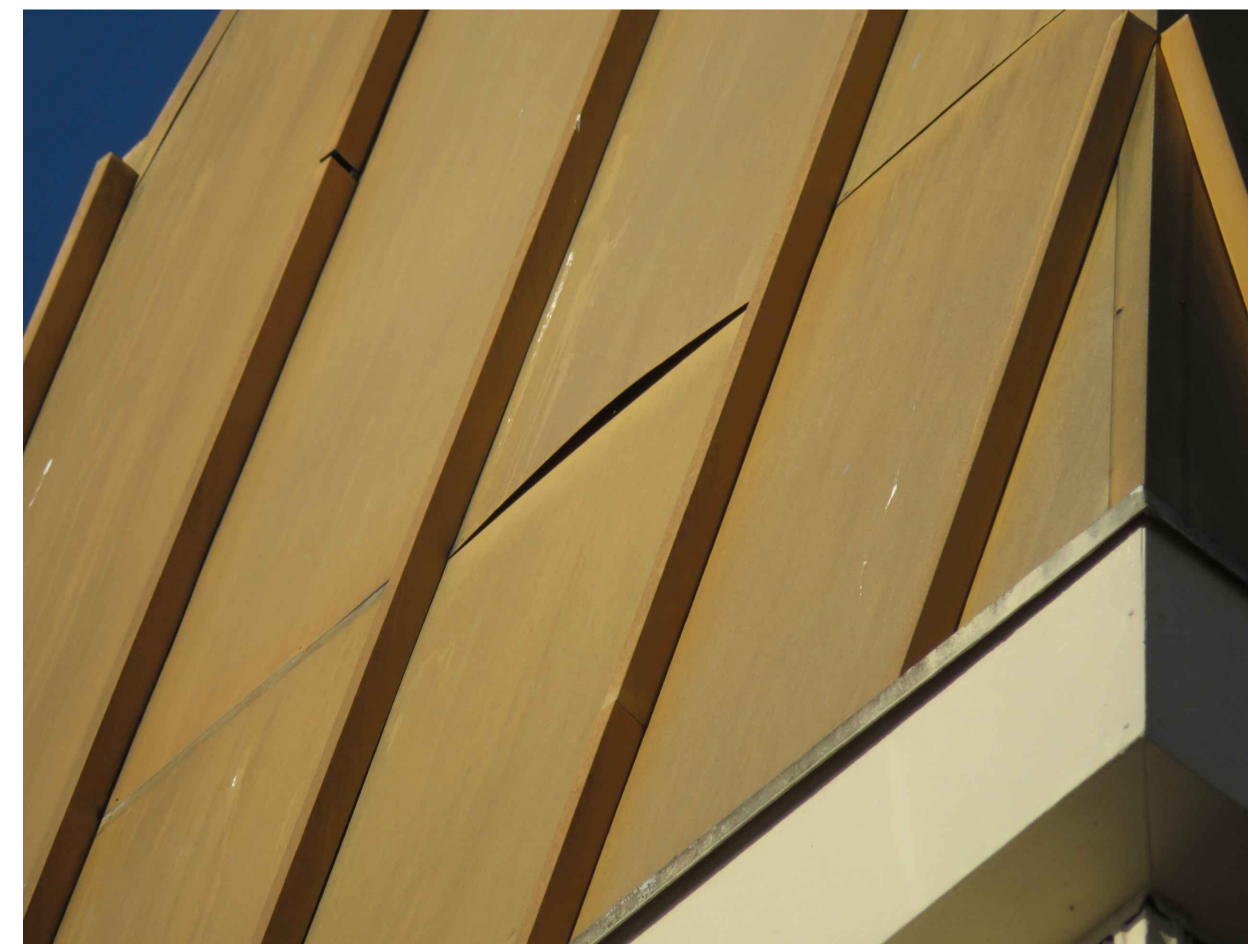
2 WEATHERED FINISH  
PC: ARG



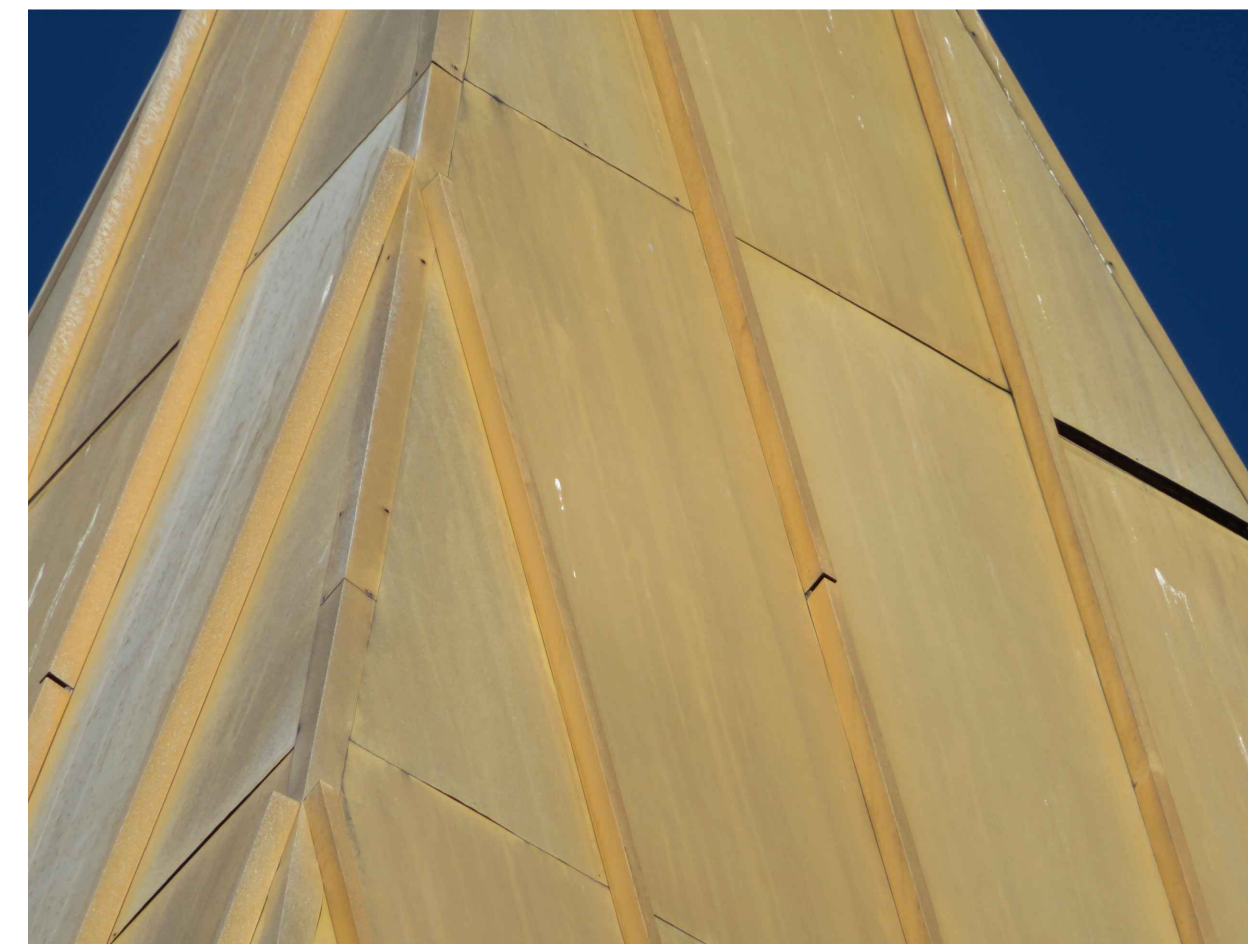
3 GENERAL SOILING AND BIRD EXCREMENT  
PC: ARG/CS



4 WEATHERED FINISH AND DISPLACED BATTENS  
PC: ARG/CS

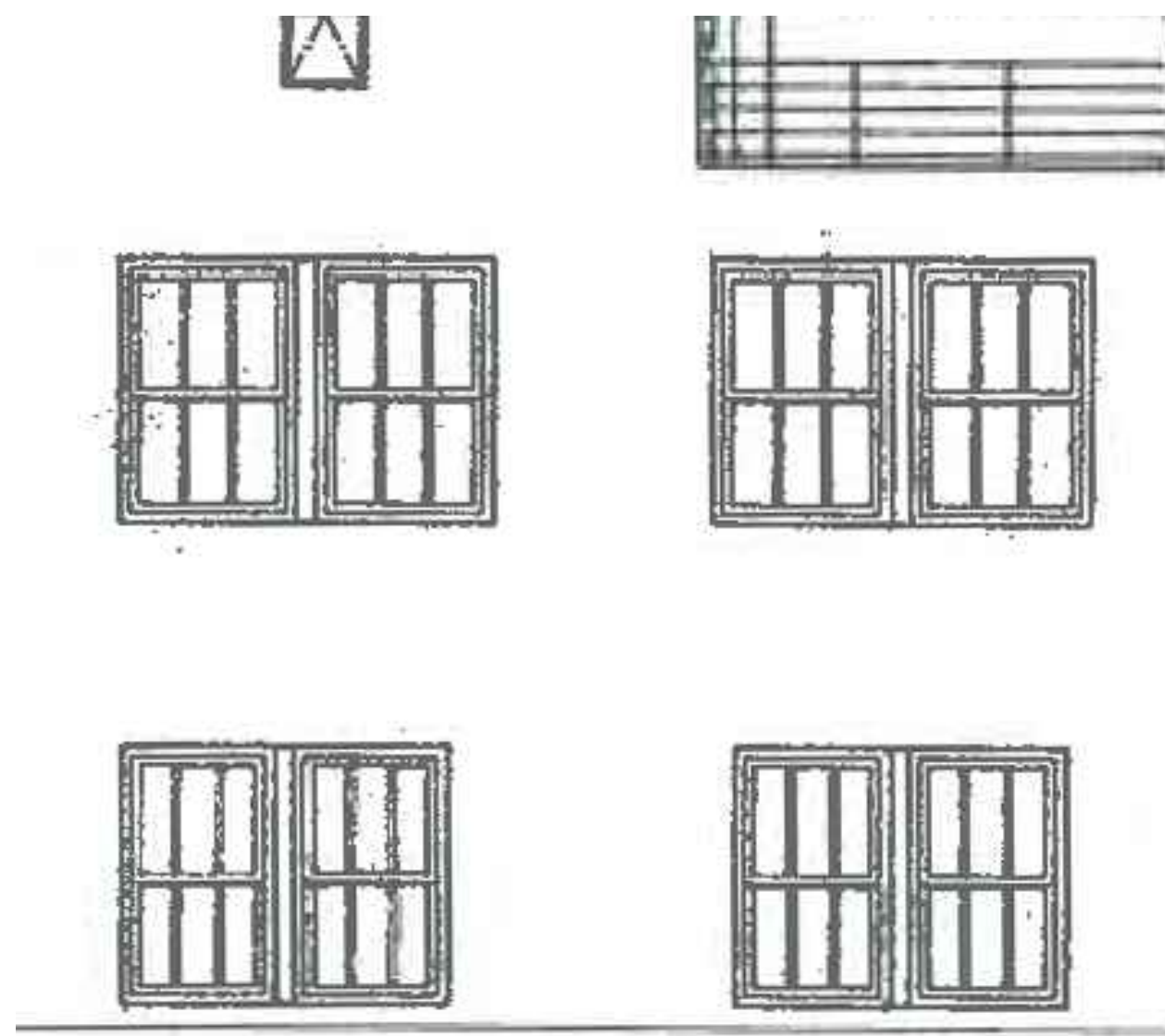


5 RAISED PANEL  
PC: ARG

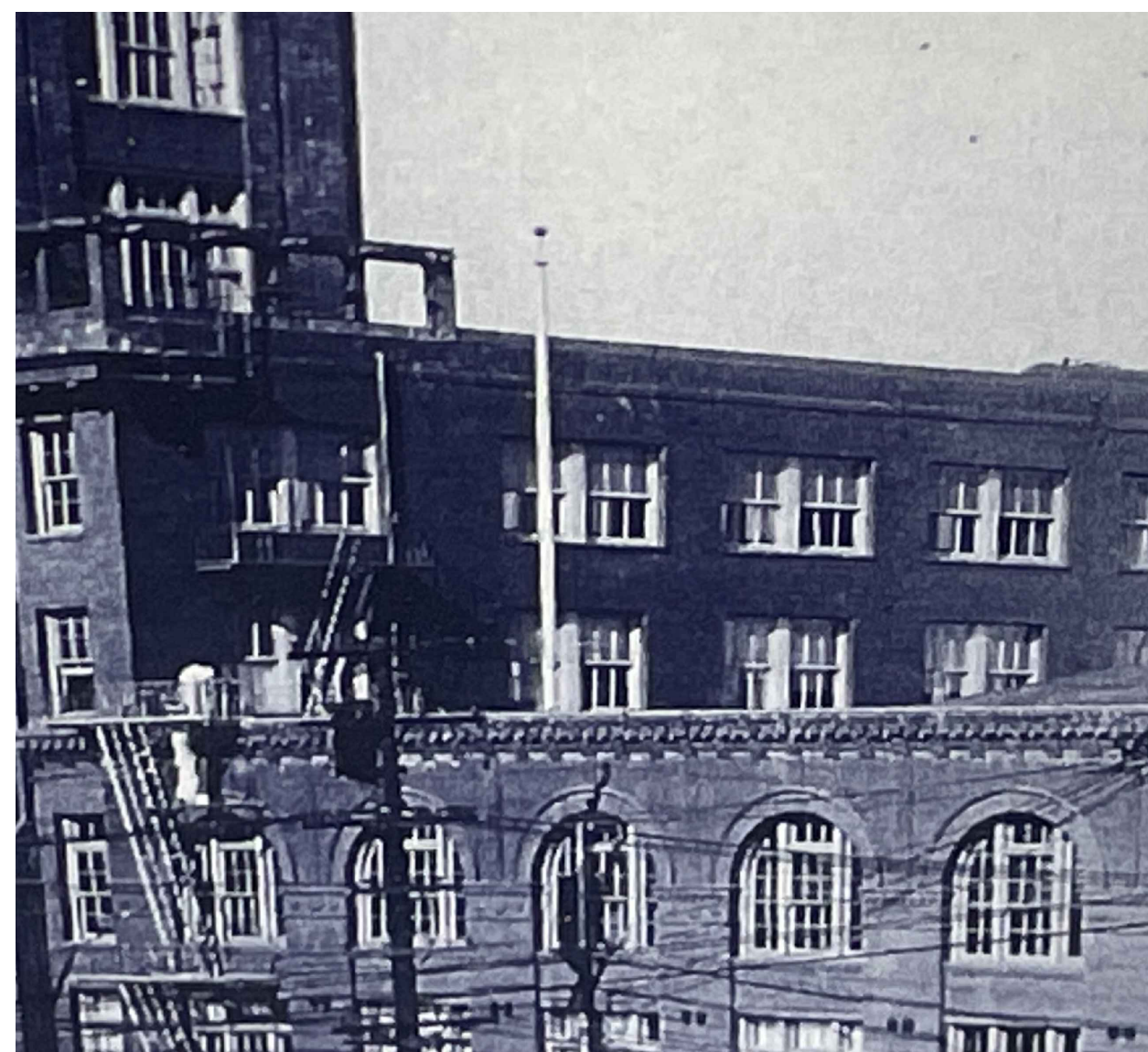


6 RAISED AND DETACHED PANEL  
PC: ARG





1 ORIG. DOUBLE-HUNG 3-OVER-3 WOOD WIND. @ SOUTH E.  
SOURCE: DRAWINGS DATE UNKNOWN



2 ORIG. DOUBLE-HUNG 3-OVER-3 WOOD WIND. @ SOUTH E.  
PC: UNKNOWN (YEAR: 1920)



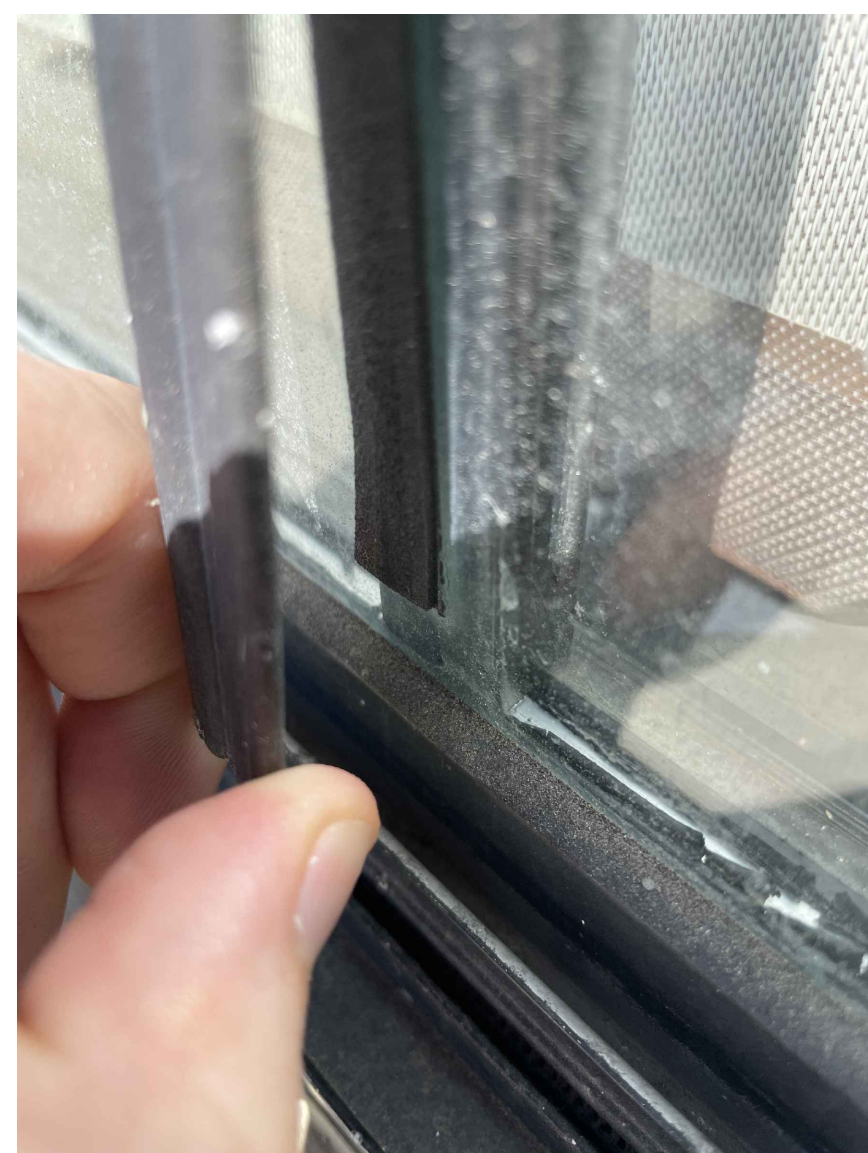
3 EXISTING DOUBLE-HUNG 2-OVER-2 METAL WINDOWS  
PC: ARG



4 EXISTING DOUBLE-HUNG 2-OVER-2 METAL WINDOWS  
PC: ARG/CS



5 EXISTING DOUBLE-HUNG 2-OVER-2 METAL WINDOWS  
PC: ARG/CS



6 ADHESIVE FAILURE AT MUNTIN  
PC: ARG/CS

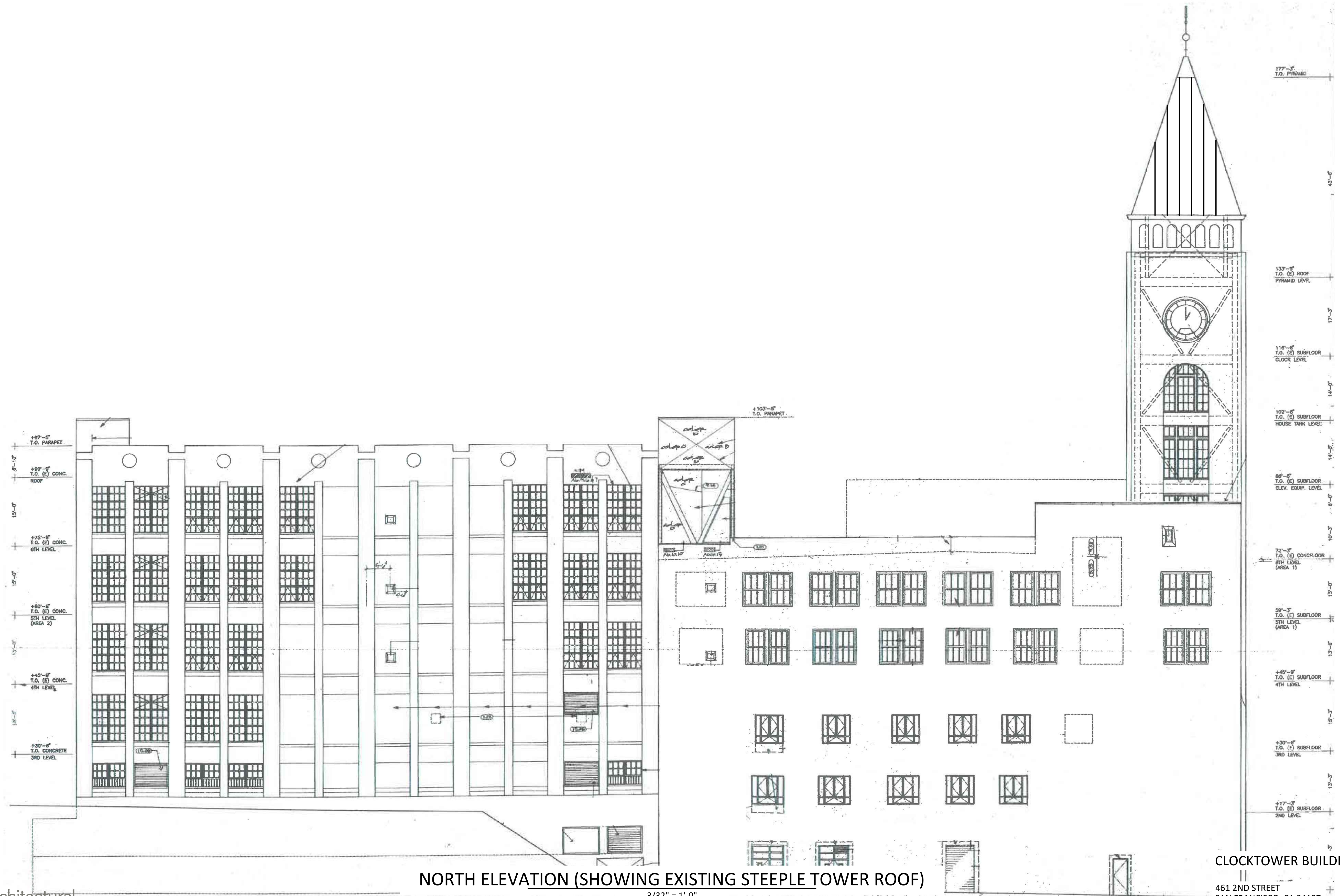


7 ADHESIVE FAILURE AT MUNTIN  
PC: ARG



8 DETERIORATED GASKET  
PC: ARG





NORTH ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)

3/32" = 1'-0"



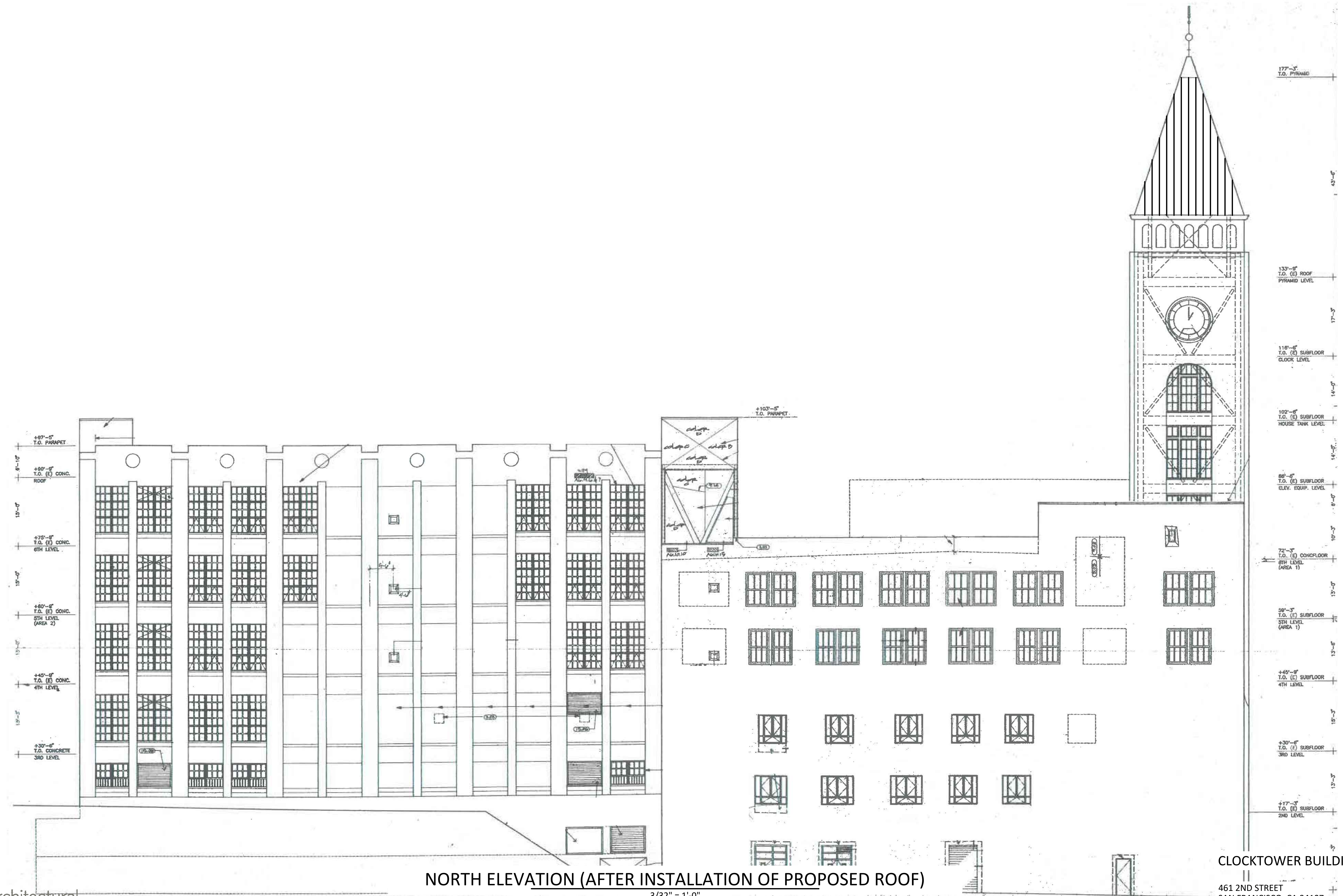
Architectural  
Resources Group

CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

SEPTEMBER 1, 2021





NORTH ELEVATION (AFTER INSTALLATION OF PROPOSED ROOF)

3/32" = 1'-0"



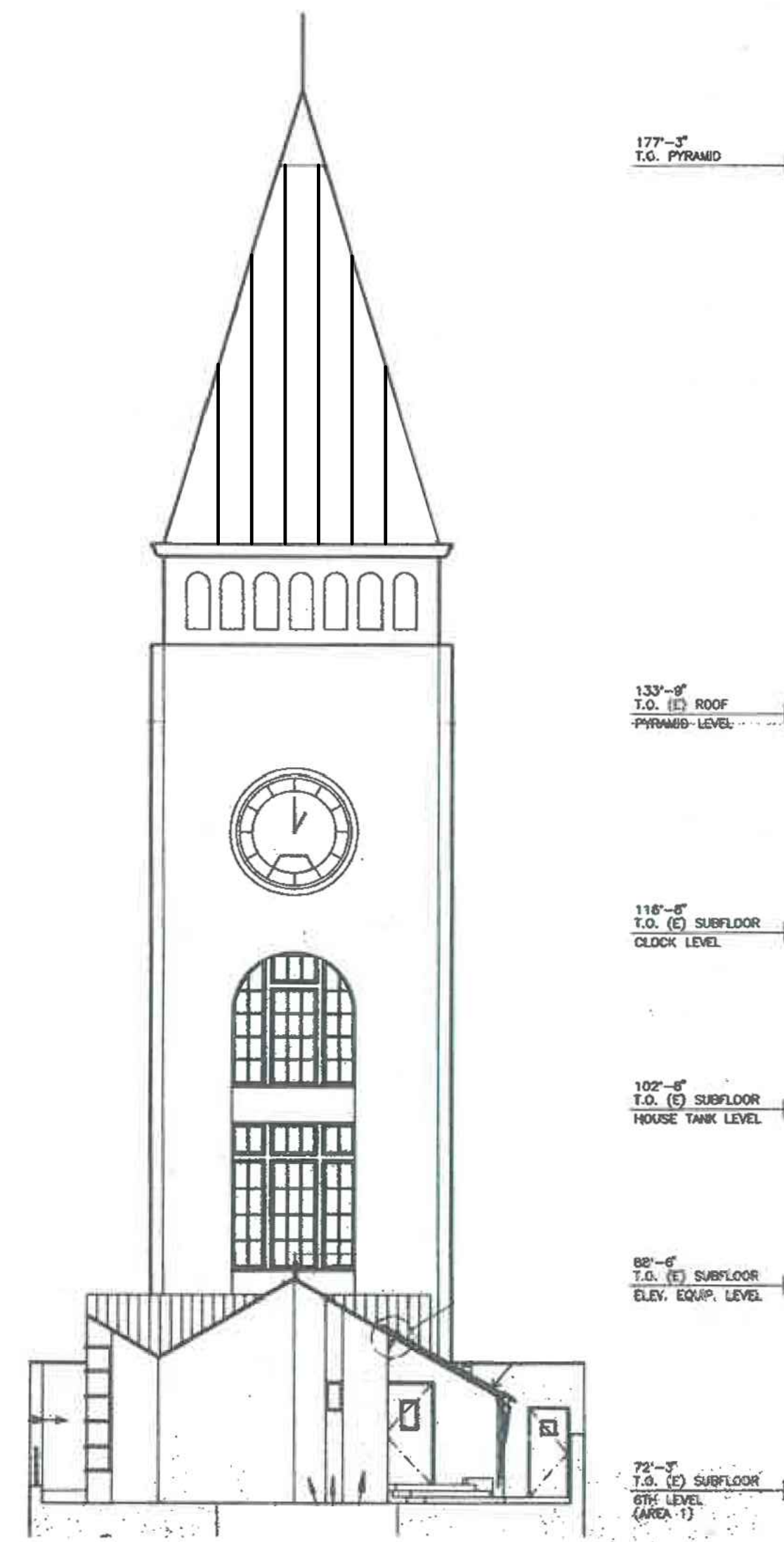
Architectural  
Resources Group

CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

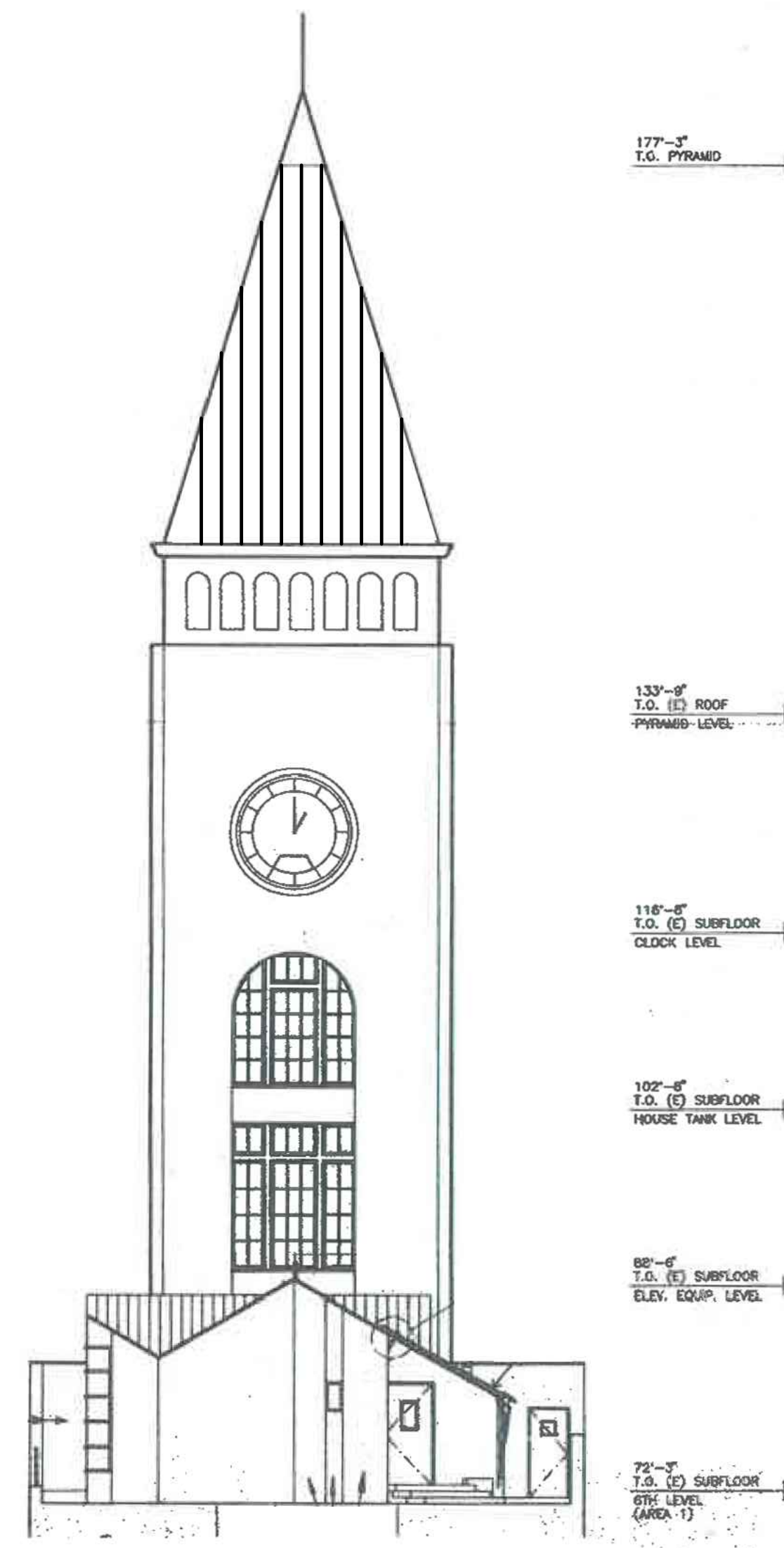
SEPTEMBER 1, 2021





EAST ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)  
3/32" = 1'-0"





EAST ELEVATION (AFTER INSTALLATION OF PROPOSED ROOF)  
3/32" = 1'-0"





+77'-1"  
T.O. PARAPET

+72'-3"  
T.O. (E) SUBFLR.  
6TH LEVEL  
(AREA 1)

+69'-3"  
T.O. (E) SUBFLR.  
5TH LEVEL  
(AREA 1)

+42'-6"  
S.O. (E) TRUSS

+30'-6"  
T.O. (E) SUBFLR.  
3RD LEVEL

+97'-7"  
T.O. PARAPET

+80'-8"  
T.O. (E) CONC.  
ROOF

+75'-8"  
T.O. (E) CONC.  
6TH LEVEL  
(AREA 2)

+60'-6"  
T.O. (E) CONC.  
5TH LEVEL  
(AREA 2)

+30'-6"  
T.O. (E) SUBFLR.  
3RD LEVEL

+17'-3"  
T.O. (E) SUBFLR.  
2ND LEVEL

**SOUTH ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)**

3/32" = 1'-0"





+77'-1"  
T.O. PARAPET

+72'-3"  
T.O. (E) SUBFLR.  
6TH LEVEL  
(AREA 1)

+69'-3"  
T.O. (E) SUBFLR.  
5TH LEVEL  
(AREA 1)

+42'-6"  
S.O. (E) TRUSS

+30'-6"  
T.O. (E) SUBFLR.  
3RD LEVEL

+97'-7"  
T.O. PARAPET

+80'-8"  
T.O. (E) CONC.  
ROOF

+75'-8"  
T.O. (E) CONC.  
6TH LEVEL  
(AREA 2)

+60'-6"  
T.O. (E) CONC.  
5TH LEVEL  
(AREA 2)

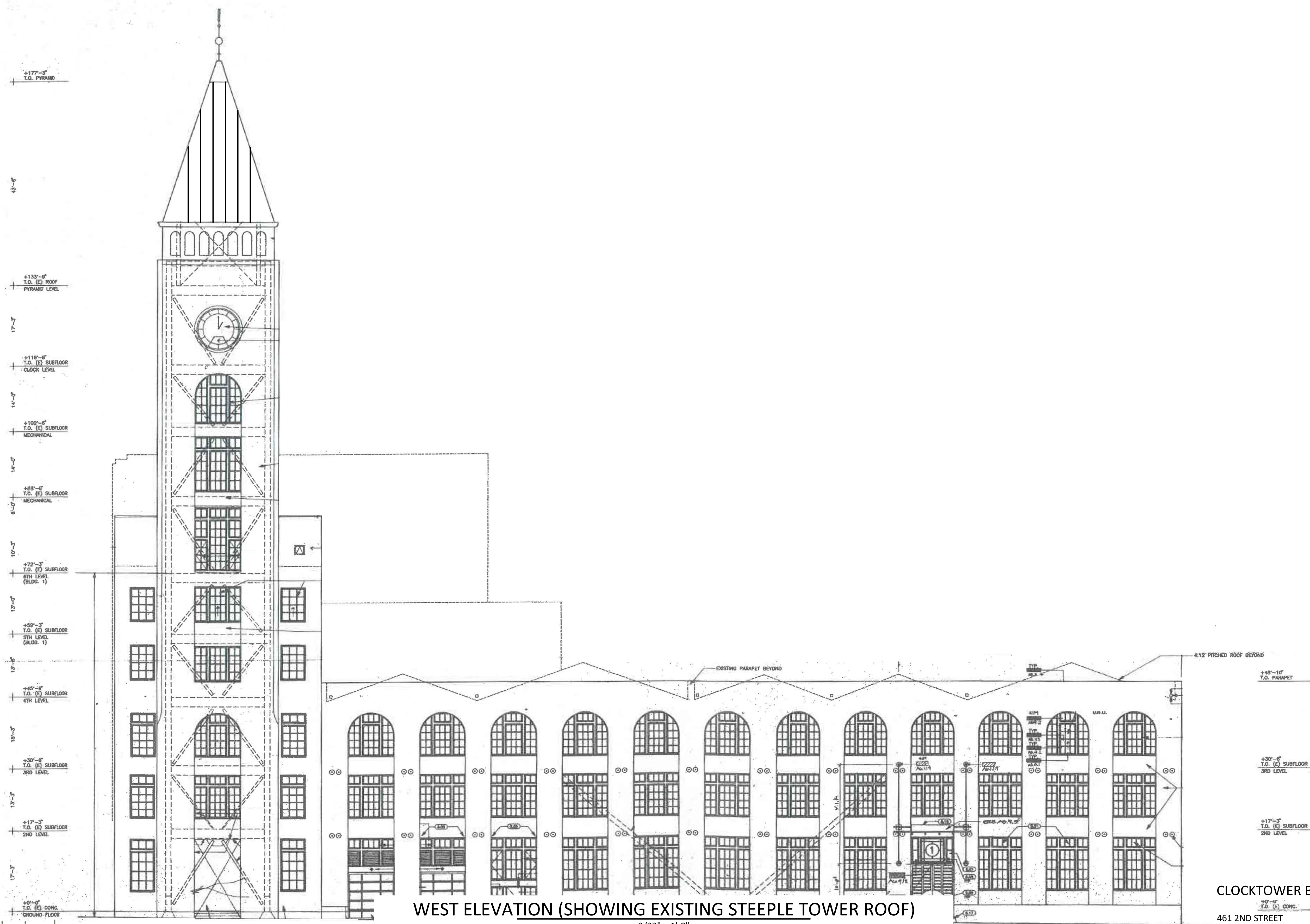
+30'-6"  
T.O. (E) SUBFLR.  
3RD LEVEL

+17'-3"  
T.O. (E) SUBFLR.  
2ND LEVEL

**SOUTH ELEVATION (AFTER INSTALLATION OF PROPOSED ROOF)**

3/32" = 1'-0"





WEST ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)

3/32" = 1'-0"

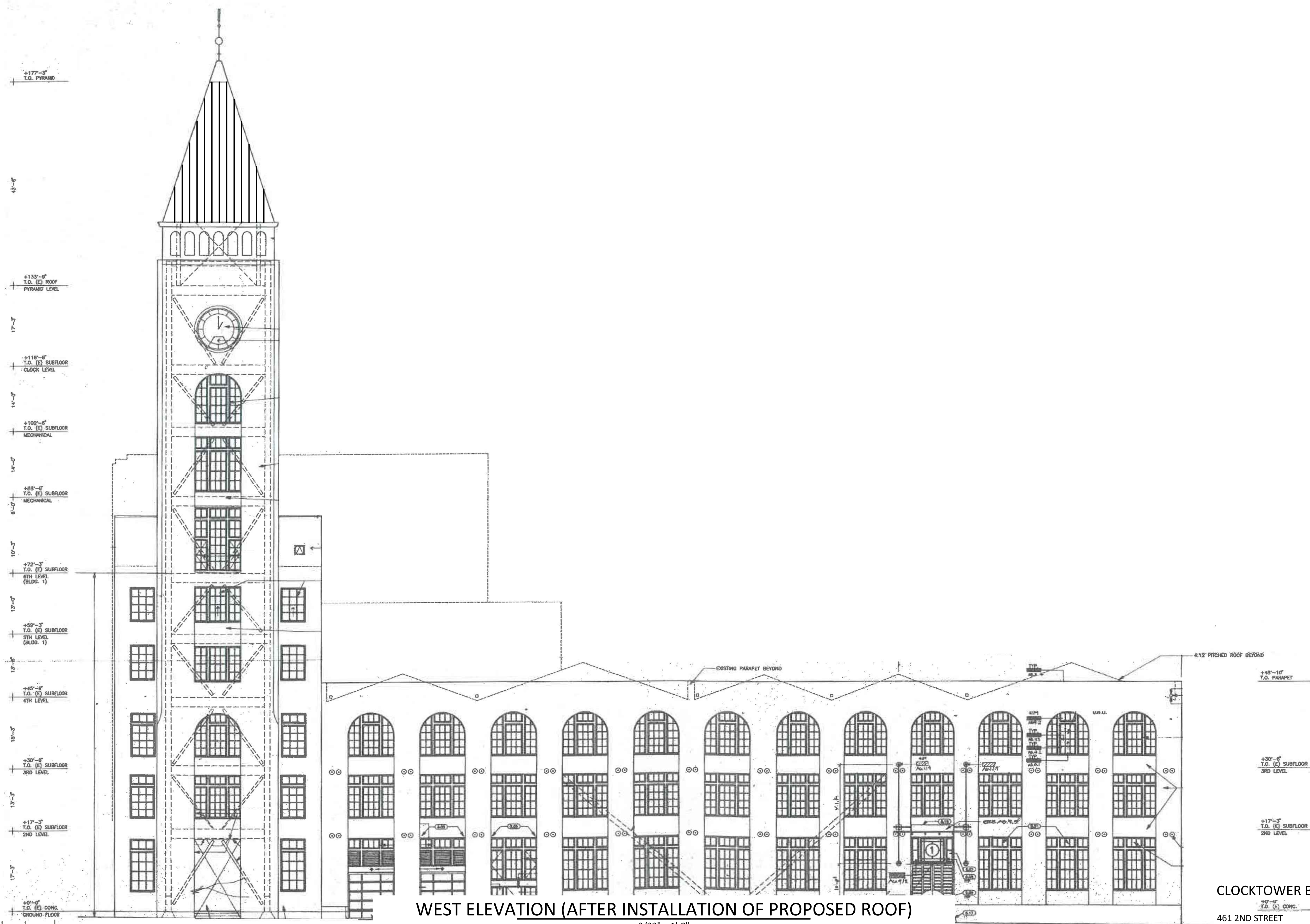
CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

SEPTEMBER 1, 2021







WEST ELEVATION (AFTER INSTALLATION OF PROPOSED ROOF)

3/32" = 1'-0"

CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

SEPTEMBER 1, 2021

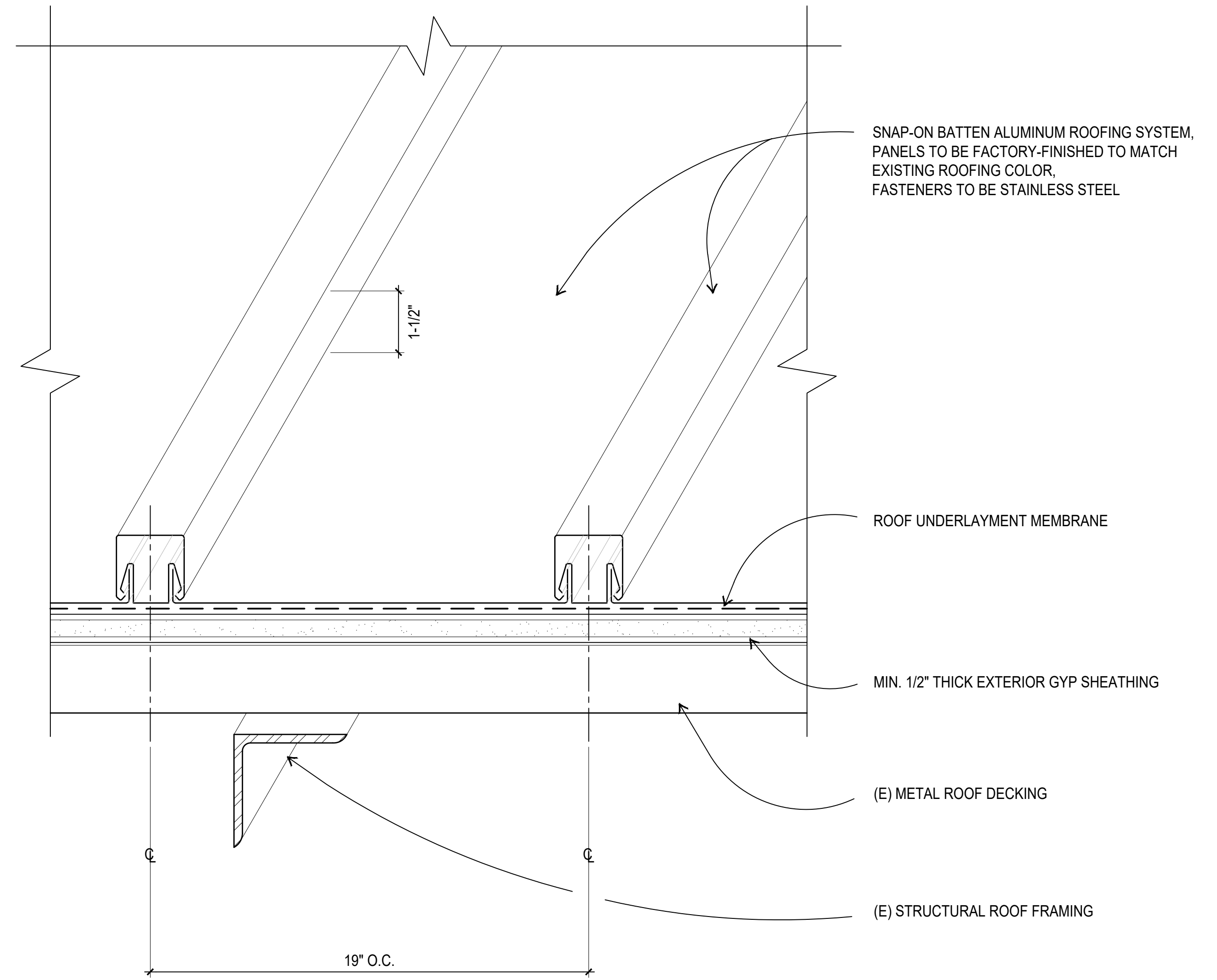


Architectural  
Resources Group





1 EXISTING SNAP-ON BATTEN METAL ROOF DETAIL  
NOT TO SCALE  
IMG\_6005.JPG



2 PROPOSED SNAP-ON BATTEN METAL ROOF ASSEMBLY  
SCALE: 6" = 1'-0"  
X-DETAILS-ROOF.DWG



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b> 461 02ND ST		<b>Block/Lot(s)</b> 3764071
<b>Case No.</b> 2021-009109PRJ		<b>Permit No.</b>
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>  Remove and replace clocktower steeple roof.  Remove and replace 8 metal windows.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> <input type="checkbox"/> <b>Maher</b> or <input type="checkbox"/> <b>Cortese</b> Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Monica Giacomucci</p>	



**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (Attach HRER Part I)  <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify):  <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input checked="" type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : Re-roofing with new snap-on batten roof system
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Monica Giacomucci	

**STEP 6: EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Preservation Commission Hearing	<b>Signature:</b> Monica Giacomucci
		12/20/2021
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

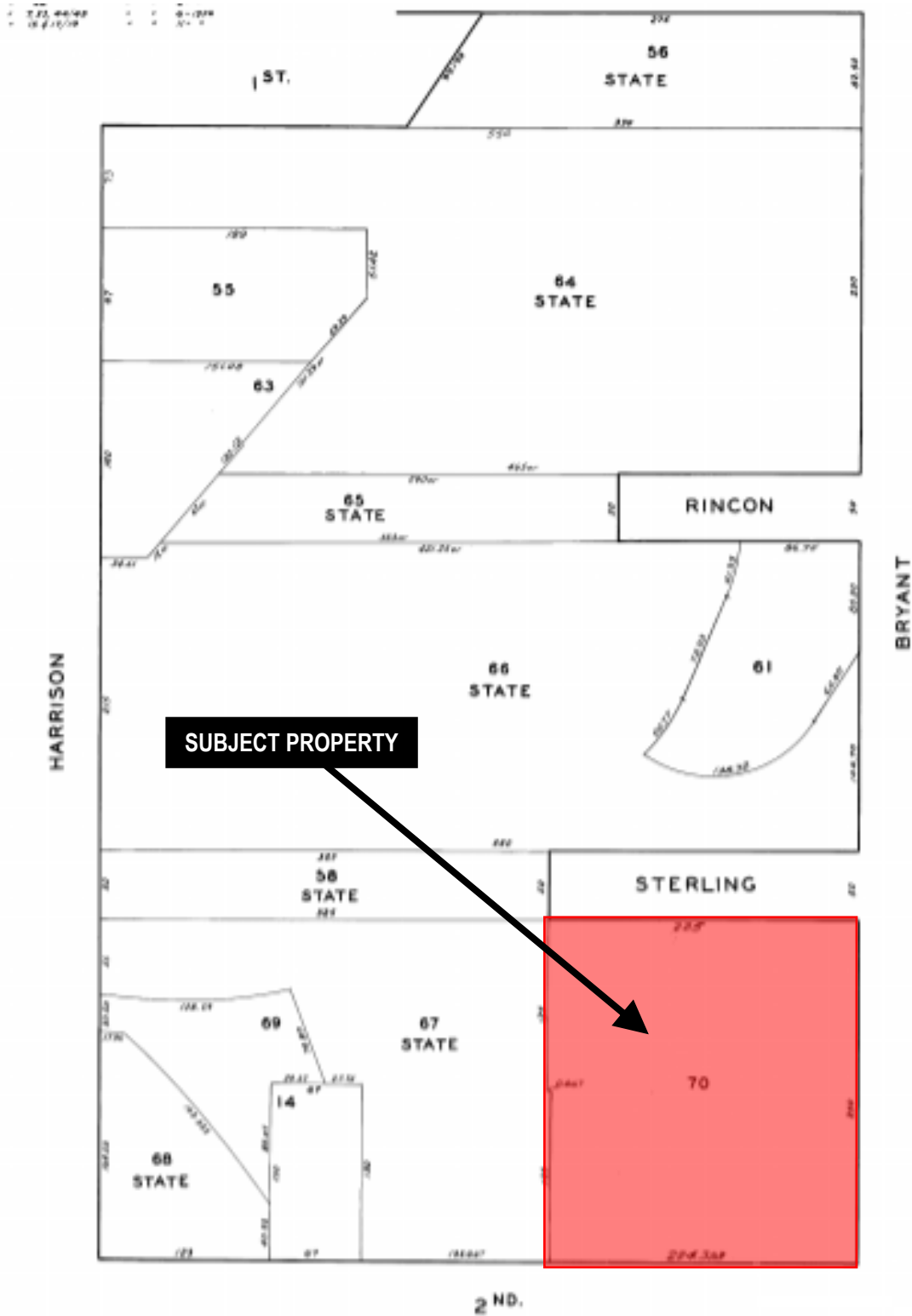
- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

**Planner Name:**

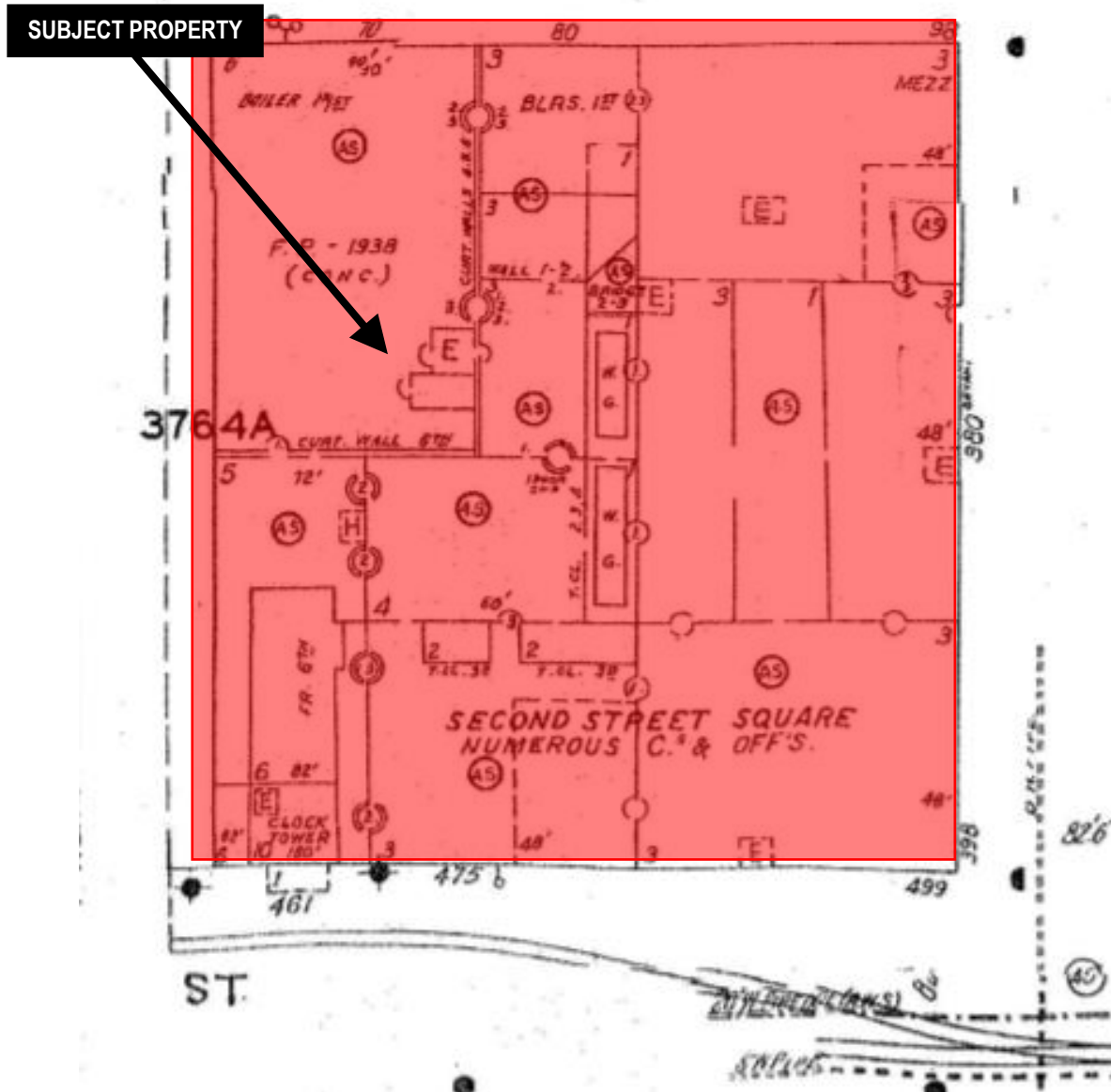
**Date:**

# Parcel Map



Discretionary Review Hearing  
Case Number 2007.0595D  
MCD - San Francisco Patient's Cooperative  
350 Divisadero Street

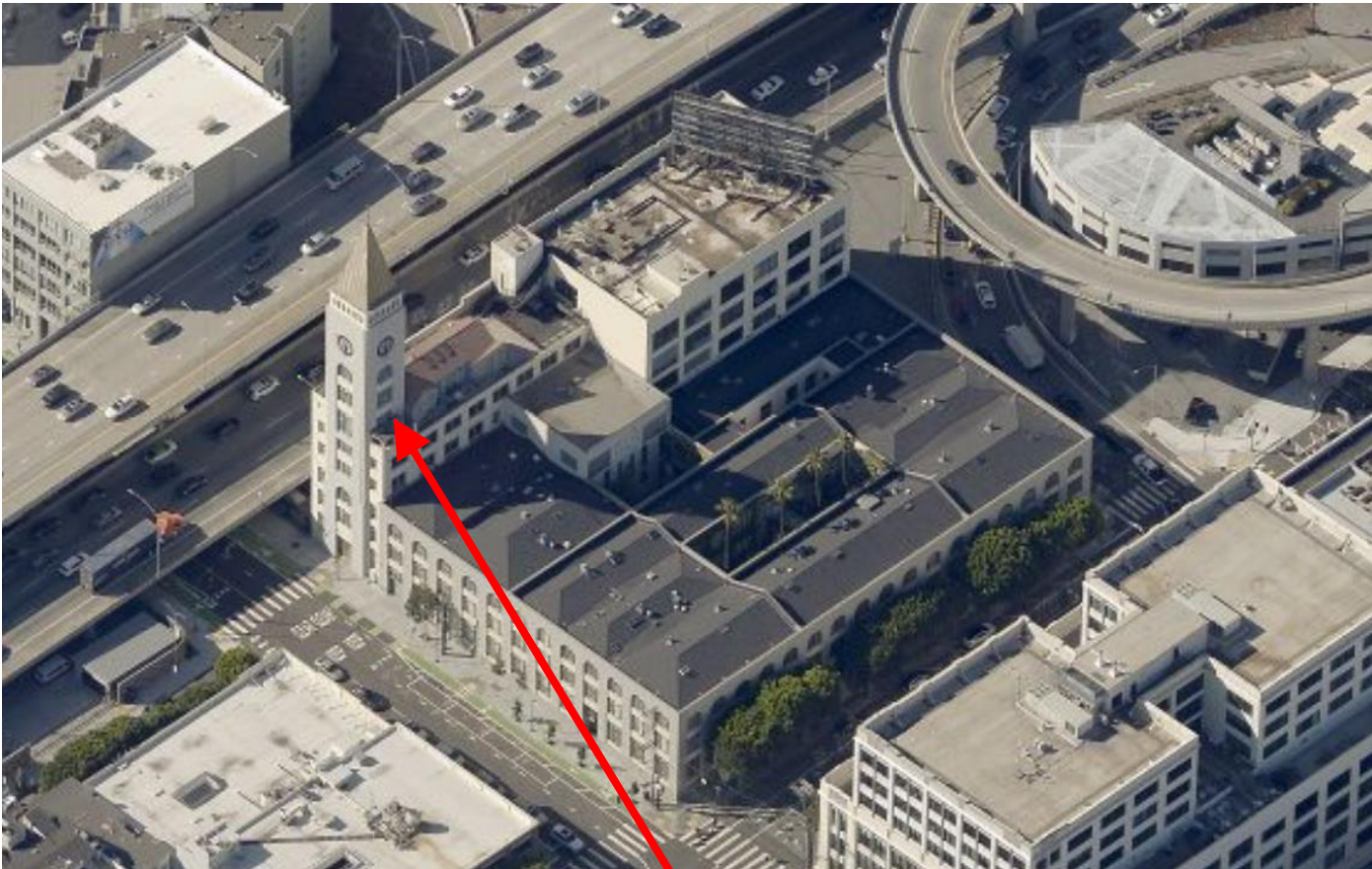
# Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



# Aerial Photo – View 1



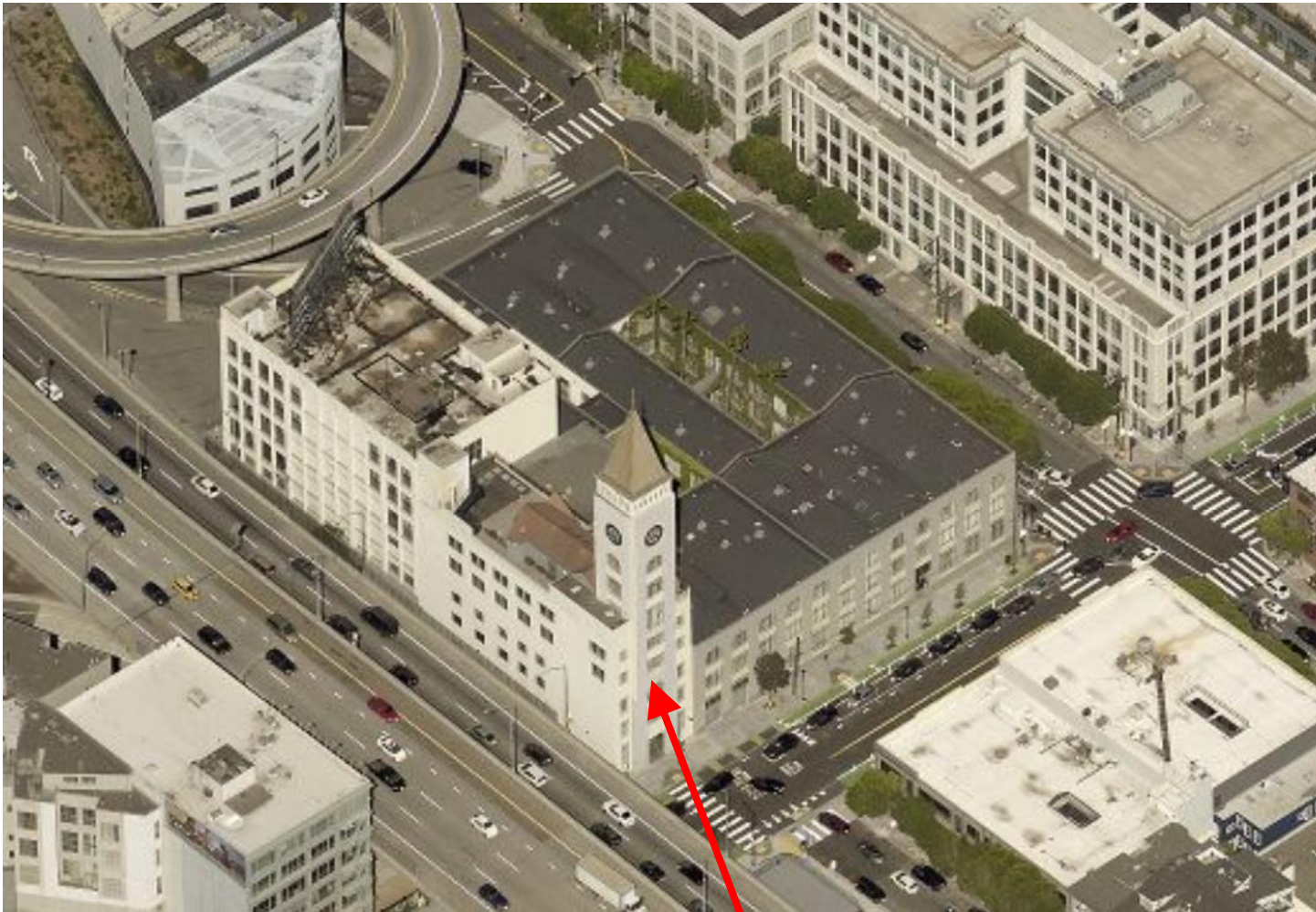
**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2021-009109COA  
Clocktower Building  
461 2<sup>nd</sup> Street



# Aerial Photo – View 2



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2021-009109COA  
Clocktower Building  
461 2<sup>nd</sup> Street

# Aerial Photo – View 3



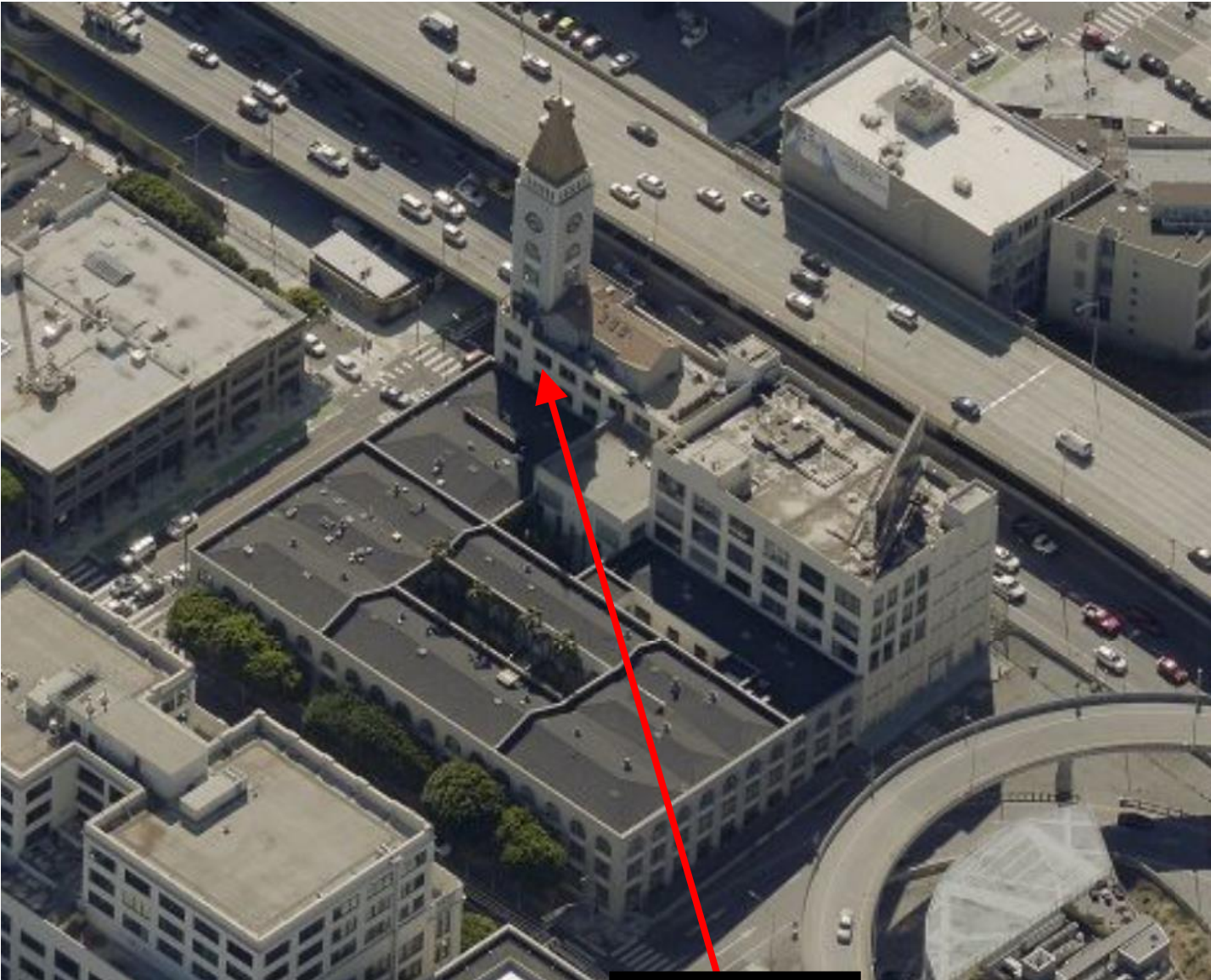
**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2021-009109COA  
Clocktower Building  
461 2<sup>nd</sup> Street



# Aerial Photo – View 3



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2021-009109COA  
Clocktower Building  
461 2<sup>nd</sup> Street

# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2021-009109COA  
Clocktower Building  
461 2nd Street

# Site Photo



Certificate of Appropriateness Hearing  
Case Number 2021-009109COA  
Clocktower Building  
461 2<sup>nd</sup> Street





# CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

## STEEPLE TOWER ROOF REPLACEMENT LIMITED WINDOW REPLACEMENT



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Resources Group

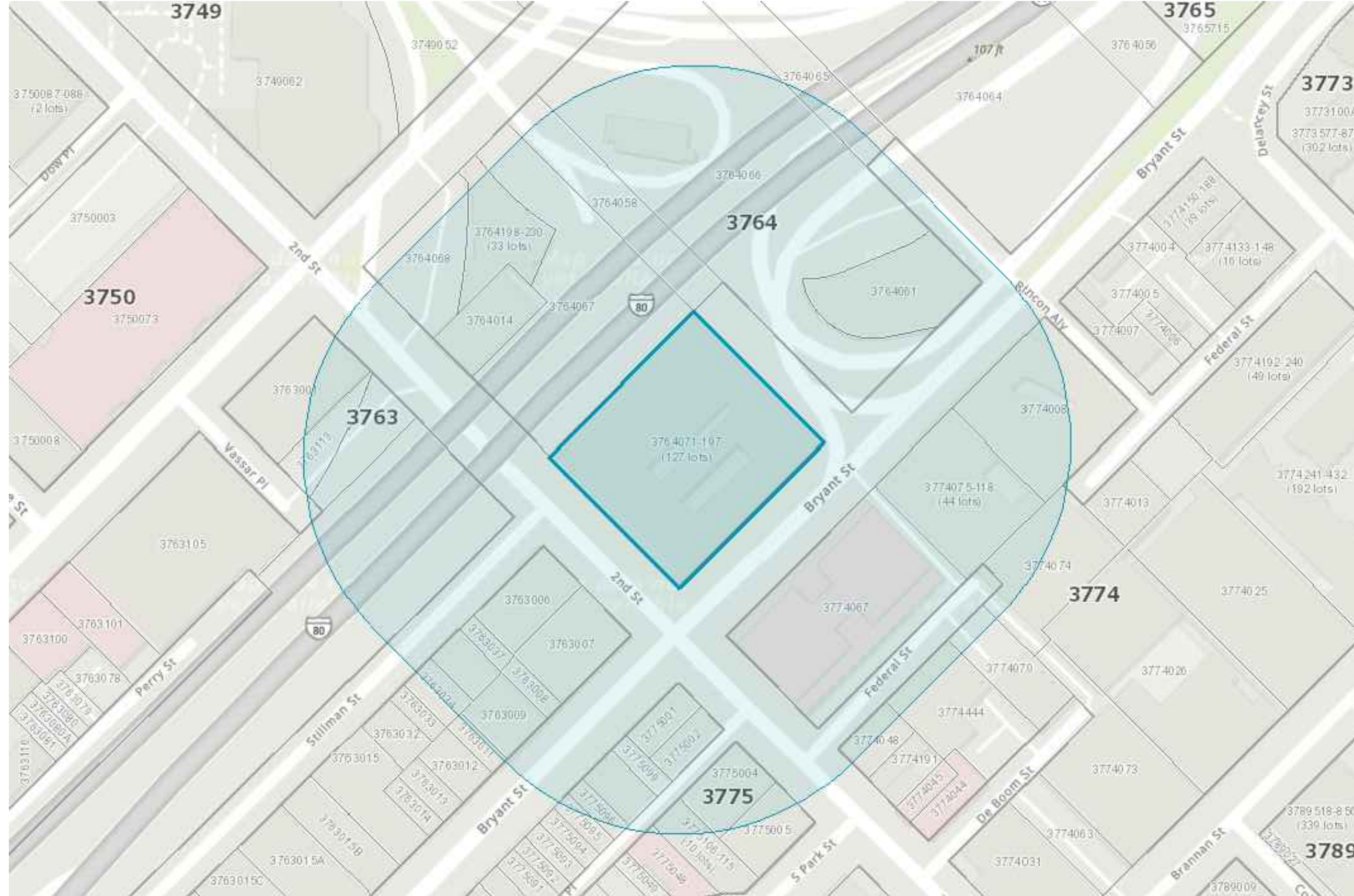
TITLE SHEET  
NOT TO SCALE

CLOCKTOWER BUILDING

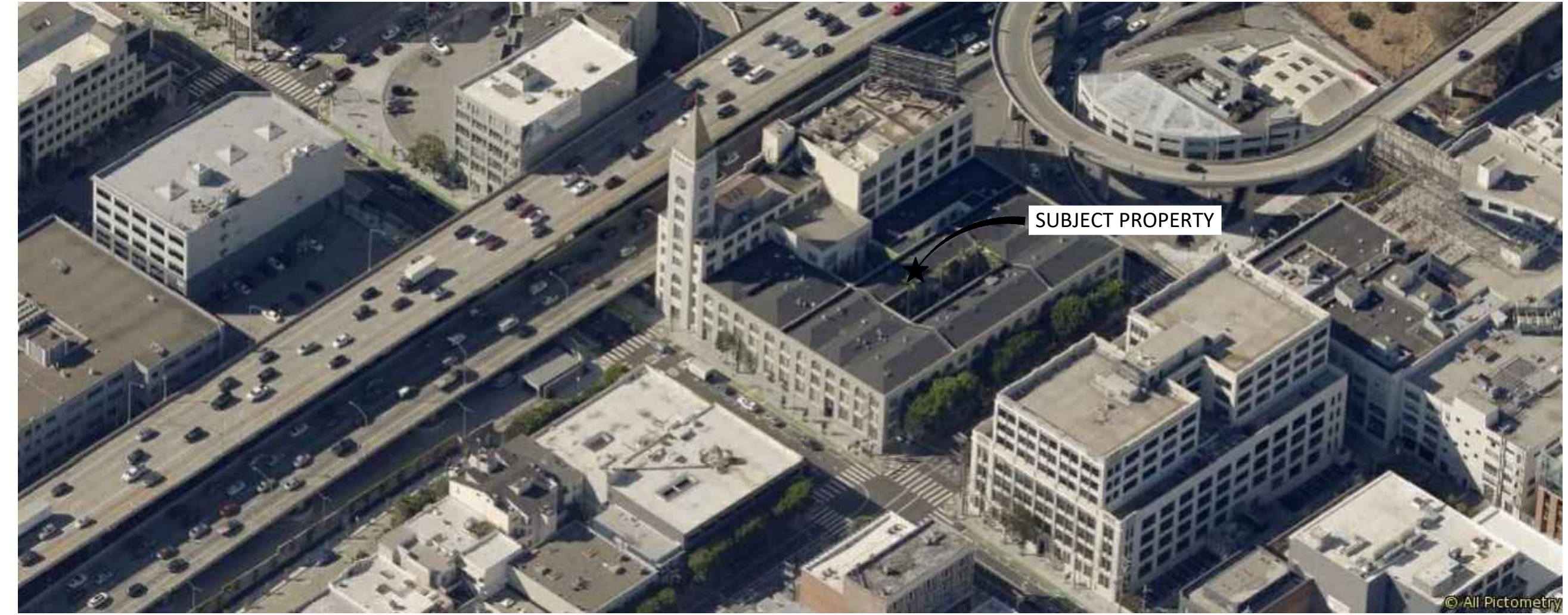
461 2ND STREET  
SAN FRANCISCO, CA 94107

JANUARY 4, 2022

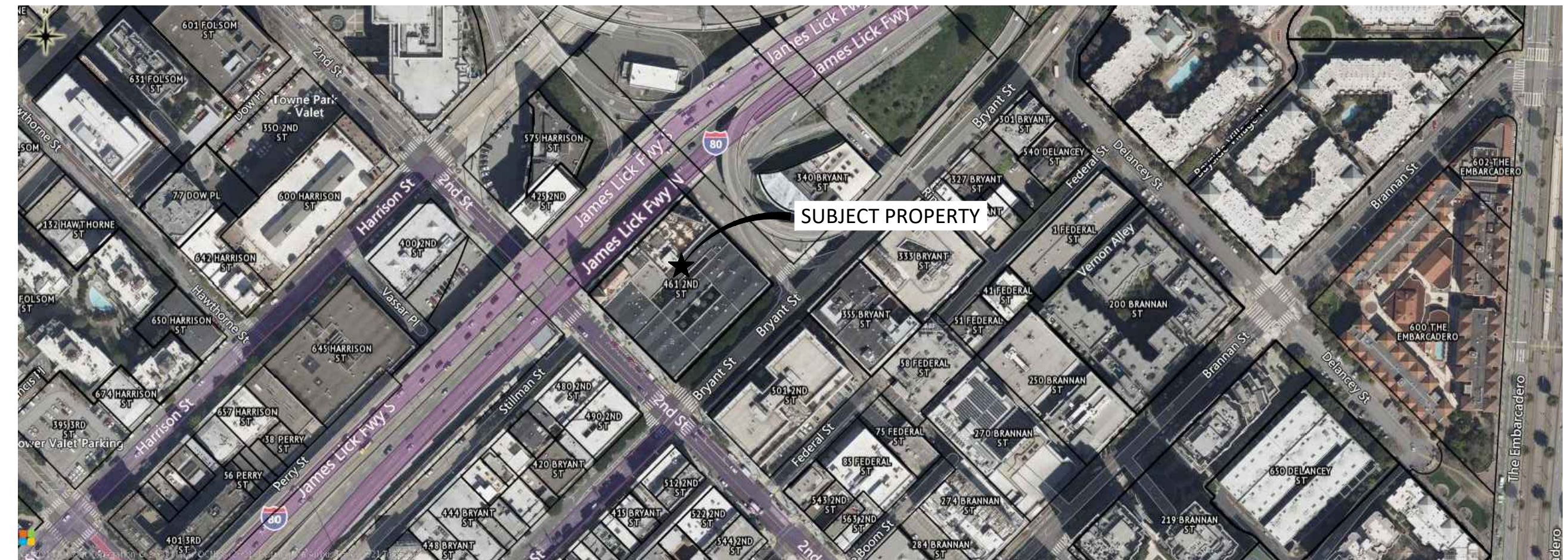




1 MAP SHOWING ALL PROPERTIES WITHIN THE 300-FOOT RADIUS OF THE CLOCKTOWER BUILDING  
SOURCE: SFPIM



2 BIRD'S EYE VIEW  
SOURCE: SFGIS EAGLEVIEW



3 AERIAL VIEW  
SOURCE: SFGIS EAGLEVIEW



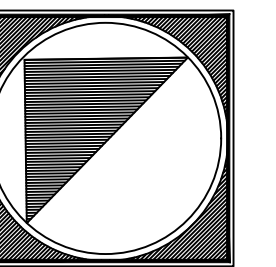
Architectural  
Resources Group

SITE PLAN  
NOT TO SCALE

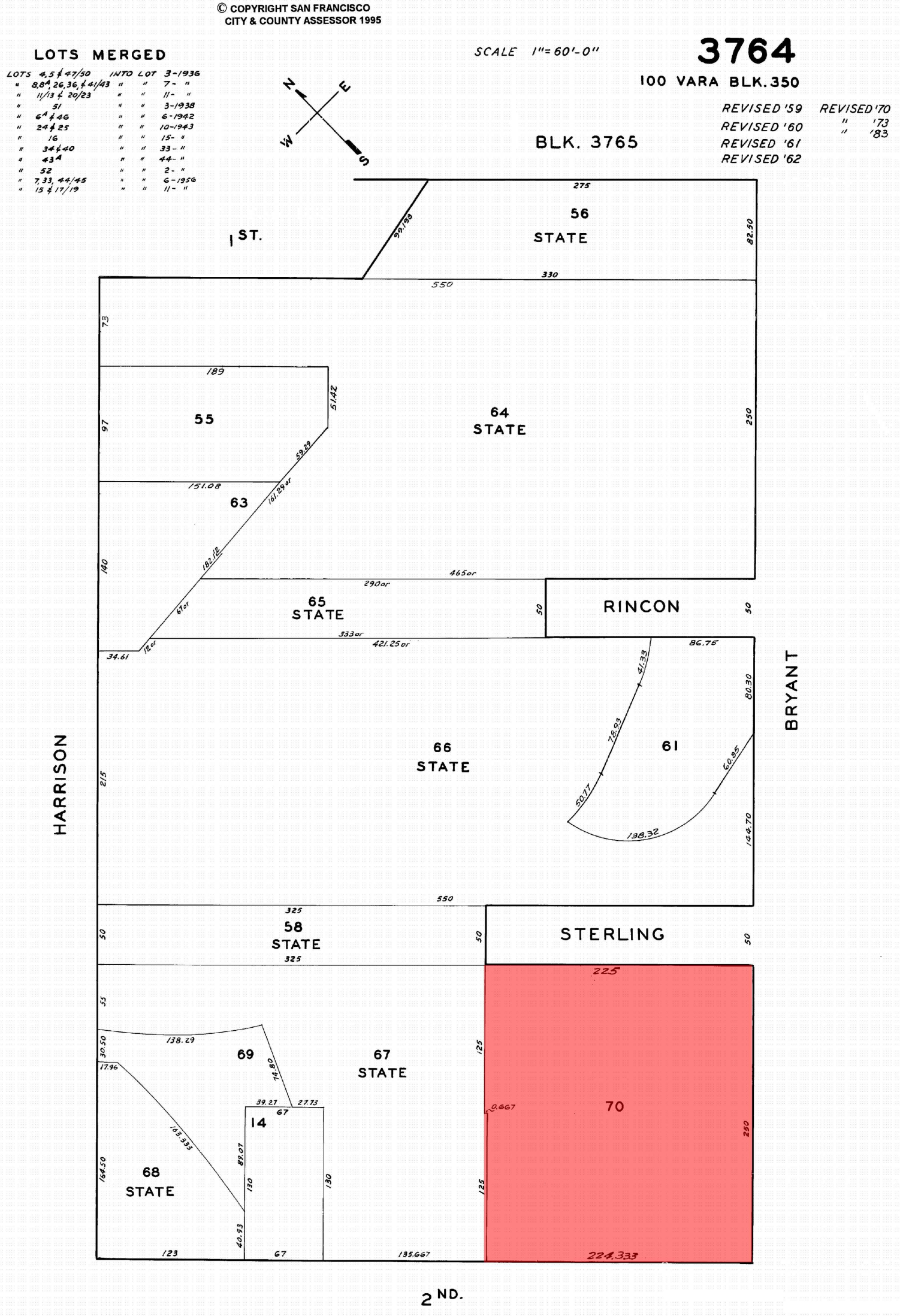
CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

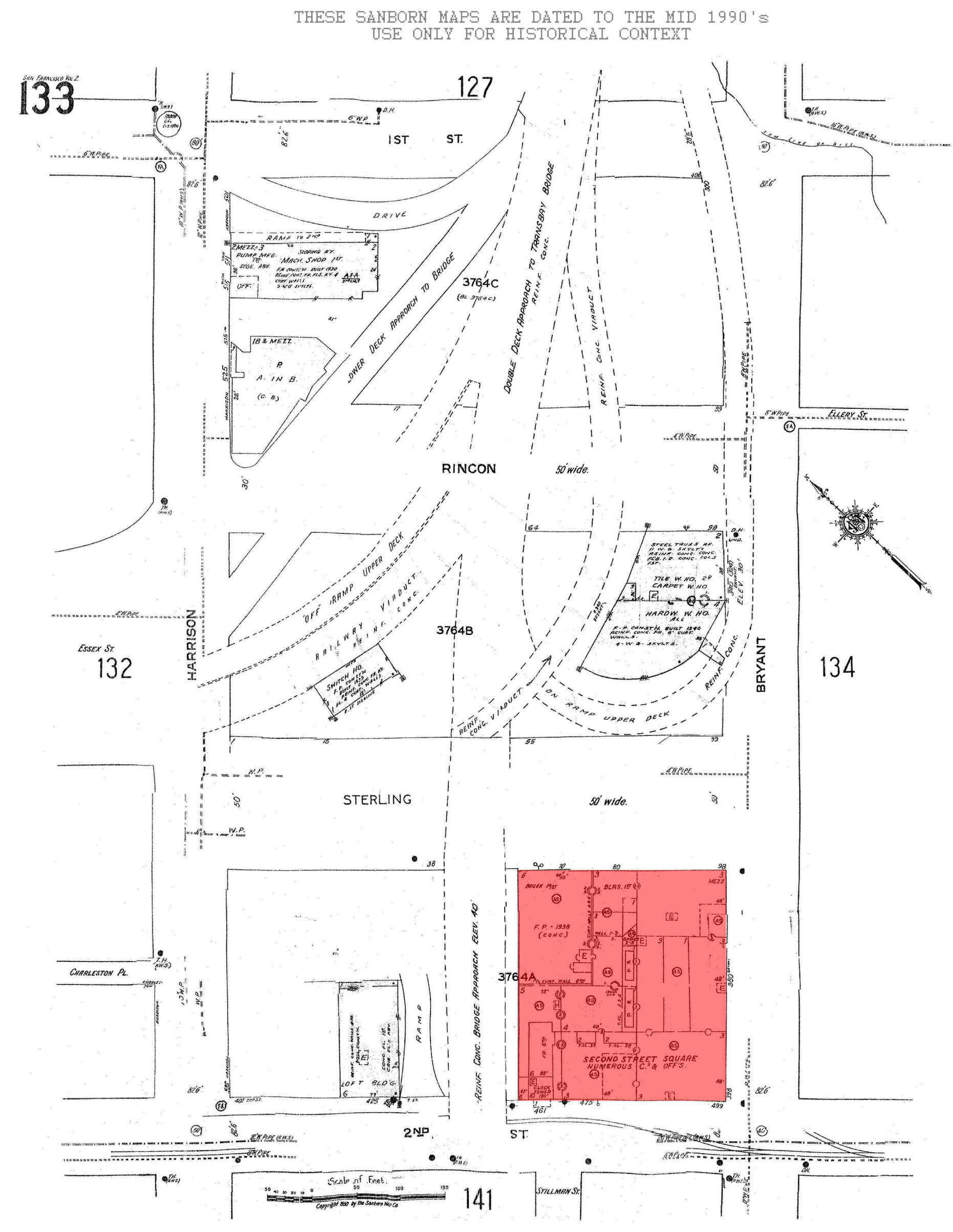
JANUARY 4, 2022







1 PARCEL MAP (SUBJECT PROPERTY INDICATED IN RED)  
SOURCE: SFPIM



2 SANBORN MAP (SUBJECT PROPERTY INDICATED IN RED)  
SOURCE: SFPIM | THE SANBORN MAPS IN SAN FRANCISCO HAVE NOT BEEN UPDATED SINCE 1998, AND THIS MAP MAY NOT ACCURATELY REFLECT EXISTING CONDITIONS.





1 BIRD'S EYE VIEW OF CLOCKTOWER BUILDING, 201X  
PC: UNKNOWN



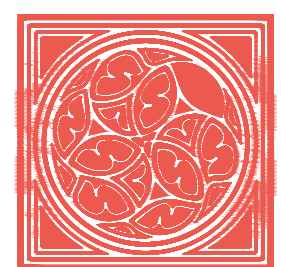
2 BIRD'S EYE VIEW OF WEST ELEVATION, 201X  
PC: UNKNOWN



3 VIEW OF SOUTH AND WEST ELEVATIONS, 2021  
PC: ARG



4 EAST ELEVATION, 2019  
PC: OPEN HOMES PHOTOGRAPHY, VIA COMPASS.COM



Architectural  
Resources Group

OVERALL BUILDING PHOTOS

NOT TO SCALE

CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

JANUARY 4, 2022

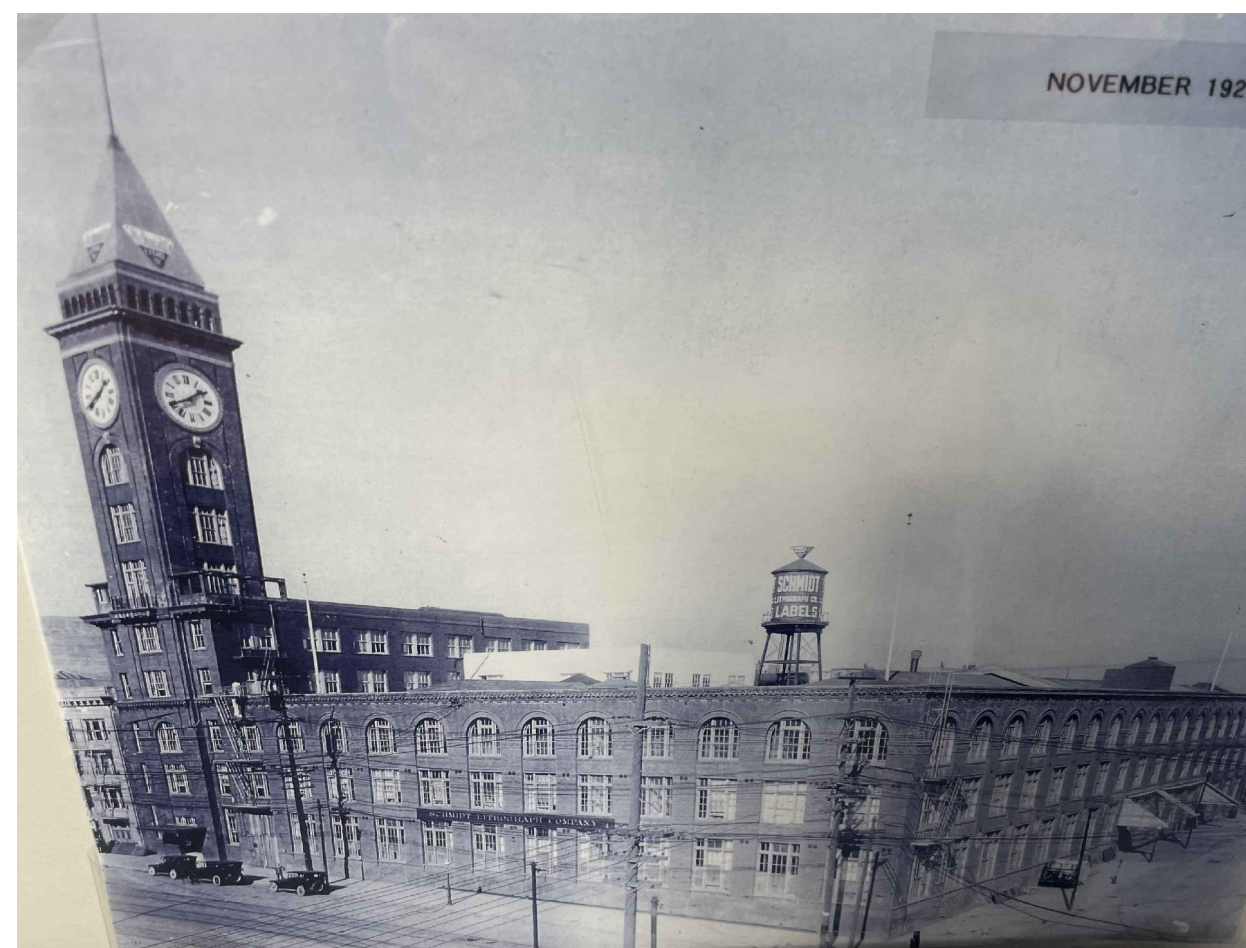




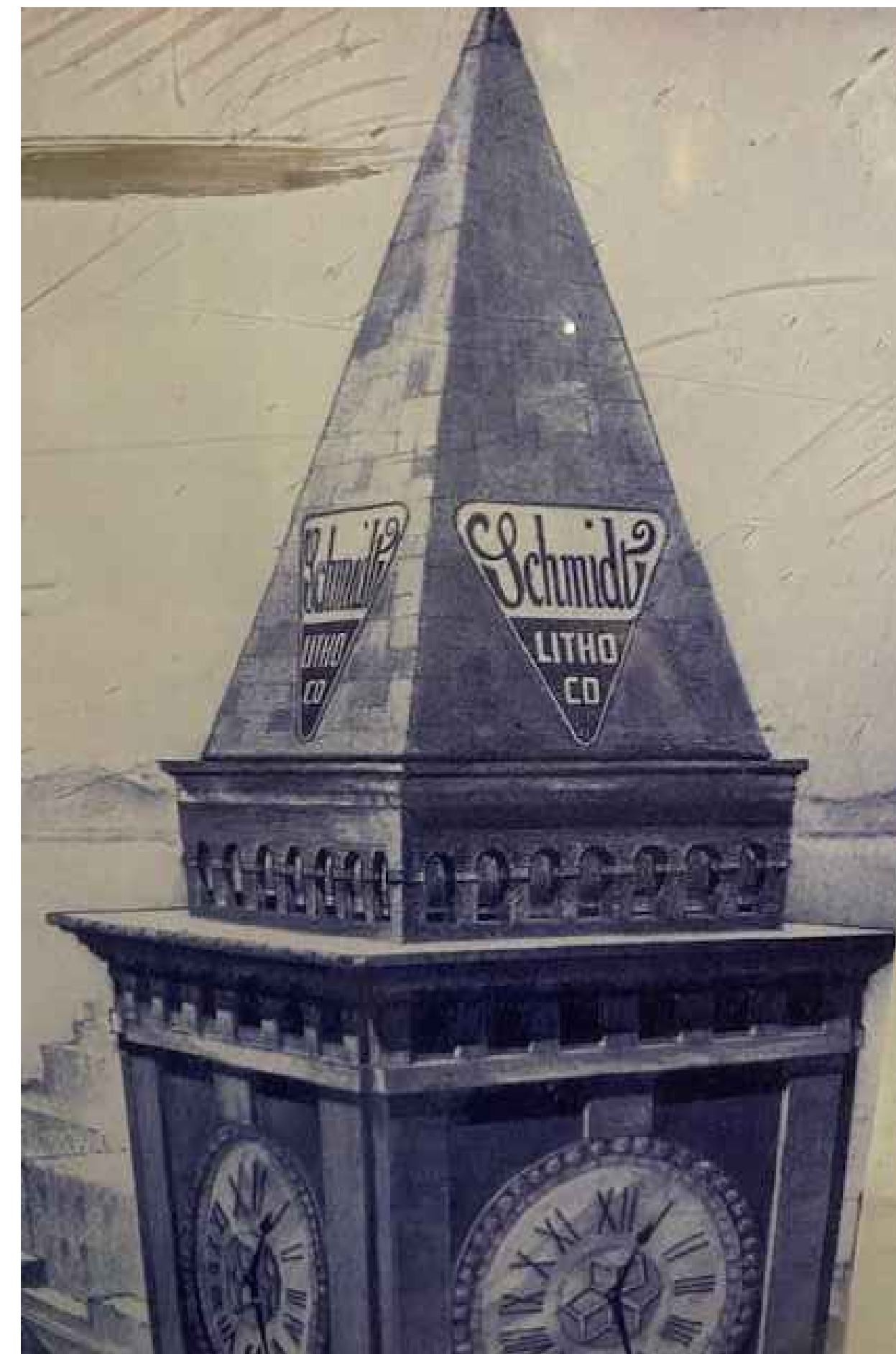
1 STEEPLE TOWER IN CONSTRUCTION, DATE UNKNOWN  
PC: UNKNOWN



2 CLOCKTOWER BUILDING, C1920  
PC: UNKNOWN



3 CLOCKTOWER BUILDING, 1920  
PC: UNKNOWN



4 ILLUSTRATION SHOWING ORIG. ROOF, C1920  
PC: UNKNOWN



5 BIRD'S EYE VIEW, 1935  
PC: UNKNOWN



6 VIEW OF CLOCKTOWER BUILDING, 1986  
PC: PAT JACOBSEN





1 GEN. SOILING, WEATHERED FINISH, DISP. BATTENS  
PC: ARG



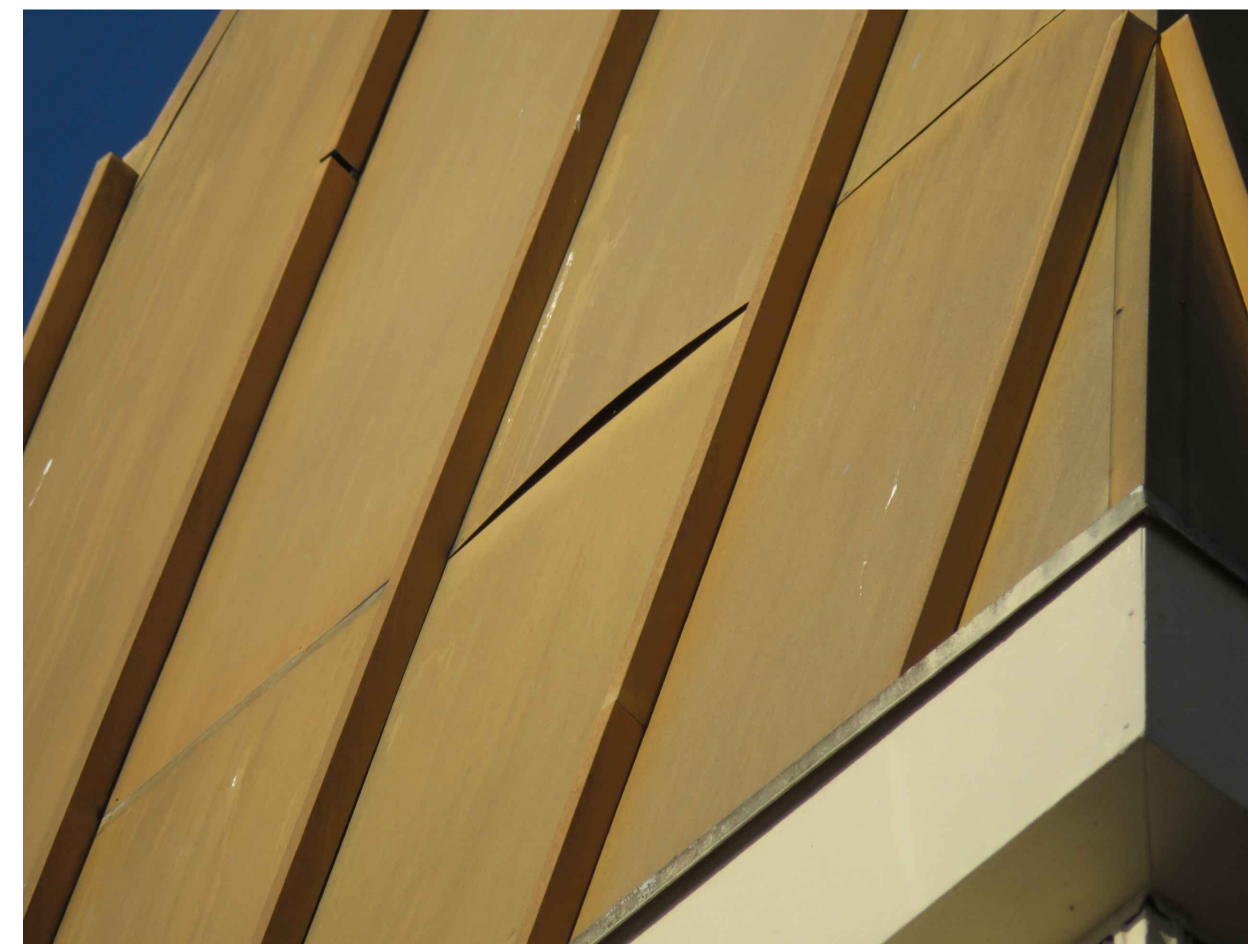
2 WEATHERED FINISH  
PC: ARG



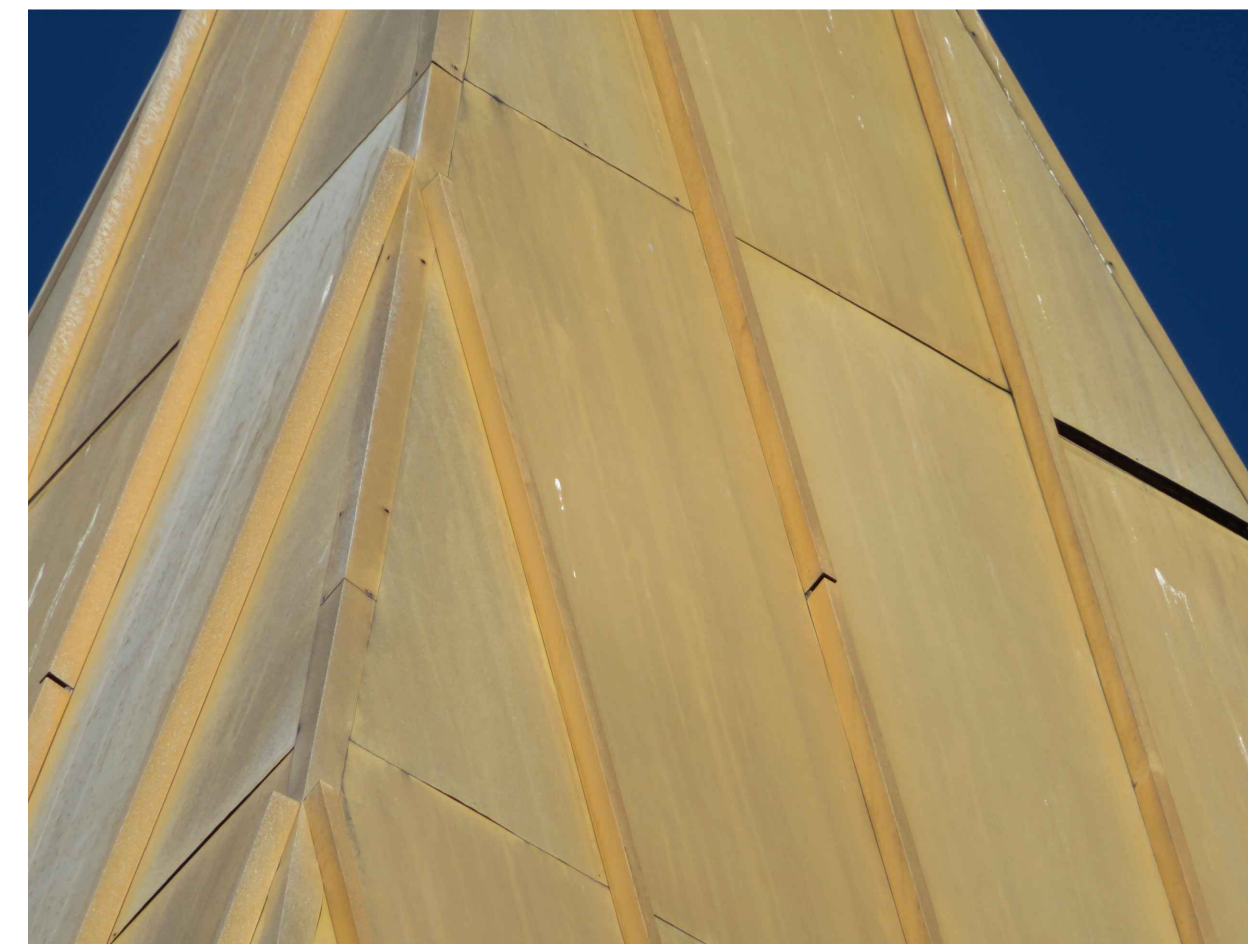
3 GENERAL SOILING AND BIRD EXCREMENT  
PC: ARG/CS



4 WEATHERED FINISH AND DISPLACED BATTENS  
PC: ARG/CS

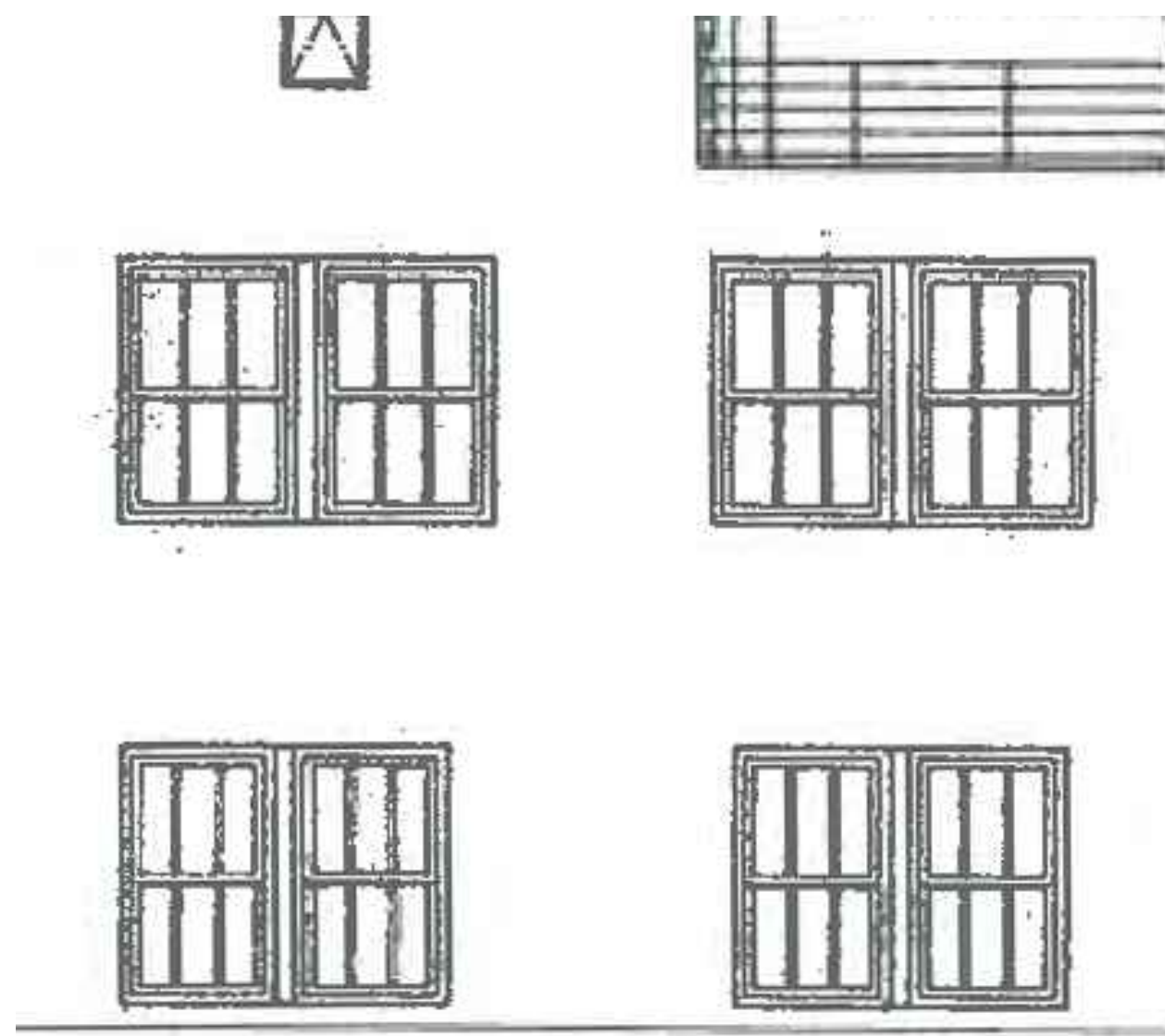


5 RAISED PANEL  
PC: ARG

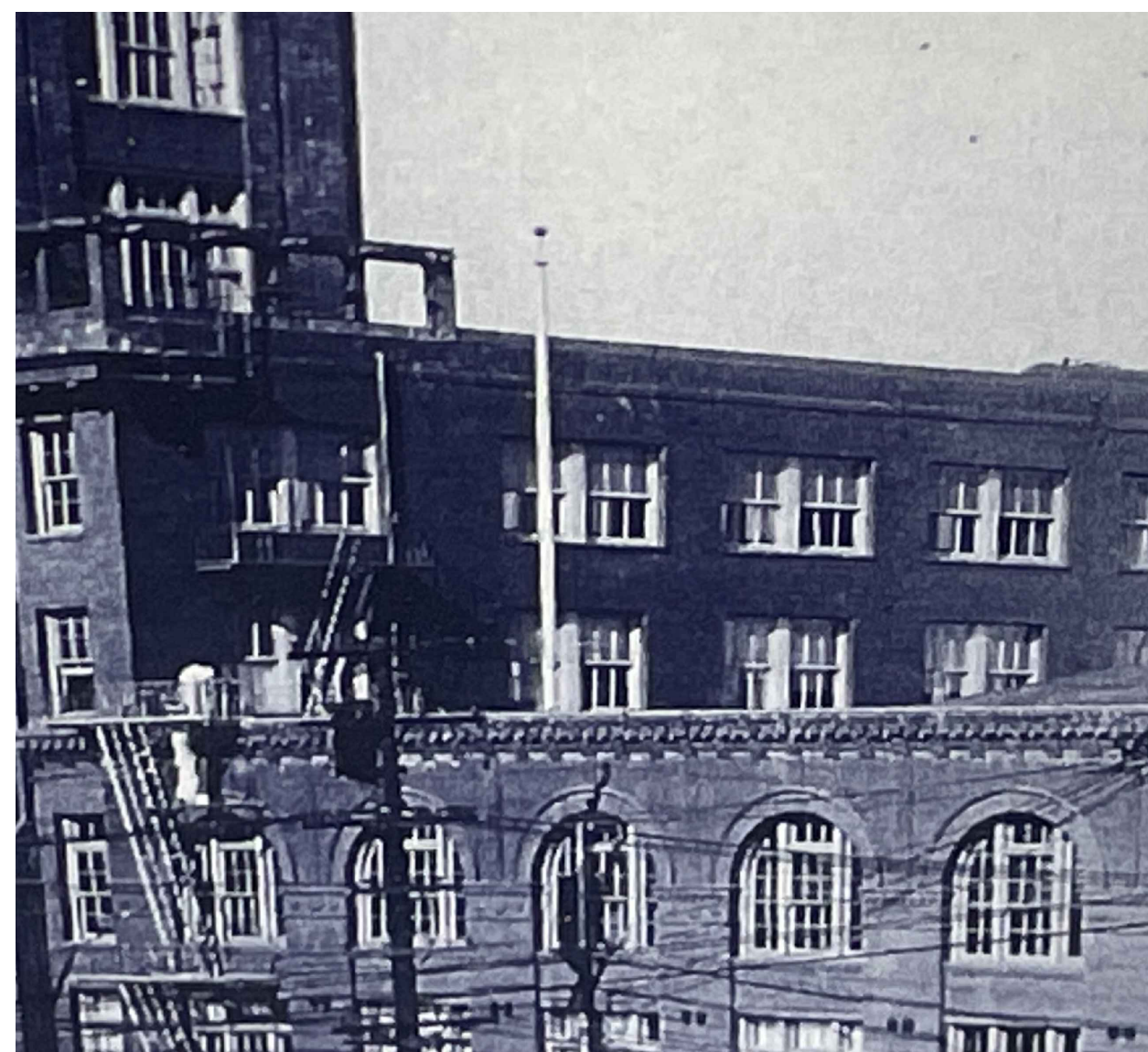


6 RAISED AND DETACHED PANEL  
PC: ARG





1 ORIG. DOUBLE-HUNG 3-OVER-3 WOOD WIND. @ SOUTH E.  
SOURCE: DRAWINGS DATE UNKNOWN



2 ORIG. DOUBLE-HUNG 3-OVER-3 WOOD WIND. @ SOUTH E.  
PC: UNKNOWN (YEAR: 1920)



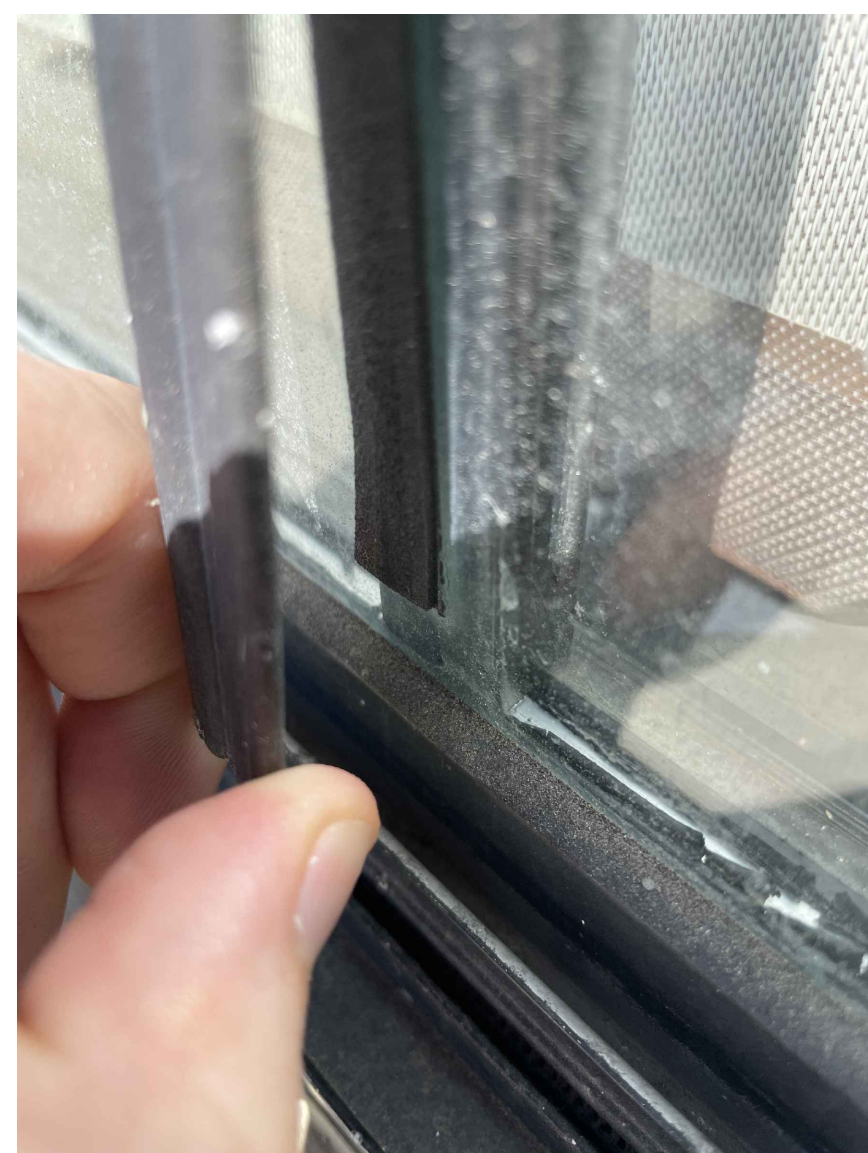
3 EXISTING DOUBLE-HUNG 2-OVER-2 METAL WINDOWS  
PC: ARG



4 EXISTING DOUBLE-HUNG 2-OVER-2 METAL WINDOWS  
PC: ARG/CS



5 EXISTING DOUBLE-HUNG 2-OVER-2 METAL WINDOWS  
PC: ARG/CS



6 ADHESIVE FAILURE AT MUNTIN  
PC: ARG/CS

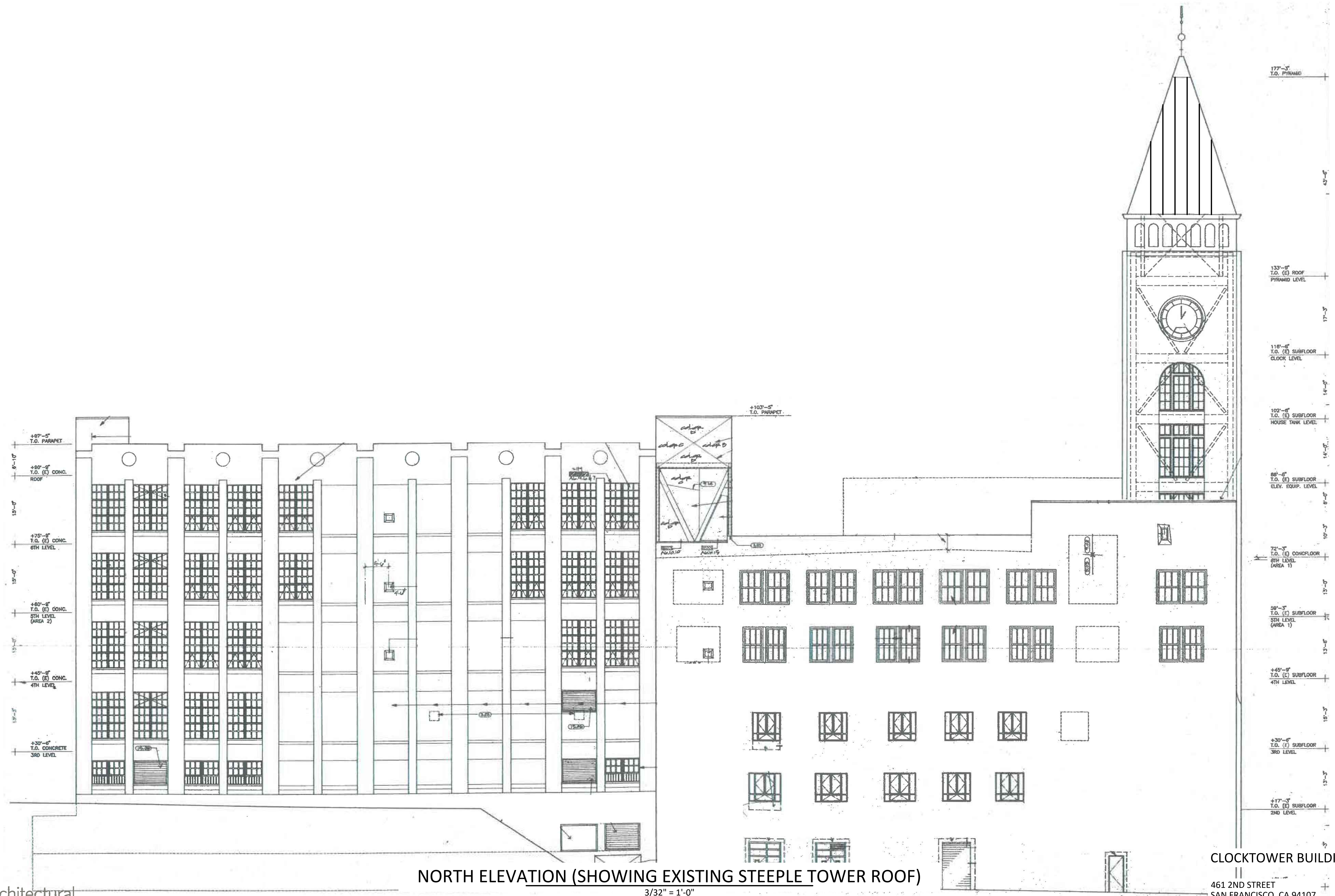


7 ADHESIVE FAILURE AT MUNTIN  
PC: ARG



8 DETERIORATED GASKET  
PC: ARG





NORTH ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)

3/32" = 1'-0"



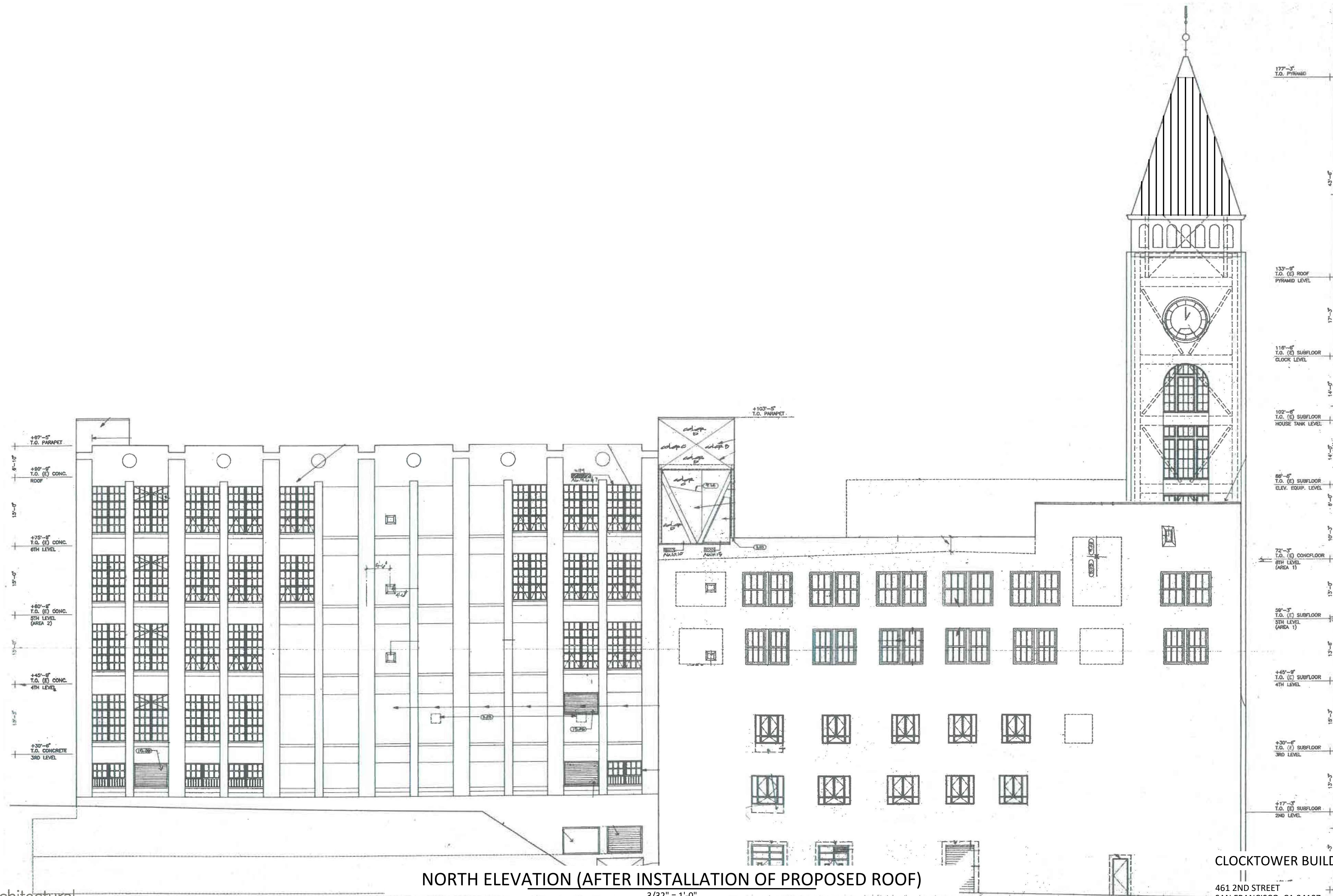
Architectural  
Resources Group

CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

JANUARY 4, 2022





NORTH ELEVATION (AFTER INSTALLATION OF PROPOSED ROOF)

3/32" = 1'-0"



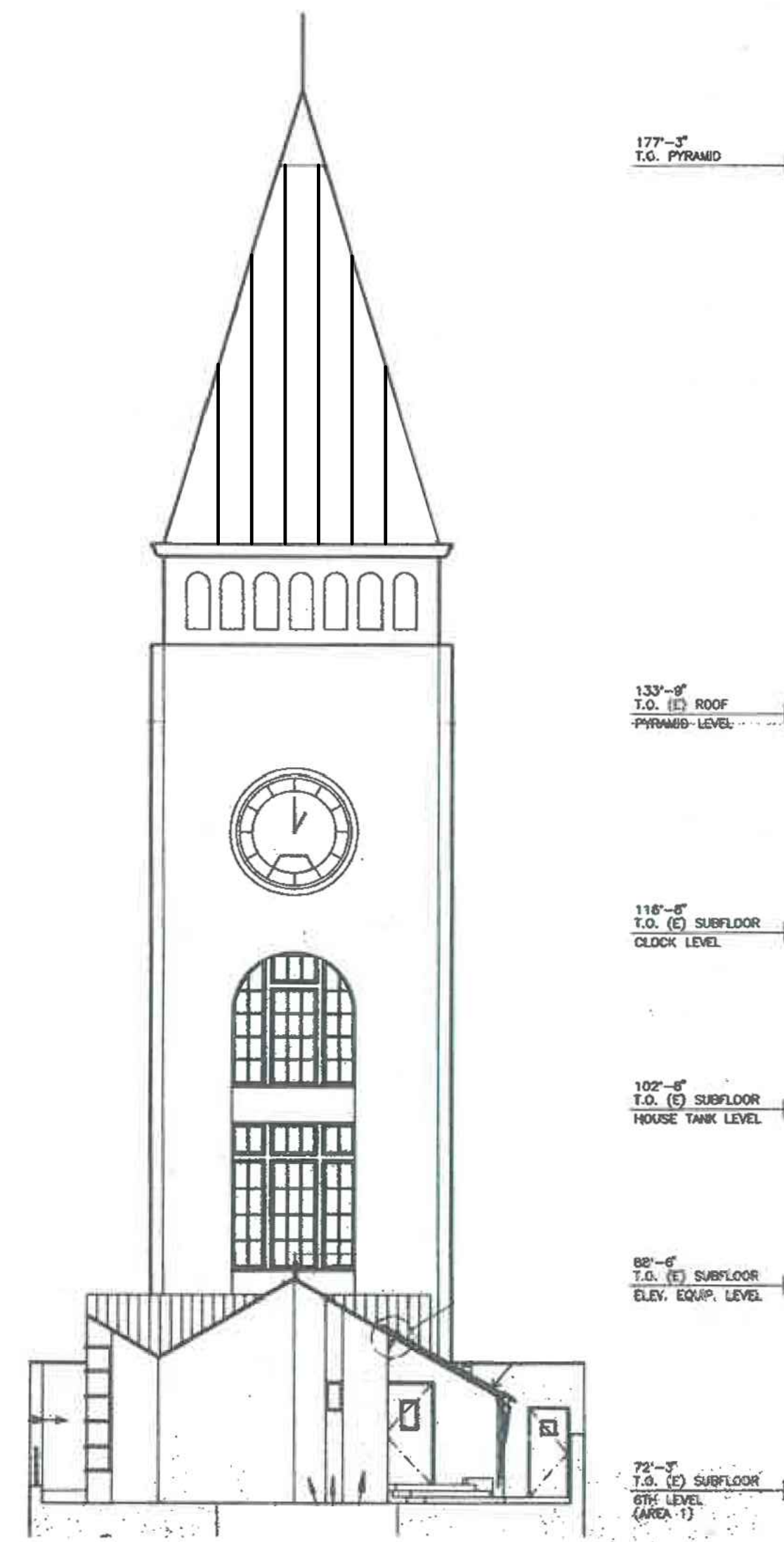
Architectural  
Resources Group

CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

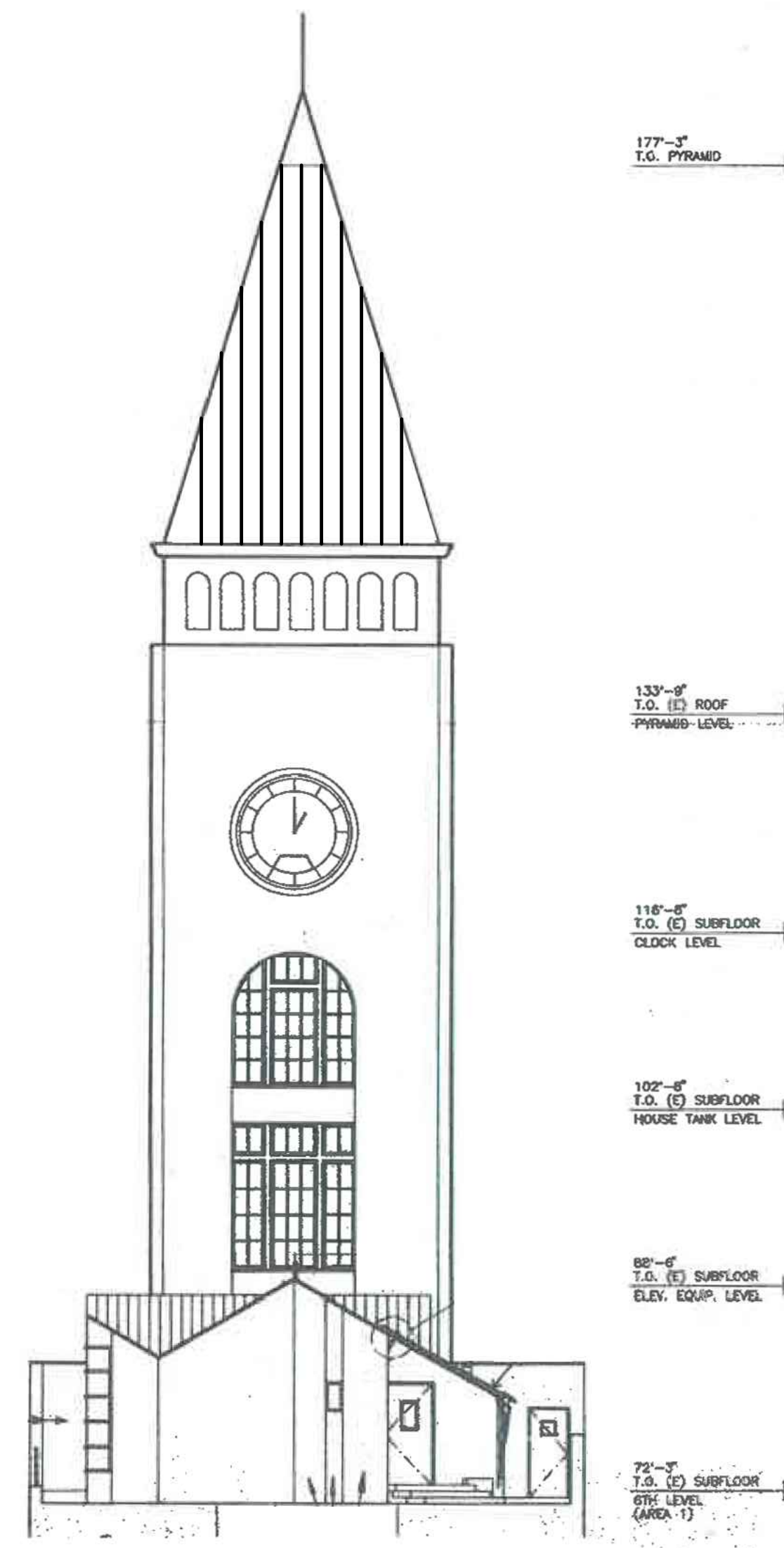
JANUARY 4, 2022





EAST ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)  
3/32" = 1'-0"





EAST ELEVATION (AFTER INSTALLATION OF PROPOSED ROOF)  
3/32" = 1'-0"





WINDOWS TO BE REPLACED IN-KIND

**SOUTH ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)**

3/32" = 1'-0"



Architectural  
Resources Group

**CLOCKTOWER BUILDING**

461 2ND STREET  
SAN FRANCISCO, CA 94107

JANUARY 4, 2022





WINDOWS TO BE REPLACED IN-KIND

+97'-7"  
T.O. PARAPET  
+80'-8"  
T.O. (E) CONC. ROOF  
15'-0"  
+75'-8"  
T.O. (E) CONC. 6TH LEVEL (AREA 2)  
15'-0"  
+60'-0"  
T.O. (E) CONC. 5TH LEVEL (AREA 2)  
15'-0"  
18'-0"  
+30'-0"  
T.O. (E) SUBFLOOR 3RD LEVEL  
13'-0"  
+17'-3"  
T.O. (E) SUBFLOOR 2ND LEVEL

SOUTH ELEVATION (AFTER INSTALLATION OF PROPOSED ROOF)

3/32" = 1'-0"

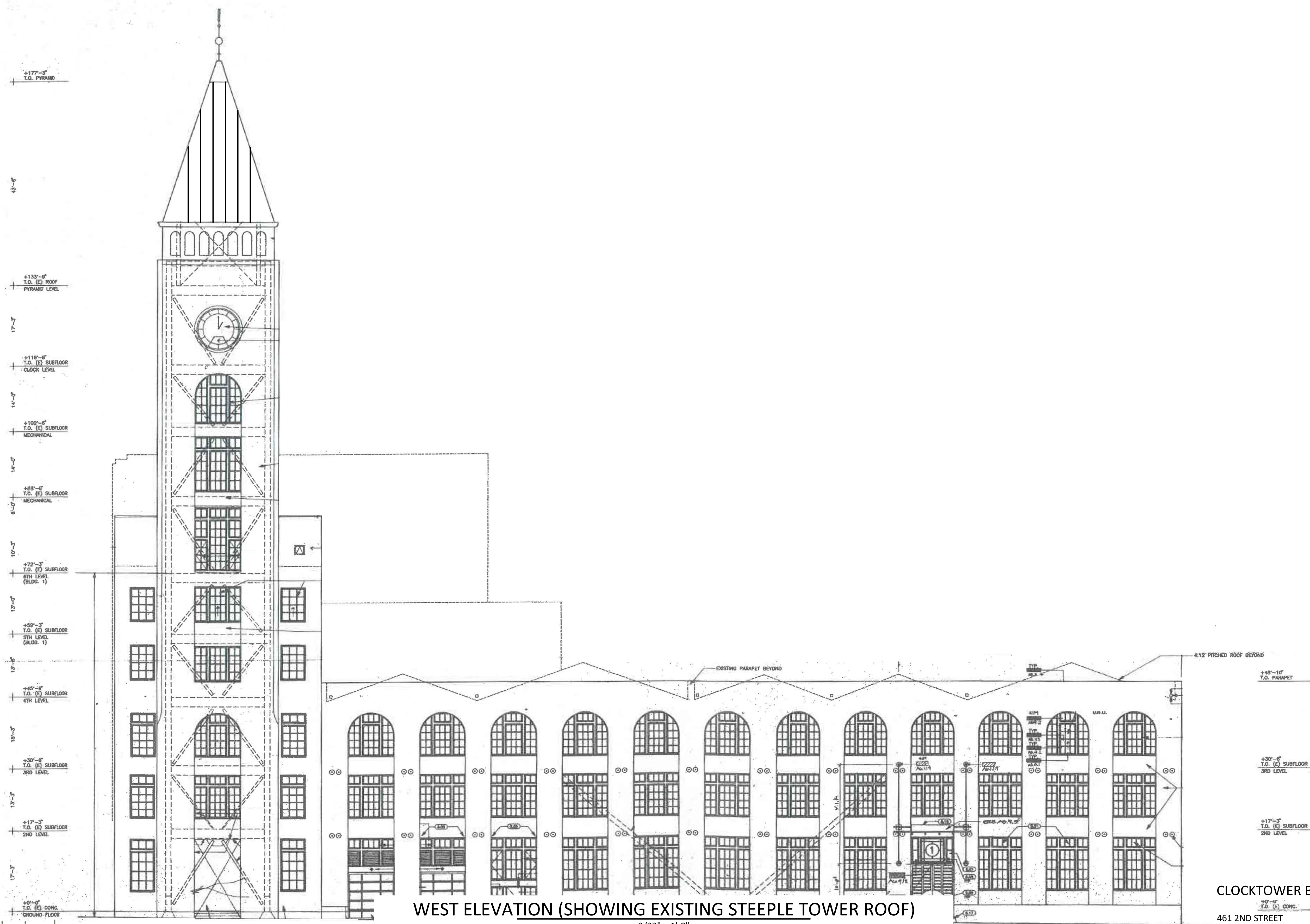
CLOCKTOWER BUILDING

461 2ND STREET  
SAN FRANCISCO, CA 94107

JANUARY 4, 2022







WEST ELEVATION (SHOWING EXISTING STEEPLE TOWER ROOF)

3/32" = 1'-0"

CLOCKTOWER BUILDING

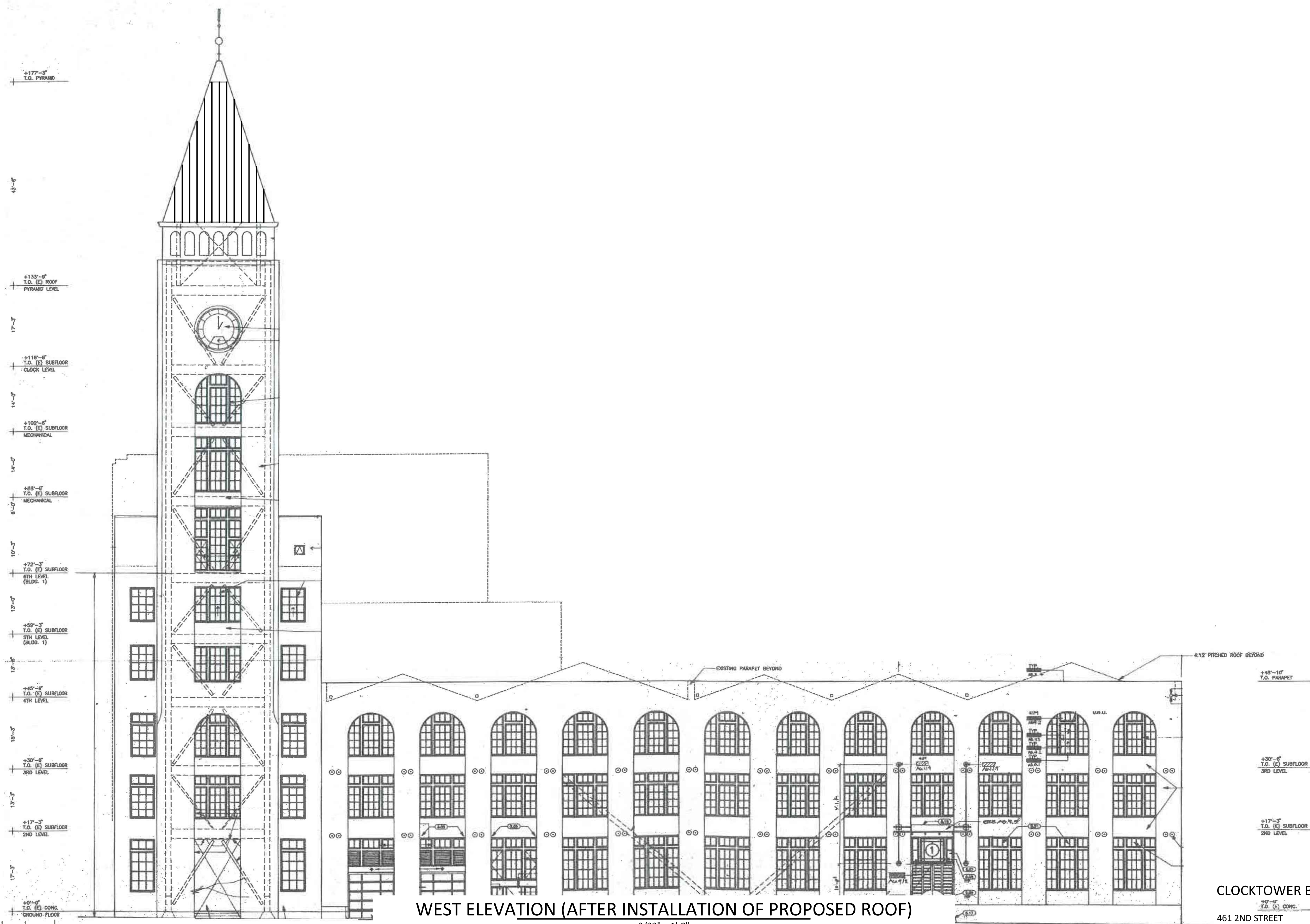
461 2ND STREET  
SAN FRANCISCO, CA 94107

JANUARY 4, 2022



Architectural  
Resources Group





Architectural  
Resources Group

CLOCKTOWER BUILDING

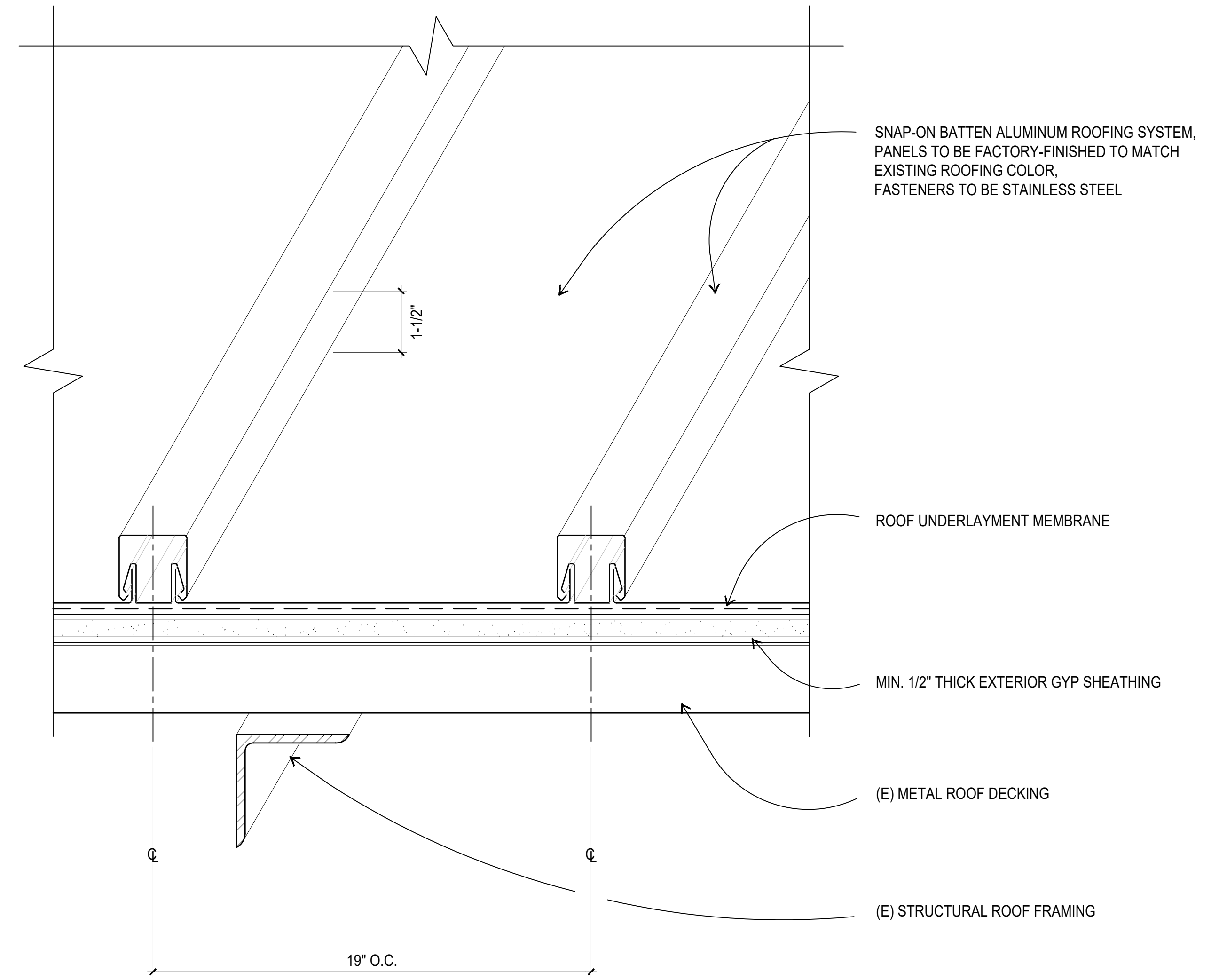
461 2ND STREET  
SAN FRANCISCO, CA 94107

JANUARY 4, 2022





1 EXISTING SNAP-ON BATTEN METAL ROOF DETAIL  
NOT TO SCALE  
IMG\_6005.JPG



2 PROPOSED SNAP-ON BATTEN METAL ROOF ASSEMBLY  
SCALE: 6" = 1'-0"  
X-DETAILS-ROOF.DWG



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CEQA Guideline Handbook  
**Date:** Monday, January 03, 2022 8:11:34 AM

---

Commissioners,  
Please let me know if you would like to receive a copy.

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** "Byrd, Virnaliza (CPC)" <virnaliza.byrd@sfgov.org>  
**Date:** Tuesday, December 28, 2021 at 8:22 AM  
**To:** CTYPLN - CITY PLANNING EVERYONE <CPC.CityPlanningEveryone@sfgov.org>  
**Subject:** CEQA Guideline Handbook

Hello Everyone,

It's that time of the year again where I would need to submit an order for our 2022 CEQA Guideline Handbook. Can you please send me an email if you would like a copy. Please let me know if you have any questions.

Thank you

**VirnaLiza Byrd (she/her), Planner Technician**  
**Environmental Planning**  
San Francisco Planning  
[virnaliza.byrd@sfgov.org](mailto:virnaliza.byrd@sfgov.org)  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7541 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - CP TEAM \(TAC - Preservation\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [WONG, VICTORIA \(CAT\)](#)  
**Subject:** HPC Calendars for January 5, 2022  
**Date:** Thursday, December 30, 2021 10:24:05 AM  
**Attachments:** [20220105\\_hpc.pdf](#)  
[20220105\\_hpc.docx](#)  
[HPC Advance - 20220105.xlsx](#)  
[HPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for January 5, 2022.

The hearing should be very short.

Wishing you all a happy and safe New Year!

Cheers,

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)





# HPC Hearing Results 2021

To: Staff  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Historic Preservation Commission Hearing Results

**NEXT RESOLUTION No: 1222**

**NEXT MOTION No: 0448**

**NEXT COMMENT LETTER: 0089**

M = Motion; R = Resolution; L = HPC Comment Letter

## December 1, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for November 17, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
R-1215	2021-009976CRV	<b>Remote Hearings</b>	Ionin	Adopted	<b>+7 -0</b>
		<b>Proposed 2022 Hearing Schedule</b>	Ionin	Adopted	<b>+7 -0</b>
R-1216	2021-011276LBR	<b>300 19<sup>th</sup> Avenue</b>	Hall	Adopted a Recommendation for Approval with the corrections and amendments submitted by Commission President Matsuda.	<b>+7 -0</b>
R-1217	2021-011277LBR	<b>2301 San Jose Avenue</b>	Hall	Adopted a Recommendation for Approval with the corrections and amendments submitted by Commission President Matsuda.	<b>+7 -0</b>
R-1218	2021-011275LBR	<b>86<sup>th</sup> Street</b>	Moore	Adopted a Recommendation for Approval with the corrections and amendments submitted by Commission President Matsuda.	<b>+7 -0</b>
R-1219	2021-011279LBR	<b>321 Linden Street</b>	Moore	Adopted a Recommendation for Approval with the corrections and amendments submitted by Commission President Matsuda.	<b>+7 -0</b>
R-1220	2021-011278LBR	<b>245 Hyde Street</b>	Gunther	Adopted a Recommendation for Approval with the corrections and amendments submitted by Commission President Matsuda.	<b>+7 -0</b>
R-1221	2020-003803DES	<b>1801 Green Street (Golden Gate Valley Carnegie Library)</b>	Bishop	Adopted a Recommendation for Approval with amendments submitted by Commissioner Wright.	<b>+7 -0</b>

## November 17, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for November 3, 2021</b>	Ionin	Adopted	<b>+7 -0</b>



R-1213	2021-007060DES	<b>200 Rhode Island</b>	Westhoff	Initiated	<b>+6 -0 (Matsuda recused)</b>
	2016-013156SRV	<b>Citywide Survey Update</b>	Ferguson	Reviewed and Commented	
R-1214	2016-013156SRV-03	<b>Citywide Historic Context Statement: Earthquake Shacks Theme Document</b>	Bishop	Adopted	<b>+7 -0</b>

### November 3, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for October 20, 2021</b>	Ionin	Adopted	<b>+7-0</b>
R-1212	2021-009976CRV	<b>Remote Hearings</b>	Ionin	Adopted	<b>+7-0</b>
R-1202	2021-010335LBR	<b>918 Newhall Street</b>	Balba	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1203	2021-010308LBR	<b>3415 Sacramento Street</b>	Gunther	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1204	2021-010334LBR	<b>714a Pacific Avenue</b>	Agnihotri	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1205	2021-010340LBR	<b>2247 Union Street</b>	Bishop	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1206	2021-010337LBR	<b>2100 Van Ness Avenue</b>	Wilborn	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1207	2021-010305LBR	<b>306 Clement Street</b>	Wu	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1208	2021-010306LBR	<b>412 Columbus Avenue</b>	Hall	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1209	2021-010341LBR	<b>1199 Clay Street</b>	Moore	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1210	2020-003803DES	<b>1801 Green Street</b>	Bishop	Initiated	<b>+7-0</b>
R-1211	2021-005992DES	<b>"Allegory of California," 155 Sansome Street</b>	LaValley	Adopted a Recommendation to Landmark	<b>+7-0</b>

### October 20, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for October 6, 2021</b>	Ionin	Adopted	<b>+7-0</b>
	2019-016230CWP	<b>Housing Element 2022 Update</b>	Caltagirone	Reviewed and Commented	
	2019-016230ENV	<b>Housing Element 2022 Update EIR</b>	Vanderslice	Reviewed and Commented	

### October 6, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for September 1, 2021</b>	Ionin	Adopted	<b>+7-0</b>



		<b>Draft Minutes for September 15, 2021</b>	Ionin	Adopted	<b>+7-0</b>
R-1201		<b>Remote Hearings</b>	Ionin	Adopted	<b>+7-0</b>
M-0446	2020-011053PTA	<b>934 Market Street</b>	Vimr	Approved	<b>+7-0</b>
M-0447	2020-011214COA	<b>714 Steiner Street</b>	Taylor	Approved with Conditions as amended by Staff and requiring a mock-up of siding and trim, specifically around the windows.	<b>+7-0</b>
	2020-011214VAR	<b>714 Steiner Street</b>	Taylor	Acting ZA closed the PH and indicated an intent to Grant	
R-1199	2021-004327MLS	<b>714 Steiner Street</b>	Ferguson	Adopted a Recommendation for Approval	<b>+7-0</b>
R-1200	2020-009613DES	<b>2778 24<sup>th</sup> Street (Casa Sanchez)</b>	LaValley	Adopted a Recommendation for Approval	<b>+7-0</b>

### September 15, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Election of Officers</b>		Matsuda – President; Nageswaran – Vice	<b>+7-0</b> <b>+4-3</b> (Black, Foley, So against)
R-1198	2021-003608DES	<b>Trocadero Clubhouse (19<sup>th</sup> Avenue and Sloat Boulevard, Sigmund Stern Recreation Grove)</b>	LaValley	Adopted a Recommendation for Approval	<b>+7-0</b>
	2019-0222850ENV	<b>1101-1123 Sutter Street</b>	Greving	Reviewed and Commented	

### September 1, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for August 18, 2021</b>	Ionin		<b>+7-0</b>
R-1197	2021-006260PCA	<b>State-Mandated Accessory Dwelling Unit Controls [BF 210585]</b>	Flores	Adopted a Recommendation for Approval with Staff Modifications	<b>+7-0</b>
	2021-007060DES	<b>200 Rhode Island Street</b>	Westhoff	Added to the Landmark Designation Work Program	<b>+6-0</b> (Matsuda recused)

### August 18, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for August 4, 2021</b>	Lynch	Adopted	<b>+7-0</b>
M-0444	2020-009076COA	<b>900 Innes Avenue</b>	Westhoff	Approved with Conditions	<b>+6-0</b> (Wright recused)
M-0445	2019-023623COA	<b>130 Townsend Street</b>	Westhoff	Approved with Conditions	<b>+6-0</b> (Wright recused)
	2018-013597ENV	<b>Portsmouth Square Improvement Project</b>	Taylor	Reviewed and Commented	



**August 4, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for ARC May 19, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
		<b>Draft Minutes for HPC July 21, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
R-1195	2021-002831DES	<b>One Montgomery Street (Aka 1-25 Montgomery Street), Crocker National Bank Building</b>	LaValley	Adopted a Recommendation	<b>+6-0</b> (Wright recused)
R-1196	2021-002874DES	<b>447 Battery Street (aka Jones-Thierbach Coffee Company Building)</b>	LaValley	Adopted a Recommendation for Approval as amended to include Findings articulated by Commissioners Nageswaran and Johns; and eliminating the three-story, rectangular shape as character defining features.	<b>+5 -1</b> (Nageswaran against; Wright recused)
M-0442	2021-001636PTA	<b>161 Stuart Street</b>	Vimr	Approved with Conditions	<b>+7 -0</b>
	2019-021884ENV	<b>2500 Mariposa Street</b>	Greving	Reviewed and Commented (Commissioners Foley and Nageswaran recused)	
M-0443	2020-010382CRV	<b>Delegation of Minor Scopes of Work to the Planning Department</b>	Giacomucci; Vimr	Approved with Amendments read into the record.	<b>+7 -0</b>

**July 21, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for July 7, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
	2020-009076COA	<b>900 Innes Avenue</b>	Westhoff	Continued to August 18, 2021	<b>+6-0</b> (Wright recused)
M-0441	2021-004293COA	<b>55 Hagiwara Tea Garden Drive</b>	Taylor	Approved with Conditions as amended to include: 1. ARG Comments related to patching; 2. This temporary installation is to run concurrent with the Monumental Reckoning installation and expire on June 19, 2023; 3. Mock-up installation and removal to ensure no damage, prior to full installation; 4. Gasketing is to be further explored; and 5. Core drilling is no longer a part of the installation.	<b>+7 -0</b>

**July 7, 2021 HPC Hearing Results:**



Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for June 16, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
R-1192	2021-005812PCA	<b>Establishing the Sunset Chinese Cultural District Ordinance [Board File 210599]</b>	Ikezoe	Adopted a Recommendation for Approval	<b>+7 -0</b>
	2020-0096400TH	<b>Centering Planning on Racial &amp; Social Equity</b>	Flores	Reviewed and Commented	
R-1193	2021-001791PCA	<b>Review Of Large Residence Developments [Board File No. 210116]</b>	Merlone	Adopted a Recommendation for Approval with Staff Modifications, adding a Whereas clause, encouraging the Planning Commission and Supervisor to take additional time to provide clarity and address the concerns raised by the HPC.	<b>+7 -0</b>
M-0440	2020-005897PTA	<b>233 Geary Street</b>	Vimr	Approved with Conditions	<b>+7 -0</b>
R-1194	2021-004690CRV	<b>555 19<sup>th</sup> Street</b>	Giacomucci	Adopted a Recommendation for Approval	<b>+7 -0</b>
	2019-014146ENV	<b>520 John Muir Drive</b>	Greving	Reviewed and Commented	
	2017-012086ENV	<b>770 Woolsey Street</b>	Greving	Reviewed and Commented	

#### June 16, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for May 19, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
	2020-005897PTA	<b>233 Geary Street</b>	Vimr	Continued to July 7, 2021	<b>+7 -0</b>
	2020-009076COA	<b>900 Innes Avenue</b>	Westhoff	Continued to July 21, 2021	<b>+7 -0</b>
M-0437	2021-001102PTA	<b>660 Market Street</b>	Vimr	Approved	<b>+7 -0</b>
M-0438	2020-010710COA	<b>400 California Street</b>	Enchill	Approved (Option 2) adding a finding indicating a strong recommendation for an on-site interpretive program, with the expectation that the Planning Commission will make it a condition of approval as part of the project's entitlement.	<b>+7 -0</b>
	2018-013597ENV	<b>Portsmouth Square Improvement Project</b>	Taylor	Reviewed and Commented	
M-0439	2015-001033COA-02	<b>940 Battery Street</b>	Salgado	Approved	<b>+6-0</b> (Foley absent)

#### May 19, 2021 ARC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-005897PTA	<b>233 Geary Street</b>	Vimr	Reviewed and Commented	



	2021-004293COA	<b>55 Hagiwara Tea Garden Drive</b>	Taylor	Reviewed and Commented	
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**May 19, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for May 5, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
	2020-010710COA	<b>400 California Street</b>	Enchill	Continued to June 2, 2021	<b>+7 -0</b>
R-1185	2021-004010LBR	<b>Pier 45 Shed D-1</b>	Gunther	Adopted a Recommendation for Approval	<b>+6 -0</b> (Matsuda recused)
R-1186	2021-004011LBR	<b>6040 Geary Boulevard</b>	Gunther	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1187	2021-004018LBR	<b>3067 Sacramento Street</b>	Bishop	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1188	2021-004015LBR	<b>25 Russia Avenue</b>	Bishop	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1189	2021-004017LBR	<b>618 Broadway</b>	Wu	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1190	2021-004016LBR	<b>1745 Folsom Street</b>	Wu	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1191	2021-001853DES	<b>San Francisco Eagle Bar, 396-398 12<sup>th</sup> Street</b>	Westhoff	Adopted a Recommendation for Approval	<b>+7 -0</b>

**May 5, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
	2020-009076COA	<b>900 Innes Avenue</b>	Westhoff	Continued to June 2, 2021	<b>+7 -0</b>
		<b>Draft Minutes for April 7, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
M-0436	2021-000965COA	<b>1201 Ortega Street</b>	Cisneros	Approved	<b>+7 -0</b>
R-1184	2021-001721DES	<b>"The Making of a Fresco Showing the Building of a City," 800 Chestnut Street</b>	LaValley	Adopted a Recommendation for Approval as amended.	<b>+7 -0</b>

**April 21, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for April 7, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
R-1183	2021-002933PCA	<b>Simplify Restrictions on Small Business [Board File No. 210285] –</b>	Nickolopoulos	Adopted a Recommendation for Approval with staff modifications.	<b>+7 -0</b>

**April 7, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
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		<b>Draft Minutes for March 3, 2021</b>	Lynch	Adopted	<b>+7 -0</b>
M-0434	2020-010391PTA	<b>1 Kearny Street</b>	Salgado	Approved	<b>+7 -0</b>
R-1175	2021-005280LBR	<b>298 Pacific Avenue</b>	Wilborn	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1176	2021-002581LBR	<b>358 Noe Street</b>	Wilborn	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1177	2021-002571LBR	<b>550 Bayshore Boulevard</b>	Wu	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1178	2021-002569LBR	<b>650 04th Street</b>	Balba	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1179	2021-002579LBR	<b>1735 Mission Street</b>	Balba	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1180	2021-002570LBR	<b>937 Cole Street</b>	Agnihotri	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1181	2021-002891LBR	<b>4115 19th Street</b>	Agnihotri	Adopted a Recommendation for Approval	<b>+7 -0</b>
M-0435	2020-004724COA	<b>1045 Sansome Street</b>	Langlie	Approved	<b>+7 -0</b>
	2020-009076COA	<b>900 Innes Avenue</b>	Westhoff	After hearing and closing public comment, Continued to May 5, 2021	<b>+7 -0</b>
	2014.0263U	<b>Residence Parks Historic Context Statement</b>	McMillen	Reviewed and Commented	
R-1182	2021-000795DES	<b>Ingleside Terraces Sundial and Sundial Park</b>	McMillen	Adopted a Recommendation for Approval	<b>+7 -0</b>
	2016-013156SRV	<b>Citywide Cultural Resources Survey</b>	Boudreaux	Reviewed and Commented	
	2015-0071810TH	<b>Preservation Reporting and Landmarks Update</b>	Boudreaux	Reviewed and Commented	

### March 3, 2021 HPC Hearing Results:

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for February 17, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
	2020-004724COA	<b>1045 Sansome Street</b>	Langlie	Continued to April 7, 2021	<b>+7 -0</b>
M-0432	2021-000208COA	<b>1800 Mission Street</b>	Salgado	Approved	<b>+6 -0</b> (Matsuda absent)
R-1171	2021-001263LBR	<b>848 Washington Street</b>	Gunther	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1172	2021-001264LBR	<b>350 Hayes Street</b>	Gunther	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1173	2021-001265LBR	<b>888 Brannan Street, Suite 100</b>	Wu	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1174	2021-001255LBR	<b>4494 Mission Street</b>	Wu	Adopted a Recommendation for Approval	<b>+7 -0</b>
M-0433	2019-022126COA-04	<b>55 Hagiwara Tea Garden Drive</b>	Taylor	Approved as revised by Staff and amended to include: 1. Eight weeks for Rec/Park to provide materials re:	<b>+7 -0</b>



				the generator and fencing; and 2. An update hearing in 12 months.	
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**February 17, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for February 3, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
R-1170	2020-011305DES	<b>Lyon-Martin House, 649-651 Duncan Street</b>	LaValley	Adopted a Recommendation for Approval, striking any reference to the adjacent vacant parcel.	<b>+6 -1</b> (Hyland against)
	2019-022126COA-04	<b>55 Hagiwara Tea Garden Drive</b>	Taylor	After hearing and closing public comment, Continued to March 3, 2021	<b>+6 -0</b> (Johns absent)

**February 3, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for January 20, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
R-1167	2020-010430CRV	<b>FY 2020-2021 Proposed Department Budget</b>	Landis	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1168	2021-000331LBR	<b>250 Napoleon Street</b>	Wilborn	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1169	2020-000330LBR	<b>5166 3<sup>rd</sup> Street</b>	Bishop	Adopted a Recommendation for Approval	<b>+7 -0</b>
	2019-022850ENV	<b>1101-1123 Sutter Street</b>	Greving	Reviewed and Commented	

**January 20, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
		<b>Draft Minutes for January 6, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
		<b>Election of Officers</b>	Ionin	Hyland – President; Matsuda – Vice	<b>+7 -0</b>
	2020-010430CRV	<b>FY 2021-2023 Proposed Department Budget and Work Program</b>	Landis		
R-1165	2020-009613DES	<b>2778 24<sup>th</sup> Street (Casa Sanchez Building)</b>	LaValley	Adopted a Recommendation for Initiation	<b>+7 -0</b>
R-1166	2020-009614DES	<b>2868 Mission Street (Mission Cultural Center)</b>	Corrette	Adopted a Recommendation for Initiation	<b>+7 -0</b>

**January 6, 2021 HPC Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
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		<b>Draft Minutes for December 16, 2020</b>	Ionin	Adopted	<b>+7 -0</b>
R-1160	2020-011535LBR	<b>415 Geary Street</b>	Wilborn	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1161	2020-011546LBR	<b>3003 03<sup>rd</sup> Street</b>	Gunther	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1162	2020-011549LBR	<b>1376 Haight Street</b>	Gunther	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1163	2020-011536LBR	<b>1792 Haight Street</b>	Agnihotri	Adopted a Recommendation for Approval	<b>+7 -0</b>
R-1164	2020-011534LBR	<b>2720 24<sup>th</sup> Street</b>	Agnihotri	Adopted a Recommendation for Approval	<b>+7 -0</b>



# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Notice of Hearing & Agenda

### REMOTE HEARING

via video and teleconferencing

**Wednesday, January 5, 2022**

**12:30 p.m.**

### Regular Meeting

Commissioners:

Diane Matsuda, President

Ruchira Nageswaran, Vice President

Kate Black, Chris Foley, Richard S.E. Johns,

Lydia So, Jason Wright

Commission Secretary:

Jonas P. Ionin

**Hearing Materials are available at:**

[Historic Preservation Commission Packet and Correspondence](#)

**Commission Hearing Broadcasts:**

Live stream: <https://www.sfgovtv.org/planning>

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7536 at least 48 hours in advance.



### **Ramaytush Ohlone Acknowledgement**

The Historic Preservation Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **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 [soff@sfgov.org](mailto:soff@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).

### **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.

### **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 (628) 652-7589, 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 (628) 652-7589, 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 (628) 652-7550. 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(628)652-7550。請在聽證會舉行之前的至少48個小時提出要求。

**FILIPINO:** 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 (628) 652-7550. 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 (628) 652-7550. Запросы должны делаться минимум за 48 часов до начала слушания.



## **Remote Access to Information and Participation**

*In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On May 29, 2020, the Historic Preservation Commission was authorized to conduct their hearings remotely. Therefore, the Historic Preservation Commission meeting will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org). Visit the SFGovTV website (<https://sfplanning.org/>) to stream the live meetings or watch on a local television station.*

*The public comment call-in line number is (415) 655-0001. You will also need an access code to join the meeting. The access code for this hearing is 24976055777. This information will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.*

*As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Historic Preservation Commission.*

### ROLL CALL:

President:	Diane Matsuda
Vice President:	Ruchira Nageswaran
Commissioners:	Kate Black, Chris Foley, Richard S.E. Johns, Lydia So, Jason Wright

### **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. Department Announcements



## C. COMMISSION MATTERS

2. President's Report and Announcements

3. Consideration of Adoption:

- [Draft Minutes for December 1, 2021](#)

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.

4. 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.

5. [2021-009976CRV](#) - Remote Hearings - Consideration of Action to allow teleconferenced meetings and Adopting Findings under California Government Code Section 54953(E) to allow remote meetings during the Covid-19 Emergency; Continue remote meetings for the next 30 days; Direct the Commission Secretary to schedule a similar resolution [motion] at a Commission Meeting within 30 days.

6. [2021-012352CRV](#) – COMMISSION RULES AND REGULATIONS – The San Francisco Historic Preservation Commission will consider adopting amendments to their Rules & Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.

## 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. 2020-006466COA (M. TAYLOR: (628) 652-7352)  
621 WALLER STREET – south side between Carmelita and Pierce Streets; Lot 023 in Assessor's Block 0864 (District RTO) – Request for a **Certificate of Appropriateness**, pursuant to Article 10 of the Planning Code, to abate violations and comply with Planning Enforcement Case No. 2020-008528ENF. The project scope includes legalization of work performed without permits including reconstruction of front entry wood stairs, repair and reconstruction of front decorative railings, re-roofing, and the addition of four new skylights. Additional



unpermitted work proposed for legalization includes alterations to the rear of the building such as repair/restoration of the wood siding, removal of window openings, and the addition of new window and door openings. Proposed new work will include front window repairs and the removal of two skylights added without permits. 621 Waller Street has a Mills Act Historical Property Contract and is located within the Duboce Landmark District. The property is within the Residential Transit Oriented District Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

**(Proposed for Continuance to February 16, 2022)**

## E. 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.

8. [2021-009109COA](#) (M. GIACOMUCCI: (628) 652-7414)  
[461 02ND STREET](#) – east side of 2nd Street between Interstate 80 and Bryant Street; Lot 071 in Assessor's Block 3764 (District MUO) – Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 re-roof the steeple of the Clocktower Building with new a new metal snap-on batten system painted to match the existing roof. The project also includes limited window replacement. The subject property is located within a Mixed Use-Office Zoning District and 50-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

## ADJOURNMENT



### **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.sflanning.org](http://www.sflanning.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, 49 South Van Ness, 14<sup>th</sup> Floor, 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 49 South Van Ness, 14th Floor, 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	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.

### **Proposition F**

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

### **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>.



# HPC Advance Calendar

12:33 PM 12/30/2021



To: Historic Preservation Commission  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Advance Calendar  
*All items and dates are tentative and subject to change.*

January 5, 2022			
Case No.		Continuance(s)	Planner
2020-006466COA	<b>621 Waller Street</b> CoA	to: 2/16	Taylor
2021-012352CRV	<b>Rules &amp; Regulations</b> Adoption		Lynch
2021-009109COA	<b>461 2nd Street</b> <i>replacement of windows and roofing material on the Clocktower Lofts</i>		Giacomucci

January 19, 2022			
Case No.		Continuance(s)	Planner
2016-007303PTA-02	<b>5 Third Street</b> <i>extend the expiration date of Motion No. 0372</i>	CONSENT	Salgado
	<b>Election of Officers</b> <i>President &amp; Vice</i>		Ionin
2021-009311DES	<b>2261 Fillmore Street</b> <i>Clay Theater - recommendation on BOS-initiated landmark</i>		LaValley
2019-014356COA	<b>888 Tennessee Street</b> <i>Installation of two loading docks to a non-contributing building in the Article 10 Dogpatch Historic District</i>		Westhoff

February 2, 2022			
Case No.		Continuance(s)	Planner
2019-016230CWP	<b>Housing Element 2022</b> <i>Informational</i>		Haddadan

February 16, 2022			
Case No.		Continuance(s)	Planner
2020-006466COA	<b>621 Waller Street</b> CoA	fr: 1/5	Taylor
2019-014146ENV	<b>520 John Muir Drive</b> (Lake Merced West) <i>Review and comment on DEIR</i>		Greving

March 2, 2022			
Case No.		Continuance(s)	Planner

March 16, 2022			
Case No.		Continuance(s)	Planner

April 6, 2022			
Case No.		Continuance(s)	Planner

April 20, 2022			



# HPC Advance Calendar

12:33 PM 12/30/2021

Case No.		Continuance(s)	Planner
2019-016230CWP	<b>Housing Element 2022</b> <i>Informational</i>		Haddadan

**May 4, 2022**

Case No.		Continuance(s)	Planner
2019-016230ENV	<b>Housing Element Draft EIR</b> <i>Review and Comment</i>		Vanderslice

**May 18, 2022**

Case No.		Continuance(s)	Planner
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**June 1, 2022**

Case No.		Continuance(s)	Planner
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**June 15, 2022**

Case No.		Continuance(s)	Planner
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**July 6, 2022**

Case No.		Continuance(s)	Planner
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**July 20, 2022**

Case No.		Continuance(s)	Planner
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Historic Preservation Commission: Responses to Comments on Draft Environmental Impact Report for the Portsmouth Square Improvement Project (Planning Department File No. 2018-013597ENV)  
**Date:** Wednesday, December 29, 2021 10:18:31 AM  
**Attachments:** [Publication Letter - Portsmouth Square Improvement Project HPC - Jan 2022 \(ID 1267317\).pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Calpin, Megan (CPC) <megan.calpin@sfgov.org>  
**Sent:** Wednesday, December 29, 2021 9:55 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Cooper, Rick (CPC) <rick.cooper@sfgov.org>  
**Subject:** Historic Preservation Commission: Responses to Comments on Draft Environmental Impact Report for the Portsmouth Square Improvement Project (Planning Department File No. 2018-013597ENV)

Dear Mr. Ionin,

Pursuant to the San Francisco Administrative Code Chapter 31, the Responses to Comments document on the Draft EIR for the Portsmouth Square Improvement Project is being forwarded to you for distribution to the Historic Preservation Commission. The responses to comments document and the Draft EIR constitute the Final EIR. The Final EIR may be downloaded from: <https://sfplanning.org/environmental-review-documents>.

A hearing before the Planning Commission to consider the certification of the Final EIR for the project will be held on Thursday, January 13, 2022. The proposed project will require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at [megan.calpin@sfgov.org](mailto:megan.calpin@sfgov.org) or 628.652.7508.

Sincerely,  
Megan Calpin  
Senior Environmental Planner

**Megan Calpin, Senior Environmental Planner** (she/her)  
**Environmental Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7508 | [www.sfplanning.org](http://www.sfplanning.org)  
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**San Francisco**  
**Planning**

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San Francisco, CA 94103  
628.652.7600  
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December 29, 2021

Jonas Ionin  
Director of Commission Affairs  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

**Re: Responses to Comments on Draft Environmental Impact Report (EIR) for the Portsmouth Square Improvement Project**  
Planning Department File No. 2018-013597ENV

Dear Mr. Ionin,

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If you have any questions related to this project's environmental evaluation, please contact me at [megan.calpin@sfgov.org](mailto:megan.calpin@sfgov.org) or 628.652.7508.

Sincerely,  
Megan Calpin  
Senior Environmental Planner



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO PROPERTIES IN THE TENDERLOIN FOR EXPANSION OF BEHAVIORAL HEALTH SERVICES  
**Date:** Wednesday, December 15, 2021 7:02:19 PM  
**Attachments:** [12.15.2021 BHS Expansion.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, December 15, 2021 at 4:56 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO PROPERTIES IN THE TENDERLOIN FOR EXPANSION OF BEHAVIORAL HEALTH SERVICES

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

## **MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO PROPERTIES IN THE TENDERLOIN FOR EXPANSION OF BEHAVIORAL HEALTH SERVICES**

*Adjoining properties are part of San Francisco's expansion of residential beds and treatment spaces for people with mental health and substance use disorders*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Department of Public Health (SFDPH) today announced the acquisition of two adjacent properties at 822 Geary Street and 629 Hyde Street that will expand behavioral health services in the Tenderloin neighborhood following approval by the San Francisco Board of Supervisors on Tuesday, December 14. This expansion is part of San Francisco's plan to add 400 new residential treatment spaces and overnight beds, 88 of which have already opened this year to support people with mental health and substance use disorders.

This site will be used for programs that get people with mental health and substance use issues off the street and connected to wraparound services. To meet this goal, SFDPH is considering using the two properties as a "crisis diversion unit" with up to 15 beds for people experiencing mental health crises. A separate possible use for the properties would be a safe consumption site to help prevent overdoses, prevent public drug use, and get people the care and treatment they need to deal with their addiction the moment they are ready. The crisis diversion unit and the safe consumption site would operate as independent programs, but both would work in



close coordination to help address substance use and mental health crises.

“San Francisco is making unprecedented investments in mental health and overdose prevention services,” said Mayor Breed. “We know that the need is great, and we must continue responding by seizing on opportunities when they are presented. Purchasing the properties at 822 Geary Street and 629 Hyde Street will allow us to address the mental health and overdose crisis we continue to see in our communities, get people the help that they so desperately need, and provide much-needed relief to the Tenderloin neighborhood.”

“Our system of care is seeing increased demand for mental health services, and we are eager to meet this need through low-barrier access to care,” said Director of Health, Dr. Grant Colfax. “Low-threshold crisis centers for both mental health and substance use disorders have proved successful here in San Francisco and throughout the country, and by increasing these services, we are alleviating street conditions, unnecessary use of other city services, and most importantly, providing a compassionate and evidence-based response to our neighbors in crisis.”

The crisis diversion unit is one of the areas of need identified in the 2020 Behavioral Health Bed Optimization Project conducted by Dr. Anton Nigusse Bland, who served as the Mayor’s Director of Mental Health Reform. The crisis diversion unit beds would fill gaps in San Francisco’s crisis services and serve as an important short-term intervention for those experiencing an escalating psychiatric crisis and those who require rapid engagement, assessment, and intervention. It would also support in reducing arrests, emergency room visits, and hospitalizations, and be a location where the Street Crisis Response Team (SCRT) can bring people in need off the streets and into care.

“We have much work to go to fully implement Mental Health SF. Adding these programs to our growing system of care get us one step closer,” said Supervisor Hillary Ronen. “I am particularly hopeful that we will open a safe consumption site shortly. Those that are operating in other places have proven successful in not only preventing deaths by overdose, but also serving as a place where individuals get connected to recovery services that often lead to sobriety. We can’t arrest ourselves out of the drug crisis in this country. We should be looking around the world at interventions that have proven to reduce addiction and implement these interventions in San Francisco.”

“Let’s be clear, our city is in crisis,” said Supervisor Matt Haney. “We are in the middle of an overdose epidemic. We lost over 700 people to overdoses in San Francisco last year; that is more than twice the number of people who died from COVID. We must invest in evidence-based practices and create low-barrier entry points if we are ever going to get a handle on this situation. As one of the authors of Mental Health SF, I am also excited to see the City make progress on our plan and taking the mental health crisis seriously. We have been suffering from a crippling shortage of mental health beds, and it’s great we are making progress towards increasing our capacity. As we roll out these programs, I think it’s important that we make our plans, intentions, and community process around all of this clear and transparent. I also believe that these acquisitions and services must be accompanied by appropriate community resources like community ambassadors, like Urban Alchemy, to ensure that these services are utilized and have a positive impact on the surrounding community.”

“The acquisition of these properties is an encouraging step toward addressing the mental health and addiction crisis playing out on our streets,” said Supervisor Rafael Mandelman.



“People in crisis need safe places to heal and access mental health services, and facilities like these are filling a critical gap in our City’s continuum of mental health care for the people who need it the most.”

For the latest update on San Francisco’s residential care and treatment expansion, please visit: [sf.gov/residential-care-and-treatment](https://sf.gov/residential-care-and-treatment).

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO PROJECTS TWO-YEAR BUDGET SURPLUS FOR FIRST TIME IN OVER 20 YEARS  
**Date:** Wednesday, December 15, 2021 3:07:37 PM  
**Attachments:** [12.15.2021 Budget Surplus.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, December 15, 2021 at 2:11 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO PROJECTS TWO-YEAR BUDGET SURPLUS FOR FIRST TIME IN OVER 20 YEARS

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**SAN FRANCISCO PROJECTS TWO-YEAR BUDGET SURPLUS  
FOR FIRST TIME IN OVER 20 YEARS**

*Surplus results from a mix of revenue improvements, record returns in the City pension system, and responsible budgeting decisions over the last two budgets*

**San Francisco, CA** — Mayor London N. Breed today issued Budget Instructions to department heads to guide the budget process for Fiscal Years 2022-23 and 2023-24. For the first time since 1998, San Francisco is projecting a surplus for the next two years. This surplus is the result of a mix of revenue improvements, record returns in the City pension system, and efforts to constrain major cost growth over the last two budgets during the pandemic.

In an effort to continue the budgeting decisions that have helped the City avoid a deficit for the first time in twenty years, the Mayor asked departments to get “back to basics” and focus on better service delivery. The Departments are not being asked to make any proposed cuts, but instead to reprioritize existing funding towards programs and services that will deliver results and meet the top priorities of the City. These priorities, on top of continuing the historic recent investments in homelessness, mental health, and anti-poverty programs like the Dreamkeeper Initiative, include:

- Restoring the vibrancy of the City, including improving public safety and street conditions;



- Focusing on economic recovery;
- Delivering on accountability and equity in city spending.

“Over the last two years, while we’ve invested heavily in key priorities impacting this City like our pandemic response, homelessness, and mental health, we’ve also made smart budgeting decisions, and this surplus is a result of that work,” said Mayor Breed. “We have an opportunity with this surplus to build on what we’ve been creating over the last two years – to move forward, not backwards, and to continue to invest in the programs and ideas that are making a real difference in people’s lives. We also need to continue down the path of making smart, long-term decisions about delivering services for the people of this City in the best way possible.”

Budget Instructions are delivered every year in December, informed by the estimated two-year projection for the upcoming budget cycle, which is based upon the four-year financial forecast for long-term planning jointly projected by the Mayor’s Budget Office, the Controller, and the Budget and Legislative Analyst’s Office. The instructions inform departments how to prioritize their proposed budgets for the upcoming two-year budget process.

Mayor Breed announced that the City is projecting a budget surplus of \$108 million over the upcoming two budget years, out of an annual general fund budget of approximately \$6 billion. The surplus is the result of:

- **Stronger Revenues**, including local taxes like property tax and transfer tax, and federal funding through FEMA reimbursements and the American Rescue Plan
- **Record Returns in the City Pension System**, which help reduce the City obligations over the next four-year period and beyond
- **Constraining Cost Growth**, including focusing on one-time investments during the difficult budgets of the pandemic to prevent long-term obligations

San Francisco still has a projected deficit in years three and four of the long-term financial projection.

Budget proposals from departments are due on February 22, 2022. Following submission of the budget proposals, the Mayor’s Budget Office will evaluate the requests and develop the Mayor’s proposed balanced budget to submit to the Board by June 1, 2022. At that point, the Board of Supervisors then considers the budget and must send a balanced budget back to the Mayor for signature by August 1, 2022.

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INTRODUCES \$400 MILLION MUNI RELIABILITY AND STREET SAFETY BOND  
**Date:** Wednesday, December 15, 2021 1:11:33 PM  
**Attachments:** [12.15.2021 Muni Reliability and Street Safety Bond.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, December 15, 2021 at 10:04 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INTRODUCES \$400 MILLION MUNI RELIABILITY AND STREET SAFETY BOND

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED INTRODUCES \$400 MILLION  
MUNI RELIABILITY AND STREET SAFETY BOND**

*Projects funded by bond measure will focus on enhancing Muni's reliability and improving street safety*

**San Francisco, CA** — On Tuesday, December 15, Mayor London N. Breed introduced a \$400 million [Muni Reliability and Street Safety Bond](#) to the San Francisco Board of Supervisors to increase the system's efficiency and improve street safety citywide. To qualify for the June 2022 ballot, the Bond requires eight votes by the Board of Supervisors and then requires 2/3 approval by San Francisco voters.

Based on Muni's infrastructure needs as well as priorities identified in the San Francisco Municipal Transportation Agency (SFMTA) community survey conducted in Spring, 2021, the proposed Bond will focus on maintaining the system's equipment and facilities, providing quick and convenient transit access, ensuring Muni service is inclusive and accessible for all, and making street safety improvements for people walking and biking.

“A reliable transportation system and safe streets are essential to the long-term health of our city and our residents,” said Mayor Breed. “The investments from this proposed Bond, along with significant new funding from the federal government, will allow us to modernize our facilities, upgrade our systems, and make Muni work more efficiently for everyone.”



“With the recently passed Federal Infrastructure Bill, the funds from this bond would allow SFMTA to tap into nearly a billion dollars in matching funds from the federal and state government to meet San Francisco's local, transportation needs, including repairing and updating our aging and outdated bus yards and equipment that are nearly 100 years old, and cannot accommodate our modern, clean fleet,” said SFMTA Director of Transportation Jeff Tumlin.

Specifically, the Bond will invest in two major areas:

**Making the Transportation System Work Better by:**

- Repairing, upgrading, and maintaining aging facilities and equipment to speed up repairs and keep transit moving;
- Funding on-street infrastructure improvements that will result in faster, more reliable, and more frequent Muni service;
- Modernizing the 20-year-old Muni train control system to increase subway capacity, reduce delays and deliver dependable, high-frequency transit.

**Improving Street Safety and Traffic Flow by:**

- Improving safety and visibility at intersections;
- Redesigning streets and sidewalks to strengthen walking, bicycling, and Muni connections along major corridors;
- Implementing traffic calming and speed reductions tools to reduce collisions.

Last week on Tuesday, December 7, the SFMTA Board of Directors voted unanimously to urge the San Francisco Board of Supervisors to place the Bond on the June 2022 ballot.

“I support the proposed Muni Reliability and Street Safety Bond to improve our aging transportation infrastructure,” said Board of Supervisors President Shamann Walton. “As the District 10 Supervisor, I know firsthand the urgent needs of our community for reliable transportation and traffic calming measures to keep our streets and sidewalks safe.”

“The past two years have been a time of unprecedented challenges for transit,” said Supervisor Rafael Mandelman, who serves as Chair of the County Transportation Authority. “Now is the time to reinvest in our future as a transit-first city, and this bond measure puts us on a path to safer streets and rapid, reliable transit service for all San Franciscans.”

The proposed Muni Reliability and Street Safety Bond follows through on the priority recommendations made in the 2013 Mayor's Transportation Task Force and the 2018 Transportation Task Force that dedicated two \$500 million General Obligation (GO) Bonds for transportation.

The first GO Bond for transportation was passed in 2014, with all bond dollars issued to date. This funded pedestrian countdown signals on high injury networks, transit priority lanes on Church Street and throughout the Muni Rapid Network, transit stop improvements at the UCSF and Chase Center Muni stations, and other essential improvements.

“The demands on San Francisco's transportation system have grown and revenues from transit fares and parking fees have not kept up. COVID-19 has only exacerbated the problem,” said Gwyneth Borden, Chair of the SFMTA Board. “We have to keep the City moving. This



critical funding source will positively impact each and every person who lives, works, and visits San Francisco.”

The 10-Year Capital Plan, more recently adopted by the Board of Supervisors on April 30, 2021, includes 2022 GO transportation funding. Published every odd year, the 10-Year Capital Plan is a fiscally constrained expenditure plan that lays out infrastructure investments over the next decade. The City Administrator prepares the document with input from citywide stakeholders, who put forth their best ideas and most realistic estimates of San Francisco's future needs.

“As San Francisco continues to recover from the COVID-19 pandemic, this measure will create needed jobs and invest in a more reliable transportation network for our residents and for our economy,” said City Administrator Carmen Chu. “As a City we have to pay attention to the nuts and bolts of how we operate and strive to build a stronger foundation – this bond continues that focus on our critical infrastructure.”

### **Transportation 2050**

The proposed Muni Reliability and Street Safety Bond is just one of the community's recommended strategies to invest in the transportation system and is only one piece of the [Transportation 2050 strategy](#).

Transportation 2050 considers a package of revenue sources over several years to sustain a more reliable, affordable, and safer transportation system. Through a combination of local ballot measures, continued state and federal grants, and the development of SFMTA properties, the City can establish strong financial support for Muni. If interested in learning more about Transportation 2050, please visit: [sfmta.com/projects/transportation-2050](https://sfmta.com/projects/transportation-2050).

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Mandatory Trainings for Commissioners  
**Date:** Wednesday, December 15, 2021 9:43:31 AM  
**Attachments:** [Instructions-for-Cybersecurity-classes FINAL 070920.pdf](#)

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Commissioners,

You have been auto-enrolled by DHR into the trainings listed below and can access them via the employee portal (see attached instructions).

- COVID-19 Basic Health and Safety Training
- Cybersecurity Training
- Bystander Training
- Introduction to Implicit Bias

**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

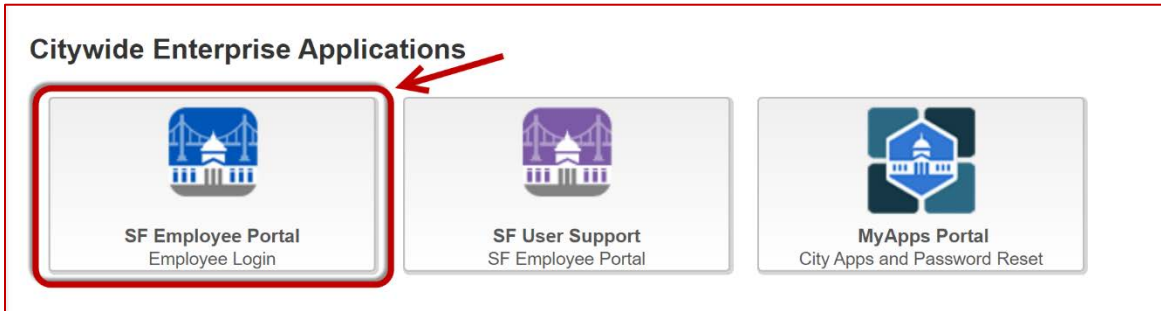
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

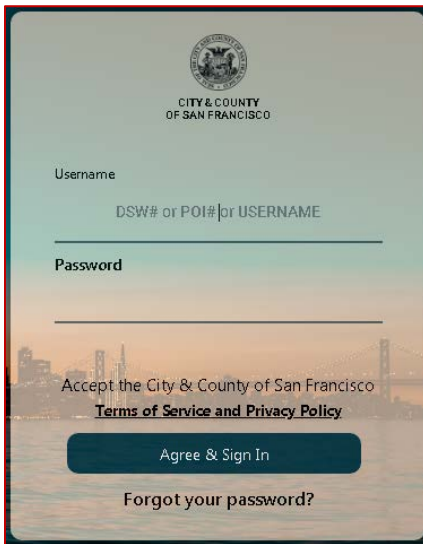


# How to access the Cybersecurity classes on SF Learning

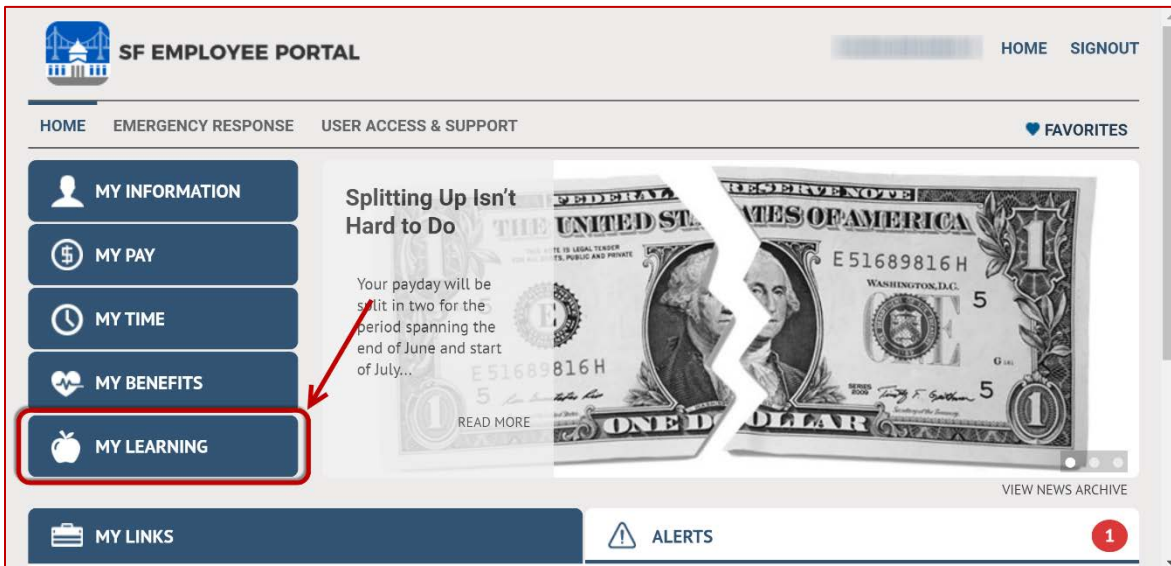
1. Open a new browser window in Chrome (SF Learning will not work in Internet Explorer).  
Go to <https://sfgov.org/sfc/employee-gateway> and click on the “SF Employee Portal” tile.



2. Log into the SF Employee Portal with your DSW number and Password

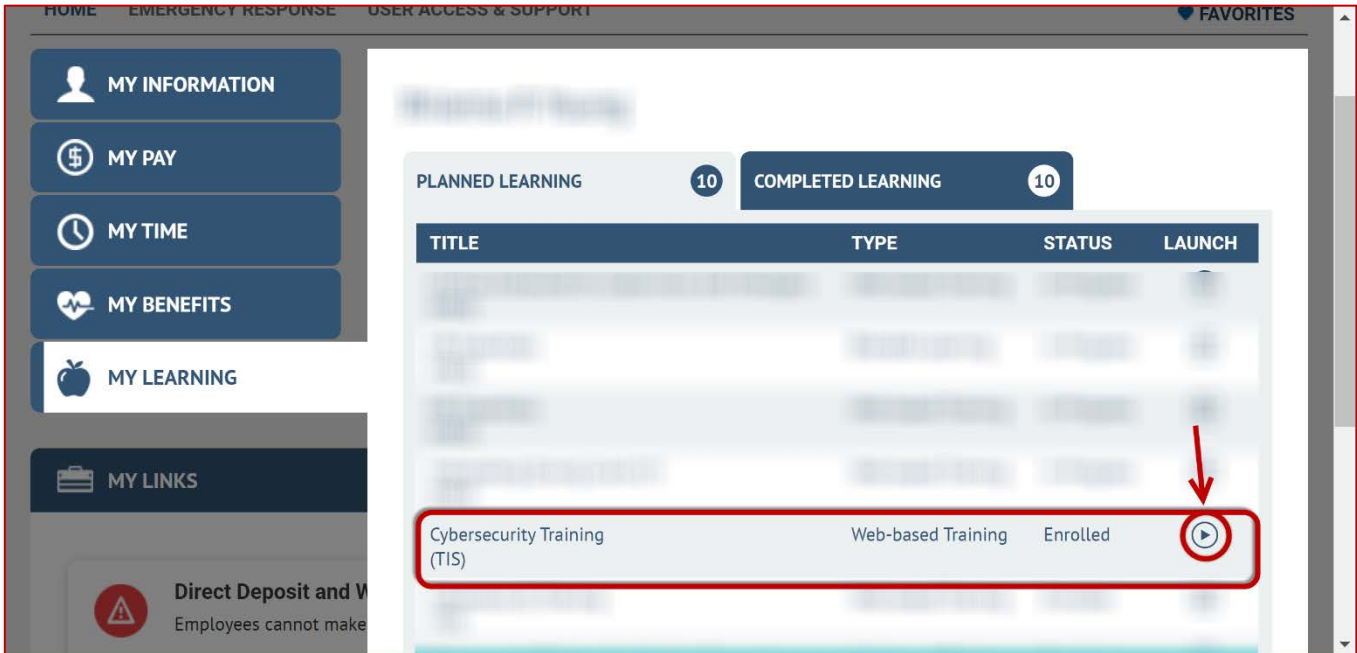


3. Click on the “My Learning” tab.





4. On the “My Learning” rollout, find the “Cybersecurity” training, and click the launch button.



**Note:** You may have more than one Cybersecurity training listed. All are required.

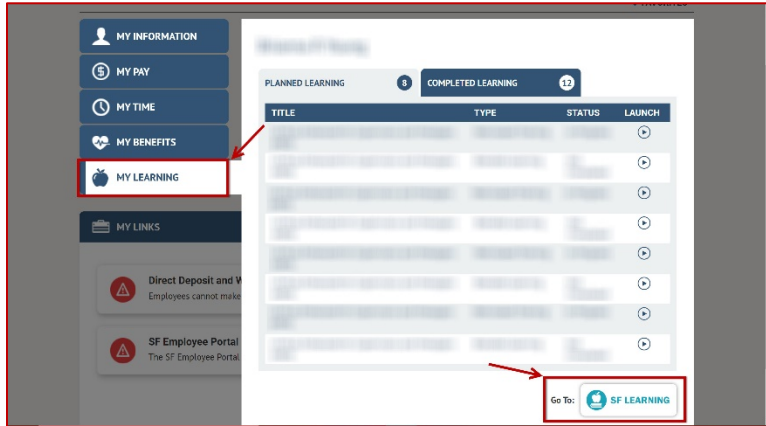
5. Now you can begin the training! If you have any difficulty accessing a course or navigating within SF Learning, please submit a request via the [Question about course\(s\) in SF Learning form linked here](#).

If you have questions regarding the Cybersecurity guidance included in these courses or the City’s [Cybersecurity policy](#), please email [dtis.helpdesk@sfgov.org](mailto:dtis.helpdesk@sfgov.org).

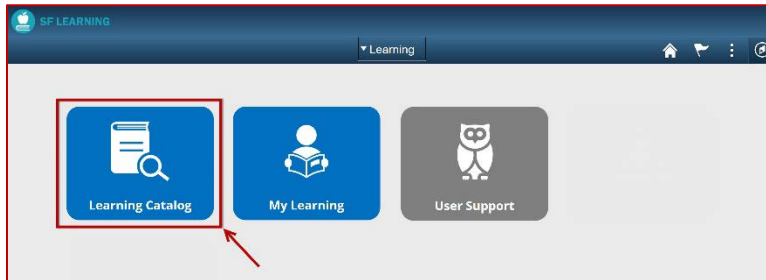


# Frequently Asked Questions:

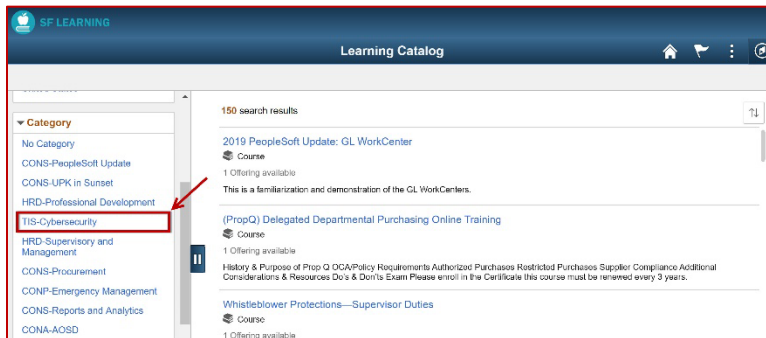
- The first thing to do, if you are having trouble with SF Learning, is try clearing your cache. For instructions on clearing your cache, click [here](#).
- What if I don't have the Cybersecurity classes in the "My Learning" menu?
  1. You can enroll yourself in many of the classes. Follow the directions below to enroll.
    1. Log on to SF Learning.
    2. On the "My Learning" tab, scroll down until you see the SF Learning button. Click on it.



3. Click on the "Learning Catalog" button.

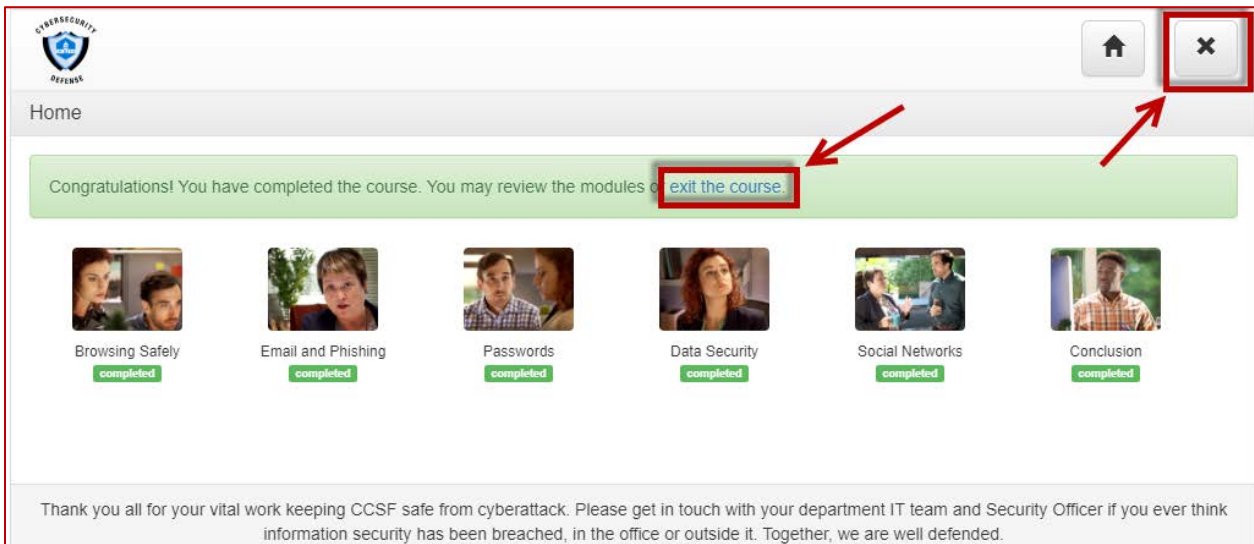


4. On the right side, scroll down to the "Category" menu.
5. Click on "TIS-Cybersecurity" and you will see a list of available Cybersecurity courses.

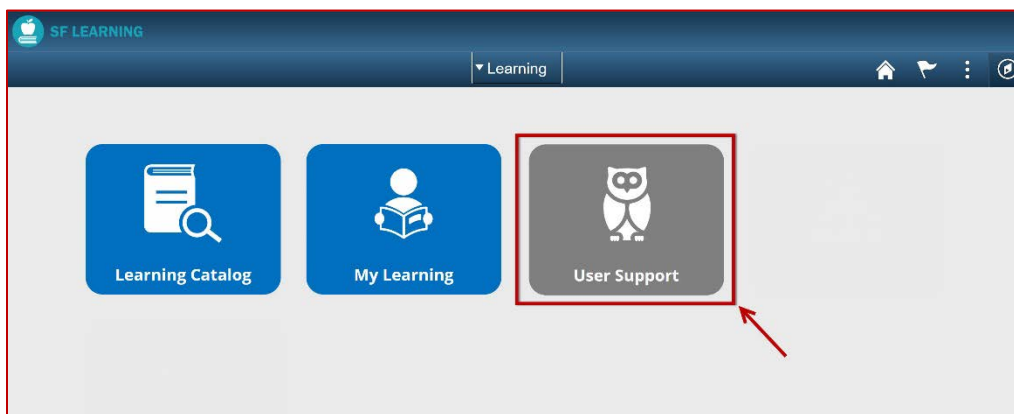




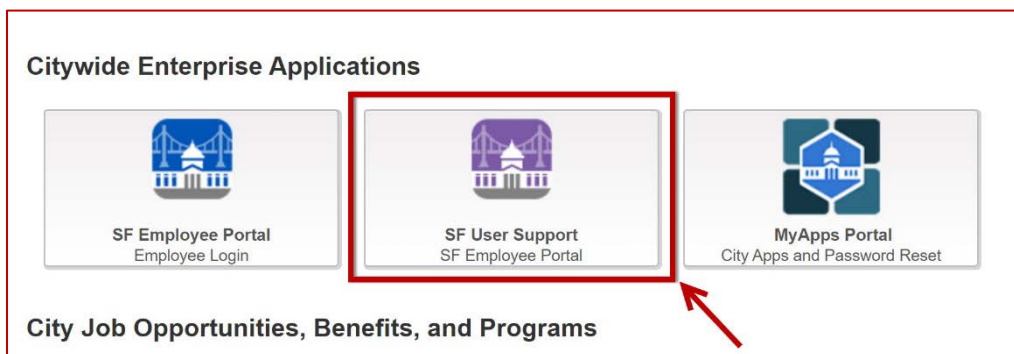
- What if I have finished the class, but it still says “In-progress”?
  1. Re-open the class, and click either on “exit the course” or the “X” to complete the course. If this doesn’t work, please contact [dtis.helpdesk@sfgov.org](mailto:dtis.helpdesk@sfgov.org).



- If you continue to have issues, please submit a ticket to SF Employee Portal Support. You can access portal support in three ways:
  1. Click on this link to submit a question about a course in SF Learning: <https://sfemployeeportalsupport.sfgov.org/support/catalog/items/177>
  2. Click on the “User Support” button on the SF Learning home page.



3. Click on the “SF User Support” button on the SF Employee Gateway.





**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES  
**Date:** Tuesday, December 14, 2021 3:54:01 PM  
**Attachments:** [12.14.2021 EMS Supplemental.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, December 14, 2021 at 3:38 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES

**FOR IMMEDIATE RELEASE:**  
Tuesday, December 14, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**BOARD OF SUPERVISORS UNANIMOUSLY APPROVES  
FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES  
STAFFING SHORTAGES**

*Mid-year budget supplemental will provide \$2.5 million to add 50 new paramedics to fill staffing shortages*

**San Francisco, CA** — The Board of Supervisors voted unanimously today to approve a mid-year budget supplemental introduced by Mayor London N. Breed and Supervisor Ahsha Safai to address critical staffing shortages in the City's Emergency Medical Services (EMS) division. The supplemental allocates \$2.5 million for the San Francisco Fire Department (SFFD) to hire and train 50 new EMTs and paramedics.

“If we are going to continue to meet the emergency needs of our growing City, we must invest in the necessary staffing and infrastructure to close any gaps in public safety,” said Mayor Breed. “This critical investment will ensure that our EMS workers can quickly respond to every person that is in need, while also easing the workloads of those that have committed their careers to serving San Franciscans.”

The approved supplemental comes after an analysis conducted by the Mayor's Office, City Controller, Fire Department, and Department of Emergency Management, which found a growing trend where City ambulances were not available to assign to emergency calls due in

part to staffing shortages. Identifying the gaps in public safety, the final adopted FY 2021-22 and FY 2022-23 Budget included funding to hire 10 new paramedics. Today's supplemental builds on this investment, bringing the total number of new paramedics to 60. SFFD currently employs approximately 200 EMS workers.

“Public safety of our residents has to be a number 1 priority for San Francisco,” said Supervisor Ahsha Safaí. “For too long, our Fire Department Paramedics have been overworked, understaffed, and underappreciated. Over the past year, I have worked with the Fire Chief and her team, the Department of Public Health, the Mayor’s Office, and Firefighters Union Local 798 to address these issues. Today’s supplemental will add 50 new paramedics over the next 6 months and help us address the challenges for paramedics in a proactive way. Now our residents can rest better.”

“Despite a 16% increase in call volume since 2015, new ambulance personnel have not increased to meet this demand. Adding 60 new ambulance members will help ensure the timely response and ambulance availability required by local and state regulations, as well as provide much needed relief to our current EMTs and paramedics who have worked tirelessly throughout the pandemic,” said Fire Chief Jeanine Nicholson.

The supplemental will allocate \$2.5 million to begin training paramedics in the Spring of 2022. Once training is complete, the new paramedics are expected to start responding to emergency calls in July, 2022.

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CHILDREN FIRST BALLOT MEASURE  
**Date:** Monday, December 13, 2021 3:22:06 PM  
**Attachments:** [12.13.2021 Children First.pdf](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Monday, December 13, 2021 at 3:21 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CHILDREN FIRST BALLOT MEASURE

**FOR IMMEDIATE RELEASE:**  
Monday, December 13, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ANNOUNCES CHILDREN FIRST  
BALLOT MEASURE**

*Charter Amendment for June ballot will create groundbreaking reform and accountability measures to better serve children and families*

**San Francisco, CA** — Mayor London N. Breed today announced a new Children First Ballot measure that will make San Francisco a national model for how cities can improve the well-being for children. The measure will reform how the City delivers services to children and create accountability measures to ensure the San Francisco School Board focuses on kids, not politics.

Children First will be introduced at the Board of Supervisors on Tuesday, December 14<sup>th</sup>, with the goal of being on the June 2022 ballot. It requires a majority vote by the Board to be placed on the ballot, with a deadline for that vote being in February 2022.

"This pandemic has really impacted our kids, but we have to be honest that we've been struggling to efficiently and effectively provide quality services to young people and their families for years," said Mayor Breed. "By streamlining how we deliver services, by bringing more collaboration and transparency to our programs, and by creating real accountability for City Departments and the School Board, we can make a transformative difference for our young people. This City showed what it can do during the pandemic when our schools were shut down and Departments and service providers moved mountains to create our Community

Learning Hubs program, which was stood up in a matter of weeks to serve over 3,000 kids who needed it the most. We've shown we can do better, so now is the time to make real and lasting change."

The Children First Ballot measure will focus on two key areas:

### **Consolidating City Services to Better Serve Families**

Children First will reform a system that too often consists of siloed City Departments and School District, lack of shared vision, disparate and inconsistent community engagement, no meaningful structure for collaboration, unstrategic resource allocation, and misaligned incentives.

To address this, Children First will form a Children's Agency to streamline how the City delivers funding and services from birth through transitional age youth, require one City Plan across all Departments for how it will serve youth and family, and bring a new level of transparency to the \$200 million dollars the City spends on children and youth services.

### **Focus on Effective Governance at the School Board Level**

Children First will create accountability by requiring the School Board to make serious changes in the way they operate — to govern and not micromanage — or they will lose access to millions of dollars provided annually by the City.

To achieve this, Children First will require the School Board to meet certain goals around strategy, fiscal oversight, separation of duties, community engagement, governance standards, professional development. The School Board will be required to submit an annual report to the Mayor and the Board of Supervisors showing that the key activities have been met.

"As a SFUSD parent, I felt abandoned by the school board last year. I had a problem with the Board focusing on political issues rather than the kids and getting them back into the classroom. It's time to move forward; this initiative will help the Board to do better for our kids," said SFUSD parent Chanel Blackwell.

"This will provide the reform and public accountability that parents have been calling for over the last few years, as we have struggled to be heard by the Board of Education. For too long, parents have felt left out of a process that only serves the loudest voices. This measure will change how they operate so they can stay focused on the needs of students and the quality of education for all San Francisco kids," said SFUSD parent Xiaoying Xu.

"I am happy to support this effort to rationalize San Francisco's delivery of services to children and their families," said District 8 Supervisor Rafael Mandelman. "As a former SF kid myself, I am excited to help pass the Children's Amendment, to ensure that our city puts children first."

"San Francisco voters have consistently directed the school district and city government to focus on the needs of children, but the structures that exist to serve the city's children are siloed and not always aligned," said Rachel Norton, Former SFUSD Board Member. "The proposed initiative streamlines all of the services and investments that San Francisco makes in its children, and makes clear that governance is the core responsibility of our school board - hiring and evaluating the Superintendent and focusing on student achievement, fiscal responsibility and community engagement."



"We at Boys & Girls Clubs of San Francisco are encouraged by Mayor Breed's announcement today and are thankful that the City is listening to youth serving nonprofits from across San Francisco," said Rob Connolly, President, Boys & Girls Clubs of San Francisco. "We believe that consolidating services for youth under one agency will greatly improve the effectiveness of the City and its nonprofit partners, and will make it easier for families and caregivers to navigate city-funded programs."

"This is a groundbreaking initiative that will bring much needed coordination to the many agencies and organizations serving kids in San Francisco," said Mario Paz, Executive Director, Good Samaritan Family Resource Center. "It will support the work of organizations like Good Samaritan Family Resource Center and allow us all to work together toward the same goals - helping families and children in this city."

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Van Ness-McAllister bus shelter  
**Date:** Monday, December 13, 2021 9:28:41 AM  
**Attachments:** [VN-McAllister bus shelter memo.pdf](#)

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Per Commission President Matsuda's request. Previous correspondence did not include attachment.

**Jonas P Ionin**  
**Director of Commission Affairs**

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**From:** "Matsuda, Diane (CPC)" <diane.matsuda@sfgov.org>

**Date:** Monday, December 13, 2021 at 9:27 AM

**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>

**Subject:** Fw: Van Ness-McAllister bus shelter

---

**From:** Chang, Dora <Dora.Chang@sfmta.com>

**Sent:** Thursday, December 9, 2021 7:11 PM

**To:** Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>

**Cc:** Sider, Dan (CPC) <dan.sider@sfgov.org>; Wang, Jane (MTA) <Jane.Wang@sfmta.com>; Gabancho, Peter (MTA) <Peter.Gabancho@sfmta.com>; McCarthy, Kate (MTA) <Kate.McCarthy@sfmta.com>; Gravener, John (MTA) <John.Gravener@sfmta.com>; Rogozen, Nehama (MTA) <Nehama.Rogozen@sfmta.com>

**Subject:** Van Ness-McAllister bus shelter

Dear Ms. Matsuda,

Please see attached.

Please contact Peter Gabancho for any questions you may have.

Thanks.

Dora (on behalf of Jane)



# Capital Programs & Construction

## Van Ness Improvement Project



**To:** Diane Matsuda, Historic Preservation Commission President

**From:** Jane Wang, Acting SFMTA Director of Capital Programs & Construction

*Jane Wang*

**Date:** December 9, 2021

**Subject:** Van Ness Improvement Project Bus Shelters at Van Ness and McAllister

This memo is intended to provide an update on the status of custom bus shelters to be implemented as part of the Van Ness Improvement Project at Van Ness Avenue at McAllister Street in the Civic Center Landmark District. Civic Center Landmark District is designated as a National Historic Landmark and San Francisco Landmark District. These custom bus shelters are required of the project as a condition of the Certificate of Appropriateness established in Motion No. 0268 on November 18, 2015, in order to comply with the Secretary of the Interior Standards and the character of the Civic Center Landmark District as directed by Historic Preservation Commission staff recommendations.

### Background

On November 18, 2015, the Historic Preservation Commission issued the Van Ness Improvement Project a Certificate of Appropriateness for its work on Van Ness Avenue between Golden Gate Avenue and Fell Street on five conditions (Motion No. 0268) including that the Project Sponsor shall remove the McAllister station shelter from the proposal and seek a separate Certificate of Appropriateness for the shelter installation within six months of November 18, 2015 to allow the Project Sponsor additional time to develop a more appropriate design.

The shelter design previously reviewed and rejected by the HPC was consistent with the "Seismic Wave" bus shelter design currently installed throughout the city. The Commission found that the framing system for this shelter was too industrial in appearance and that the roof form and material did not reflect the formal character of the district.

On May 18, 2016, the Project Sponsor presented two alternate designs for the shelters at the inbound and outbound McAllister Street platforms to the Historic Preservation Commission's Architectural Review Committee. Commissioners had requested a less bulky, industrial design. The two options considered proportions and visual transparency in their design and included flat roofs on a unified or separate shelter structure.

Commissioners at the Architectural Review Committee agreed that the presented alternatives met the requirements established in Motion No. 0268. This design option, including a unified shelter structure, is the design formally presented to the Historic

# Capital Programs & Construction

## Van Ness Improvement Project



Preservation Commission for its consideration. On January 8, 2017, the Historic Preservation Commission found (Motion No. 0299) that these proposed bus shelters would share a contemporary aesthetic that does not mimic historic features of the landmark district.

### **Current Status**

After the design was approved by the Historic Preservation Commission, Van Ness Improvement Project staff at Public Works developed a design for implementation. As designed, the cost for these shelters as designed far exceeded anticipated project budgets and the implementation schedule would have significantly and unnecessarily extended the already over-extended construction schedule. The increased cost and complexity of construction are due to the cantilever design of the canopy, which unlike a standard shelter, requires an excavated foundation and the maintenance costs of the selected materials.

With the COVID-19 pandemic drastically reshaping city budgets and the universal desire to initiate improved bus service on Van Ness Avenue, the approved design is not feasible and the SFMTA finds it necessary to pursue an interim solution while we seek a more workable approach to satisfying the requirements of Motion 0268. The project team will develop a bus shelter solution that would be minimally burdensome for the SFMTA's operational budget long term that is also compatible with the character of the landmark district as described in the designation report.

Meanwhile, as the Van Ness Improvement Project construction comes to completion, expected fall 2021, the project plans to place six of the "Seismic Wave" bus shelters on the two boarding platforms on Van Ness at McAllister as a temporary measure to provide necessary seating at those bus stops.

To address these twin goals, project staff is exploring alternative designs that would be more cost effective for the city to construct in the near term while reducing the long-term operational burden of maintenance that the design approved by the Historic Preservation Commission would be obligated to bear. This exploration is being done with Clear Channel, the contractor who maintains Muni shelters on behalf of the SFMTA. Once a new design that meets these needs is finalized, the project team will return to the Historic Preservation Commission to complete an administrative Certificate of Appropriateness of a revised bus shelter design. The plan is then to switch the shelters once an alternative is worked out with the Planning Commission and the Historic Preservation Commission.

### **Timeline**



# Capital Programs & Construction

## Van Ness Improvement Project



Below is an expected timeline for the bus shelters at Van Ness and McAllister in the Civic Center Landmark District:

**Fall 2021**      Install 6 temporary "Seismic Wave" bus shelters on Van Ness at McAllister  
Finalize design with Clear Channel that would be minimally burdensome

# Capital Programs & Construction

## Van Ness Improvement Project



- Fall 2022** Complete Certificate of Appropriateness in coordination with the Planning Department for the revised bus shelter design
- Winter 2022** Finalize detail design of bus shelters with alternative design approved by Historic Preservation Commission
- Spring 2023** Contractor installs bus shelters with alternative design approved by Historic Preservation Commission



**From:** [Wright, Jason \(CPC\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Wright, Jason \(CPC\)](#)  
**Subject:** Re: Van Ness-McAllister bus shelter  
**Date:** Saturday, December 11, 2021 1:45:57 PM

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Hi Jonas,

Was there an attachment? Seems like I'm missing something.

Thanks,  
Jason

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**From:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Sent:** Friday, December 10, 2021 9:56 AM  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>  
**Subject:** FW: Van Ness-McAllister bus shelter

Per Commission President Matsuda's request.

**Jonas P Ionin**  
**Director of Commission Affairs**  
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**From:** "Matsuda, Diane (CPC)" <diane.matsuda@sfgov.org>  
**Date:** Friday, December 10, 2021 at 8:51 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Fw: Van Ness-McAllister bus shelter

Jonas  
Can you forward this to the HPC?

Thanks  
Diane

---

**From:** McCarthy, Kate <Kate.McCarthy@sfmta.com>  
**Sent:** Thursday, December 9, 2021 9:29 PM  
**To:** Chang, Dora (MTA) <Dora.Chang@sfmta.com>; Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>  
**Cc:** Gabancho, Peter (MTA) <Peter.Gabancho@sfmta.com>; Gravener, John (MTA) <John.Gravener@sfmta.com>; Rogozen, Nehama (MTA) <Nehama.Rogozen@sfmta.com>

**Subject:** Re: Van Ness-McAllister bus shelter

Thanks, Dora!

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**From:** Chang, Dora <Dora.Chang@sfmta.com>

**Sent:** Thursday, December 9, 2021 7:11 PM

**To:** Matsuda, Diane (CPC)

**Cc:** Sider, Dan (CPC); Wang, Jane; Gabancho, Peter; McCarthy, Kate; Gravener, John; Rogozen, Nehama

**Subject:** Van Ness-McAllister bus shelter

Dear Ms. Matsuda,

Please see attached.

Please contact Peter Gabancho for any questions you may have.

Thanks.

Dora (on behalf of Jane)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON N. BREED ADVANCES HISTORIC HOMELESSNESS RECOVERY PLAN WITH FOUR NEW INNOVATIVE PROJECTS  
**Date:** Friday, December 10, 2021 10:21:03 AM  
**Attachments:** [12.10.2021 Post Garland Baldwin Turk.pdf](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, December 10, 2021 at 10:07 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON N. BREED ADVANCES HISTORIC HOMELESSNESS RECOVERY PLAN WITH FOUR NEW INNOVATIVE PROJECTS

**FOR IMMEDIATE RELEASE:**  
Friday, December 10, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ADVANCES HISTORIC HOMELESSNESS RECOVERY PLAN WITH FOUR NEW INNOVATIVE PROJECTS**

*New projects will add shelter for up to 430 people and nearly 200 units of permanent supportive housing*

**San Francisco, CA** — Mayor London N. Breed today announced the City is moving forward with four new projects that will provide shelter for up to 430 individuals and permanent housing for 194 residents who are currently experiencing homelessness.

As part of Mayor Breed's bold Homelessness Recovery Plan, the City has committed to acquiring or leasing 1,500 new units of Permanent Supportive Housing (PSH) and expanding shelter options for people living outdoors. There is an unprecedented confluence of local, state, and federal funding sources that provide the unique opportunity for significant investments in new permanent housing and shelter options.

This strategy brought online over 360 units of supportive housing through the 2020 Homekey Grant Program, and this Fall, the Board of Supervisors authorized The Department of Homelessness and Supportive Housing (HSH) to acquire and convert three more existing properties into supportive housing in Districts 11, 9, and 6, which will add an additional 237 units.

To continue to build toward these goals, the City is announcing the following proposed four new projects:

- In partnership with the non-profit provider Urban Alchemy, master lease the property located at 711 Post Street to operate a new semi-congregate shelter for adults
- In partnership with Tenderloin Housing Clinic, fund a master lease and operations of the Garland Hotel located at 505 O'Farrell to add 80 units of affordable housing with onsite social services
- Convert the Baldwin Hotel, located at 74 6<sup>th</sup> Street, from its current use as supportive housing to approximately 180 units of non-congregate shelter for adults
- Proposed acquisition of the property located at 835 Turk Street to add up to 114 units of Permanent Supportive Housing in District 5

“We’re continuing to push forward in implementing our ambitious Homelessness Recovery Plan, which is the largest expansion of new Permanent Supportive Housing in over 20 years. These new projects will allow us to provide shelter for up to 430 individuals and permanent housing for 194 residents who are homeless in San Francisco,” said Mayor Breed. “We’re creating the places we need for people to get the housing and care they need so we can address the challenges we see on our streets and make a difference in the lives of people facing homelessness.”

“These four innovative new and exciting projects demonstrate and help fulfill the vision of Mayor Breed’s Homelessness Recovery Plan,” said San Francisco Department of Homelessness and Supportive Housing, executive director, Shireen McSpadden. “We know that housing is the solution to homelessness. By continuing to expand access to housing, and new shelter models we can stabilize more homeless residents in our community.”

The proposed master lease of 711 Post Street would provide temporary, semi-congregate shelter for adults experiencing homelessness through 123 units that include single, double, and quad units. The property is ideal for this new shelter model as it provides many amenities, including small sleeping rooms, bathrooms and showers on each floor, community lounges, lobby and front desk, commercial kitchen and dining space, and ADA chair lift at the entrance.

The semi-congregate shelter program that HSH is proposing would be operated by Urban Alchemy and would include meals for guests as well as dedicated Urban Alchemy staff practitioners supporting street activation along Post Street.

“The Urban Alchemy approach works because it is holistic. We embrace our unhoused neighbors who need safe spaces, and we embrace the neighborhood, so the quality of life improves for everyone,” said Lena Miller, CEO of Urban Alchemy that runs shelters throughout California. “The 711 Post model is exciting, and we’re committed to delivering our trademark success – a stable shelter with resources for those in need and a neighborhood of cleaner, safer streets.”

Additionally, in partnership with Tenderloin Housing Clinic (THC), the City is proposing to lease the Garland Hotel at 505 O’Farrell for use as permanent housing. The property has 80 units, an elevator, private bathrooms, private kitchenettes, is in close proximity to public transportation, and has been recently renovated.

Tenderloin Housing Clinic has extensive experience operating PSH and will be the leaseholder, operator, and service provider.



A third proposed project will convert the Baldwin Hotel from Permanent Supportive Housing to a non-congregate shelter. The Baldwin Hotel is currently a PSH Program, but the small rooms and lack of private bathrooms have been challenging to operate. The approximately 100 existing tenants at the Baldwin will have an opportunity to move with their current service provider (THC) to the Garland Hotel or another comparable PSH site. Once tenants are relocated from the Baldwin, the Site would be re-opened as a non-congregate shelter as part of HSH's temporary shelter portfolio, supporting the expansion of non-congregate shelter models that have been successful during the COVID-19 pandemic through the Shelter-in-Place (SIP) hotel program.

“It’s a huge improvement for the Baldwin residents,” said Tenderloin Housing Clinic executive director, Randy Shaw. “We thank Mayor Breed and HSH for seizing the opportunity to lease one of San Francisco’s finest SRO hotels into the permanent supportive housing program.”

The service provider of this non-congregate shelter has not yet been identified, and the shelter program is anticipated to open in the Spring/Summer of 2022.

The final proposed project is to purchase the property at 835 Turk Street in District 5 and convert it to Permanent Supportive Housing with up to 114 units with private bathrooms. The building will provide affordable homes with onsite social services to help tenants gain and maintain housing and stability. The Site will have staff, professional property management, and support services. The property is currently a residential hotel with high vacancy and includes generously sized rooms with private bathrooms, a lobby, dining room, and parking garage.

Through these four exciting, proposed projects, the City will add semi-congregate shelter for up to 200-250 guests, 194 new units of supportive housing, and approximately 180 new units of non-congregate shelter.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED TO INTRODUCE LEGISLATION TO PROVIDE BUSINESSES WITH ADDITIONAL TIME TO MAKE SAFETY AND ACCESSIBILITY CHANGES TO SHARED SPACES  
**Date:** Thursday, December 09, 2021 9:20:52 AM  
**Attachments:** [12.09.2021 Shared Spaces.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, December 9, 2021 at 9:19 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED TO INTRODUCE LEGISLATION TO PROVIDE BUSINESSES WITH ADDITIONAL TIME TO MAKE SAFETY AND ACCESSIBILITY CHANGES TO SHARED SPACES

**FOR IMMEDIATE RELEASE:**  
Thursday, December 9, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED TO INTRODUCE LEGISLATION  
TO PROVIDE BUSINESSES WITH ADDITIONAL TIME TO  
MAKE SAFETY AND ACCESSIBILITY CHANGES TO  
SHARED SPACES**

*Businesses would have until March 2023, a nine-month extension from the current deadline, for all but the most severe fire and accessibility issues, and no fines will be collected while the business is working with the City to make necessary changes*

**San Francisco, CA** — Mayor London N. Breed today announced that she will be introducing a new ordinance at the Board of Supervisors to postpone the deadline for small businesses needing to update their Shared Spaces to comply with guidelines relating to access and safety. Under Mayor Breed's legislation, businesses would have until March 31, 2023 to complete needed changes to parklets and other Shared Spaces rather than the current deadline legislated by the Board of Supervisors of June 30, 2022, in order to provide for more flexibility.

The Shared Spaces program began as an emergency program during the pandemic that allowed for businesses to operate outdoor spaces. In July 2021, the Board of Supervisors passed legislation authored by Mayor Breed to make the program permanent, while amending it to require short-term enforcement of violations relating to fire safety or violations of the Americans with Disabilities Act. Since many of the parklets that were created during the



emergency response did not comply with fire and life safety codes and ADA standards, City agencies have been conducting outreach since Fall 2021 to educate businesses of changes that will need to be made. Design and operating guidelines for safety and accessibility have been in place since Spring 2021.

Many businesses have reported needing more time to update their Shared Spaces, especially with existing challenges relating to supply chains and finding contractors. Mayor Breed's legislation will provide an additional nine months from the existing deadline, allowing for time for businesses to transition to the new permanent Shared Spaces program. Only in the most severe cases, such as life safety, transit access, and accessibility issues, will a business be required to act before the March 2023 deadline, and they will not be fined as long as they are working with the City and in the process of making needed changes.

"Shared Spaces have been a lifeline for our businesses during the pandemic and I'm committed to making sure this permanent program continues to work for our businesses and our city for years to come. We've been very flexible from the beginning of this program and we're going to continue working with businesses to make this transition as smooth as possible," said Mayor Breed. "In the long-run, we need to implement guidelines so that structures don't pose a fire hazard, block Muni stops, or violate the Americans with Disabilities Act, but I've been hearing from businesses that they need more time and we are going to provide them with the space and support they need to make that happen."

While this legislation is being heard at the Board of Supervisors, City inspectors will continue with education efforts, only providing notices of correction to those businesses whose Shared Space poses a severe life safety or accessibility issue. No fines will be collected while the business works with the City on short-term changes. Grants of up to \$2,500 are available for small businesses that need to make changes to their Shared Spaces in order to come into compliance.

"We would like to thank the Mayor for her unwavering support of Shared Spaces and her continued focus on helping San Francisco's restaurants, cafes, and bars to recover from the pandemic. We look forward to partnering with her on her ordinance which will give businesses critically needed time by extending the existing Shared Spaces permits through the end of December 2022, and give them a 90-day period starting January 1, 2023 to bring all Shared Spaces into compliance before the fees start in March 2023. This is so critical for the survival of our industry," said Laurie Thomas, Executive Director of the Golden Gate Restaurant Association.

"The Shared Spaces program has been a life saver for San Francisco's small businesses, and Mayor Breed has been a champion for it every step of the way. Our businesses are still fighting to recover, and the Omicron variant and supply chain crisis are making that recovery even harder. This ordinance will give our small businesses more time to complete needed modifications. I look forward to partnering with the Mayor to make sure it passes," said Sharky Laguana, President of the Small Business Commission

"San Francisco bars could not have survived COVID without Mayor Breed's partnership and unwavering support. Unfortunately, the times are still uncertain. Our Shared Spaces are still crucial to the futures of our small businesses. Today we applaud Mayor Breed—once again—for acknowledging our situation and extending the window to bring our Shared Spaces into full compliance with the permanent ordinance," said Ben Bleiman, President of the Entertainment

Commission.

Since the beginning of the program, over two thousand Shared Spaces have opened in San Francisco, including over twelve hundred parklets. For more information on the program, or to apply to open a Shared Space, visit [sf.gov/topics/shared-spaces](https://sf.gov/topics/shared-spaces). Businesses with questions about updating their Shared Space can email [sharedspaces@sfgov.org](mailto:sharedspaces@sfgov.org) to connect with a staff member who can help them address their issue.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES STEPHANIE CAJINA TO SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY BOARD OF DIRECTORS  
**Date:** Wednesday, December 08, 2021 12:38:27 PM  
**Attachments:** [12.08.2021 Stephanie Cajina.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, December 08, 2021 12:03 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES STEPHANIE CAJINA TO SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY BOARD OF DIRECTORS

**FOR IMMEDIATE RELEASE:**

Wednesday, December 8, 2021

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED NOMINATES STEPHANIE CAJINA  
TO SAN FRANCISCO MUNICIPAL TRANSPORTATION  
AGENCY BOARD OF DIRECTORS**

*Cajina was born and raised in the Excelsior District and currently serves as Vice-Chair of the Northern Bay Area Chapter of the Chicano Latino Caucus, California Democratic Party*

**San Francisco, CA** — Mayor London N. Breed today announced the nomination of Stephanie Cajina to the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors. If confirmed by the Board of Supervisors, Cajina would bring city planning experience and years advocating for underrepresented communities to the SFMTA Board.

Cajina currently serves as a Senior Economic Development Specialist for the City of Napa, where she shapes and implements workforce development policies, small business financial and technical assistance, business retention and attraction, and placemaking programming. Additionally, Cajina serves as Vice-Chair of the Northern Bay Area Chapter of the Chicano Latino Caucus, California Democratic Party, the largest Latinx Democratic party organization in the country. If confirmed, she would be the only Latinx member on the Board.

“I am excited to nominate Stephanie Cajina to serve on the SFMTA Board of Directors,” said Mayor Breed. “Stephanie’s roots in the Excelsior and long history of serving her community

will bring a valuable perspective to the Board. She understands how critical Muni is to all San Franciscans, especially our working-class families, and I know that she will work tirelessly to ensure that Muni prioritizes equity and equal access as we continue to recover from the COVID-19 pandemic.”

“As a Latinx city planner who was born and raised in San Francisco, I have dedicated my career to advocating for the needs of working-class families in the Bay Area,” said Stephanie Cajina. “It is an honor to be nominated by Mayor Breed to further advocate for our vulnerable communities by bringing my unique perspective to the San Francisco Municipal Transportation Agency Board of Directors. Muni, specifically the 14 line, was integral in helping my immigrant family navigate the City -- whether it was going to get me to school or helping my parents get to work. I am humbled by this opportunity to serve. Thank you to Mayor Breed for this high honor and to my fellow community members for your trust in me. Es un gran honor.”

Cajina previously served as the Executive Director for the Excelsior Action Group, a local non-profit centered around developing, managing, and sustaining underserved commercial corridors in District 11 through small-business capacity building, public and private space activation, community real estate and city liaison services, and policy advocacy activities. During her time as Executive Director, Cajina also served as a member of the SFMTA Small Business Working Group, representing transit-related interests of small businesses throughout San Francisco.

Stephanie was born and raised in the Excelsior District, where she currently lives. She earned a Bachelor of Science degree in Urban and Regional Studies from Cornell University.

The SFMTA Board of Directors provides policy oversight for the safe and efficient movement of people and goods in San Francisco in accordance with the San Francisco Charter and the Transit-First Policy. This includes the San Francisco Municipal Railway (Muni), automobiles and trucks, taxis, bicycling, and walking. The SFMTA Board of Directors also serves as members of the San Francisco Parking Authority.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED RELEASES NEW CLIMATE ACTION PLAN TO MAKE SAN FRANCISCO A NET-ZERO EMISSIONS CITY BY 2040  
**Date:** Wednesday, December 08, 2021 7:34:56 AM  
**Attachments:** [12.08.2021 Climate Action Plan.pdf](#)

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[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, December 8, 2021 at 6:09 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED RELEASES NEW CLIMATE ACTION PLAN TO MAKE SAN FRANCISCO A NET-ZERO EMISSIONS CITY BY 2040

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 8, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON**  
**BREED RELEASES NEW CLIMATE ACTION**  
**PLAN TO MAKE SAN FRANCISCO A NET-ZERO**  
**EMISSIONS CITY BY 2040**

*Following months of community engagement and feedback, the detailed Plan delivers a direct pathway across various sectors to eliminate the City's remaining carbon emissions by 2040*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Department of the Environment today released the City's highly anticipated 2021 Climate Action Plan. The data-driven, community-informed, and people-focused Plan contains implementable strategies to achieve net-zero emissions by 2040 while building a more just and equitable future.

“With global climate change rapidly accelerating and affecting us now, we must address this urgent challenge and work together to create a future where we can all thrive,” said Mayor London Breed. “San Francisco’s Climate Action Plan takes our ambitious goals and lays out the strategies and actions we need to take to turn those goals into reality. There’s a lot of work ahead, but I’m hopeful for the future. If our response to the COVID-19 pandemic has shown us anything, it is that when San Franciscans stand together, we can meet any challenge.”

San Francisco’s Plan takes a comprehensive approach to eliminating greenhouse gas

emissions in the City by identifying strategies and actions in six key areas: energy supply, building operations, transportation and land use, housing, responsible production and consumption, and healthy ecosystems. In total, the Plan identifies 31 strategies and 159 supporting actions to help achieve the new environmental commitments codified this summer in Mayor Breed’s climate legislation: reducing emissions 61% below 1990 levels by 2030 and reaching net-zero emissions by 2040. In San Francisco, net-zero emissions is defined as reducing emissions 90% below 1990 levels and sequestering the rest in natural solutions like trees and green spaces.

Each of the actions included in the Plan were identified and evaluated based on their potential for reducing emissions and uniquely meeting the parallel goals of building greater racial and social equity, protecting public health, increasing community resilience, and fostering a more just economy. Of those strategies and actions, those with the most promising impacts are:

- **Energy Supply:** Use 100% renewable electricity by 2025 and phase out all other fossil fuels.
- **Building Operations:** Electrify existing buildings.
- **Transportation & Land Use:**
  - Invest in public and active transportation projects;
  - Increase density and mixed-use land near transit;
  - Accelerate adoption of zero emission vehicles and expansion of public charging infrastructure;
  - Utilize pricing levers to reduce private vehicle use and minimize congestion; and
  - Implement and reform parking management programs.
- **Housing:** Increase compact infill housing production near transit.
- **Responsible Production & Consumption:** Reduce food waste and embrace plant-rich diets.
- **Healthy Ecosystems:** Enhance and maintain San Francisco’s urban forest and open space.

To celebrate the Plan’s release, the Department of the Environment will host a [series of curated talks](#) by local leaders, activists, artists, and youth this evening, December 8 at 5:30pm. The launch event is hosted in partnership with [TEDx Countdown](#), a global initiative that aims to accelerate solutions to the climate crisis.

“Leaders saw firsthand at COP26 that people are justifiably demanding real change now,” said Debbie Raphael, Director of the Department of the Environment. “We can’t just set lofty goals- cities around the world must take bold, aggressive action to reduce their carbon emissions. Our Climate Action Plan serves as a model to other municipalities looking to take concrete steps towards a more sustainable future.”

San Francisco’s 2021 Climate Action Plan is distinct from previous plans and many of the climate commitments from other cities because it uses the latest data and science, builds upon previous successes, and above all else, offers a comprehensive blueprint that centers people and equity. This Plan puts a focus on implementation, not aspiration, and is the result of rigorous accounting, analysis, data collection, and modeling. Model projections show that if San Francisco implements the Plan’s comprehensive strategies and actions, the City will achieve about a 61% reduction in emissions by 2030.

Within the Plan is robust analysis to quantify the additional cost and benefits of climate action.



These findings reveal that implementing the Plan will save money and lives, and reduce illness and health care costs to residents and businesses. Analysis of just 18 of the 159 actions show a total of \$2.7 billion in benefits, especially due to avoided deaths from eliminating natural gas use in buildings. Examples include improved health and reduced mortality from improved air quality and reduced pollution and increased community resilience from accelerated disaster relief response time. Additionally, achieving the Plan's goal of efficient and all-electric buildings alone could support up to 2,900 San Francisco workers in full-time 30-year careers across a range of occupations. Other job creation potentials from climate action implementation are detailed in the full Plan.

“San Francisco’s community-led and collaborative approach has resulted in innovative policy recommendations and program implementation over the years,” said Avni Jamdar, a member of Mayor Breed’s Zero Emissions Building Task Force and Regional Director of Emerald Cities, a non-profit organization working towards a more sustainable and inclusive economy. “This process demonstrates for us all that cities can lead the way and build a future where no one is left behind.”

San Francisco’s Climate Action Plan also builds upon a tremendous track record of environmental success and innovation over the decades:

- As of 2019, San Francisco has already reduced carbon emissions 41% below 1990 levels;
- CleanPowerSF, which is already mostly greenhouse gas-free, is poised to deliver a 100% renewable electricity supply to San Francisco electricity customers by 2025;
- Last year San Francisco passed the most comprehensive ban on natural gas in new construction in the country; and,
- This year marks the 25<sup>th</sup> anniversary of San Francisco’s first-of-its-kind citywide composting program.

All of this monumental progress has not just reduced emissions, but has also come with additional important benefits, such as improved air quality.

“It’s never been more clear than now that in order to address the climate crisis, governments must coordinate and we must all work together,” said Laura Jay, Regional Director, North America. “We’re looking forward to San Francisco’s continued partnership with C40 Cities to ensure that municipalities around the world can learn from this bold and innovative Plan.”

The 2021 Climate Action Plan is the result of legislation [sponsored](#) by Mayor Breed over the summer and passed by the Board of Supervisors. Specifically, included in the legislation is the goal to become a net-zero emissions city by 2040, critical updates to Chapter 9 of the City’s Environment Code, and the release of an actionable framework to achieve the codified goals resulting in this current Climate Action Plan.

The Plan was developed by the Department of the Environment with support and collaboration from many key partners, stakeholders, and over 19 public agencies, including the Department of Public Health, Planning Department, Public Utilities Commission, County Transportation Authority, Municipal Transportation Agency, Mayor’s Office of Housing and Community Development, Port, SFO, and community groups like PODER, Chinatown Community Development Center, and SPUR.

San Francisco continues to make progress on initiatives that will help the City achieve these aggressive new targets, including reducing emissions from office buildings and homes, promoting transit, transitioning to zero-emission transportation, and eliminating waste. San Francisco is also engaged with global partners in the fight against climate change as a member of C40, the Carbon Neutral Cities Alliance, and the Climate Mayors.

The full 2021 Climate Action Plan can be accessed by visiting [sfclimateaction.org](https://sfclimateaction.org).

For more information on today's event, Hope in a Heated Planet, by TEDxCityofSanFrancisco, please visit [sfenvironment.org/climateplan](https://sfenvironment.org/climateplan).

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE PASSING OF CHARLOTTE SHULTZ  
**Date:** Friday, December 03, 2021 2:10:56 PM  
**Attachments:** [12.03.2021 Charlotte Shultz.pdf](#)

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[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, December 3, 2021 at 1:31 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON THE PASSING OF CHARLOTTE SHULTZ

**FOR IMMEDIATE RELEASE:**  
Friday, December 3, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON THE PASSING OF  
CHARLOTTE SHULTZ**

**San Francisco, CA** — Mayor London N. Breed today issued the following statement regarding the passing of Charlotte Mailliard Shultz.

“Charlotte Shultz was a woman of unparalleled grace and generosity who loved San Francisco like no other. In her decades of work as Chief of Protocol she did more than connect our City with the Consular Corps and the countries they represent -- she showed the rest of the world what an incredible place San Francisco is and can be. She served as our host to diplomats, heads of state, and international leaders, and she outshone them all. I am deeply saddened by the loss of such an incredible woman and friend, and my heart goes out to her family and friends. We have lost our Grande Dame. The bright lights of San Francisco are forever diminished with the loss of Charlotte, but her impact, legacy, and love will live with us for generations.”

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