

Received at HPC Hearing 2/1/17  
S. Cisneros

2016 - Books Inc. in Santa Clara Opens in July 2016

2016 - Books Inc. Wins Publisher Weekly's Bookstore of the year for 2016

2015 - Books Inc. Announces Santa Clara Location to Open in 2016

2015 - Berkeley Store moves to Shattuck & Vine

2015 - Compass Terminal 3 Lease Rewarded to Books Inc.

2011 - Compass Books opens in New Terminal 2 at SFO

2009 - Berkeley Store Opens

2008 - Store in Stanford Shopping Center moves to Town & Country Village, Palo Alto

2006 - Opera Plaza Store Opens

2004 - Alameda Store Opens

2001 - Disney and Mountain View Stores Open

2000 - Burlingame Store Opens

2000 - Michael Grant dies suddenly.

1998 - Chestnut Street Store opens in the Marina

August 1997 - emerged from Chapter 11, under ownership of Michael Grant, Michael Tucker  
(4 stores)

1995 - Market Street Store Opens, Compass Books/Bzinc open in Terminal 3 at SFO

1995 - Lew Lengfeld dies, leaves company to employees, Michael Grant and Michael Tucker; National Chains colonize the West Coast. Chapter 11 bankruptcy filed in effort to restructure, and save company.

13 of 15 stores closed. All Southern California stores closed

1976 - Laurel Village Store Opens on California Street

1974 - 26 stores in the West

1860s – Hires Alex Robertson as assistant

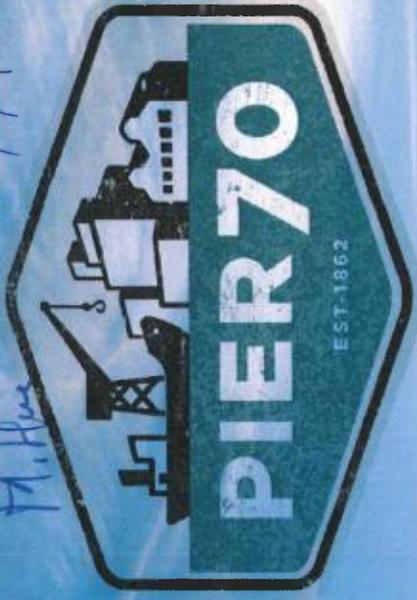
1859 – Grand opening of Anton Romans' on Montgomery Street

1857 – Anton Roman establishes San Francisco Store

1851 - Bavarian publisher and book dealer, Anton Roman, struck gold in Shasta City, CA  
December 1851 – Anton Roman founds Shasta City bookshop

Received at HPC Hearing 2/11/17

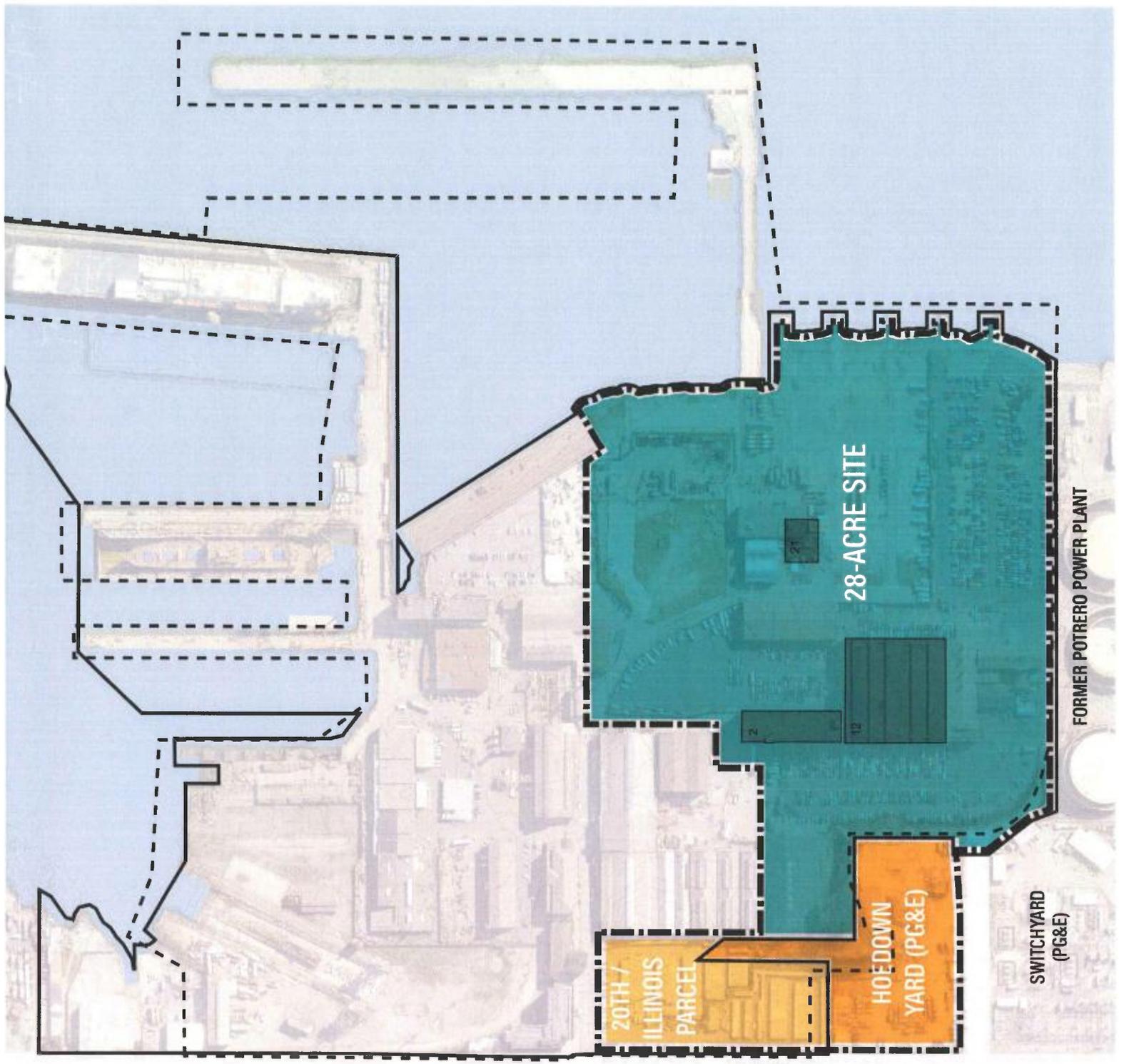
M. Hase



*A FOREST CITY Project*

+ PIER 70

*Special Use District*



28-ACRE SITE

FORMER POTRERO POWER PLANT

HOEDOWN YARD (PG&E)

20TH / ILLINOIS PARCEL

SWITCHYARD (PG&E)

18TH ST

19TH ST

20TH ST

22ND ST

ILLINOIS ST

3RD ST

TENNESSEE ST



20TH ST

ILLINOIS ST

22ND ST

Switchyard  
(PG&E)

Former Potrero Power Plant

SLIP 5

SLIP 6

SLIP 7

SLIP 8

19

11

21

66

117

2

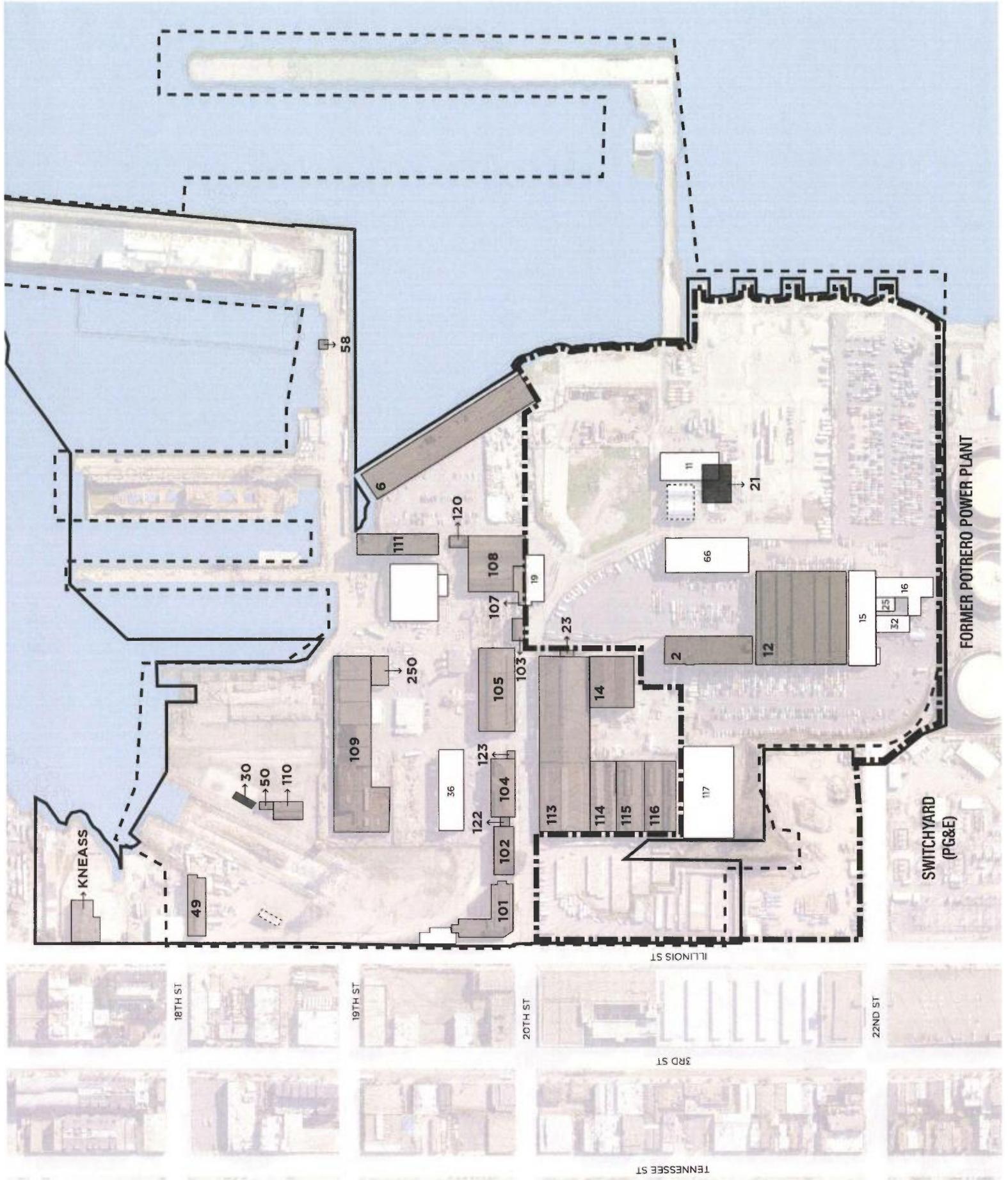
12

15

25

32

16



FORMER POTRERO POWER PLANT

SWITCHYARD  
(PG&E)

ILLINOIS ST

18TH ST

19TH ST

20TH ST

22ND ST

3RD ST

TENNESSEE ST

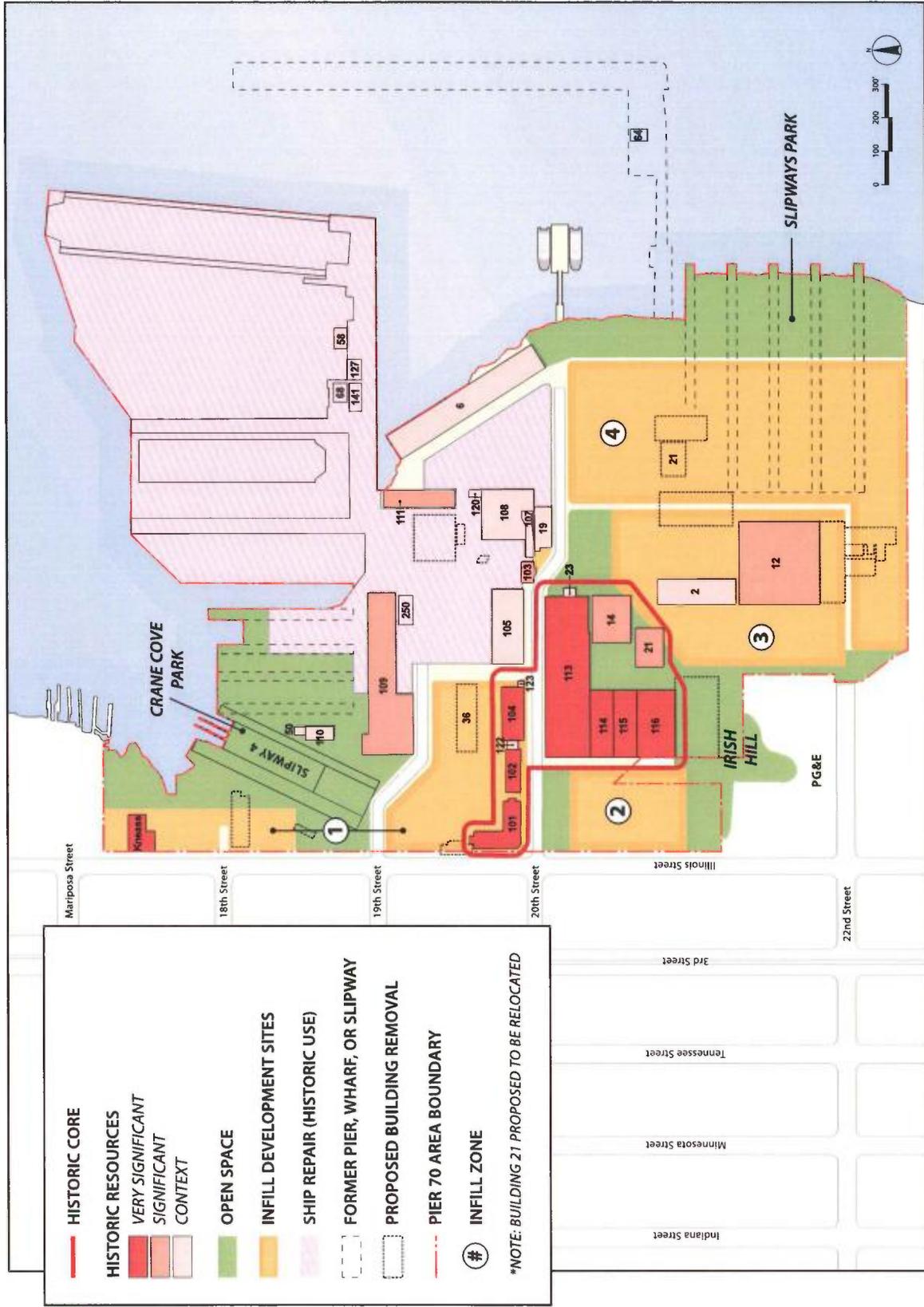


EXHIBIT 2: PIER 70 CONCEPT PLAN

# DEVELOPMENT WITHIN PIER 70 AREA

MARIPOSA ST

18TH ST

Pier 70 Area

19TH ST

20TH ST

Pier 70 SUD

TENNESSEE ST

3RD ST

ILLINOIS ST

MICHIGAN ST

LOUISIANA ST

MARYLAND ST

Waterfront Site



500'

## ARCHITECTURAL APPROACH

### Project-Wide Standards

Rehabilitation Of Historic Buildings 2, 12, & 21

No Replication of Historic Buildings  
Building Variety

Façade Articulation & Materiality

Reference Historic Rhythms & Patterns

Material Grain & Palette

+

### Location-Specific Standards

New Construction Setback for View

Dimensional Height Reference

Relation to Adjacent Resources

# Building Variety

➤ All new individual buildings within the Project shall be visually distinct from each other in:

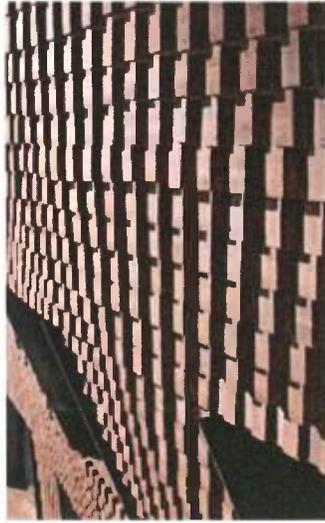
- building massing
- materials
- glazing pattern and proportion
- color
- architectural detail
- articulation
- roofline modulation

➤ Every building shall vary from its adjacent building in at least two of the above variations, of which one shall not be color.

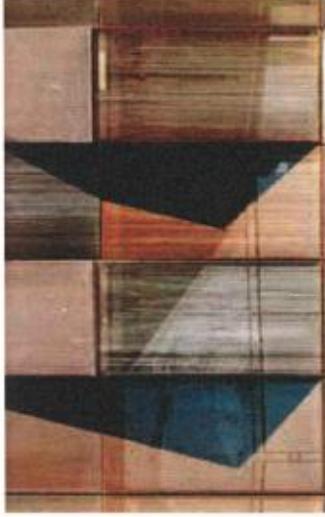


# Material Palette

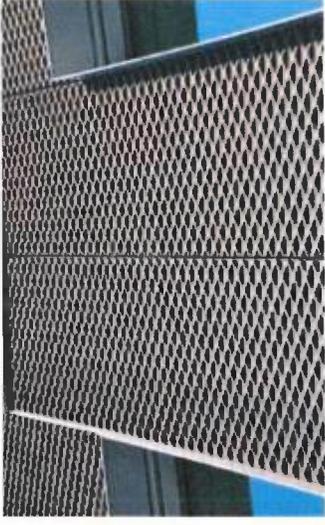
- Building façades entirely finished with smooth stucco are not permitted.
- A selection of architectural details shall be used to create shadows and texture across the building façade.
- Materials that are not common in the historic district are either limited (wood, glass curtain wall, stucco) or prohibited (vinyl, fiberglass) in façades adjacent to cultural resources.



MATERIAL GRAIN



MATERIAL TEXTURE & DEPTH



MATERIAL TEXTURE & PATTERN



VERTICAL ELEMENTS



WINDOW REVEALS



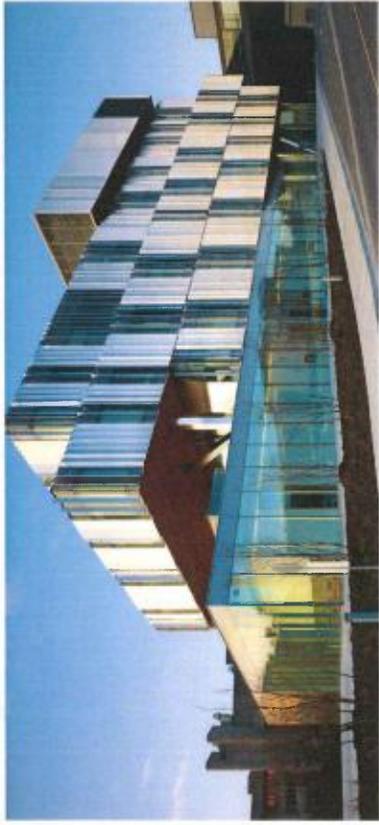
FAÇADE ASSEMBLY

# Location-Specific Standards

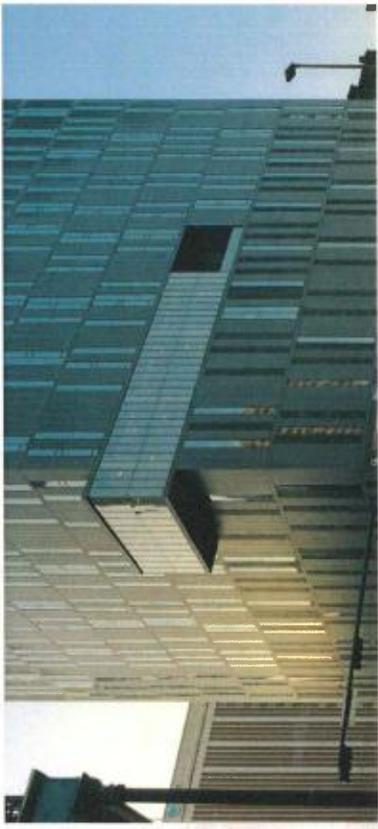


# Reference Height

➔ In locations indicated, new construction buildings shall distinctly reference the height of the adjacent historic building. Height reference must have a dimensional quality (project or recess from vertical façade plane) using one of the following strategies:



MASSING SETBACK



VOLUME SHIFT



MATERIAL / COLOR CHANGE



DISTINCT FENESTRATION LINE



PATTERN CHANGE

# Related Treatment

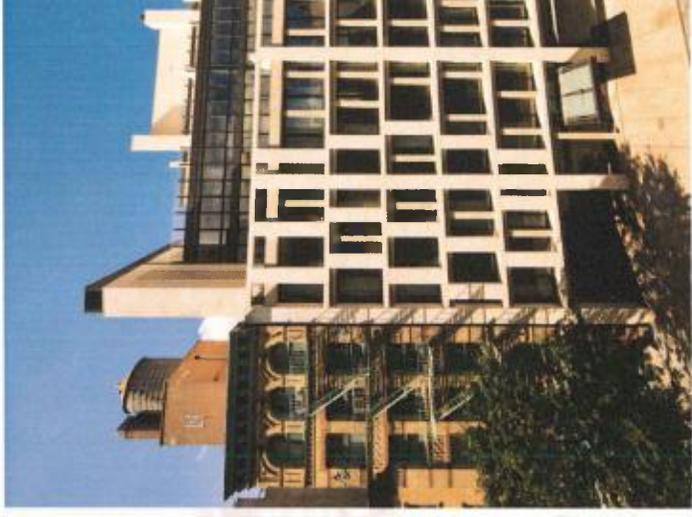
➔ In locations indicated, new construction shall incorporate elements that relate to the adjacent resource while keeping with contemporary construction. Related treatment may highlight the following from the adjacent resource:



BAY RHYTHM/ VERTICAL MODULATION



MATERIAL GRAIN



ALIGNMENT WITH KEY DATUM

Received at HPC Hearing 2/1/17  
M. Rodriguez

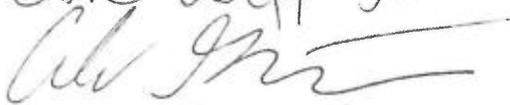
January 15, 2017

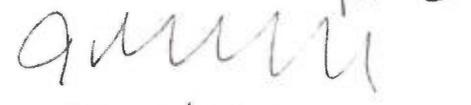
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Members of the Historic Preservation Commission and Mr. Sanchez:

We are writing in support of the proposed project at 188 Haight Street, which we share a property line with. We believe the proposal will improve the property and, most notably, Rose Alley, with the addition of the new garage facade. We further believe the improvements to the home and garage respect the historic character of the home facing Haight Street as it fully preserves the building.

Sincerely,

Cole Goepfinger  
  
182 Haight St.

JEANIE MAYALL  
  
182 HAIGHT ST

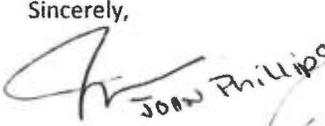
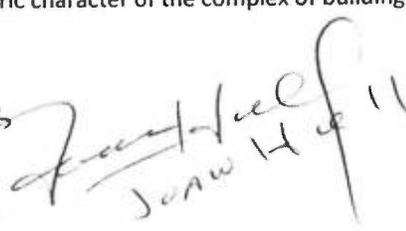
January 15, 2017

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Members of the Historic Preservation Commission and Mr. Sanchez:

We are writing in support of the proposed project at 188 Haight Street, the adjacent property that shares existing variance conditions and easement with our property. We believe the proposal conforms to the existing variance conditions and the proposal will improve the property and, most notably, Rose Alley, with the addition of the new garage facade. We further believe the improvements to the home and garage respect the historic character of the complex of buildings we jointly own.

Sincerely,

  
JOHN PHILLIPS  
  
JOHN H. PHILLIPS

Owners of 198 Haight Street

January 15, 2017

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Members of the Historic Preservation Commission and Mr. Sanchez:

We are writing in support of the proposed project at 188 Haight Street, which we share a property line with. We believe the proposal will improve the property and, most notably, Rose Alley, with the addition of the new garage facade. We further believe the improvements to the home and garage respect the historic character of the home facing Haight Street as it fully preserves the building.

Sincerely,

Rod Scholtz 1/15/2017

180 Haight Street

Rod Scholtz

**From:** [Andrea Tischler](#)  
**To:** [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** RE: Project at 188 Haight Street Case No. 2014-002409COA/VAR  
**Date:** Monday, January 23, 2017 6:06:52 PM

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Dear Marcelle,

I am writing to request a email of the proposed plans for the building project at 188 Haight Street. I have received a Notice of Public Hearing for February 1, 2017.

I own the property at 281-287 Rose Street which adjacent to the proposed variance proposal for a garage with a roof deck on top.

I would like to express my objections to part of this project for the following reasons:

1. Restricted light and air. The proposed garage and deck will extend into my light well. My light well has six windows that have two bedrooms, two bathrooms and two kitchens in the first and second floor apartments. In the bedrooms and the bathrooms the light well windows are the only windows in the rooms. I am concerned about the light and air flow for those four rooms in my small apartment house. The other two windows off the light well are in the kitchen which must have good air circulation to remove cooking odors and smoke. Therefore the light well is critical for obtaining light and air circulation.

2. The project itself is too large (massive) for the small backyard of 188 Haight Street. I have no problem with the bay windows and small deck off the main house.

However, the variance part of extending the garage and

placing a deck on top of it reduces the yard area significantly and makes the rear yard less than 25% lot depth. The homes on all sides of 188 Haight Street surround this project are directly next door. There are no side lots. It is too massive for the size of the 188 Haight Street lot and too close to the surrounding homes. When these kinds of massive designs are thought up most often it is done without consideration for the homes surrounding the project and the neighbors that live in those homes.

3. The proposed deck over the garage will be directly adjacent to my West wall. My wall is comprised of Rustic Siding, 2x4's, lathe and plaster. Also, the deck extends over into the light well. The sound emanating from the deck will be as though the gathering or party is occurring in my apartment building rooms which include the bedroom, living room, kitchen and bathroom. The sound or noise will come through the light well and my uninsulated West wall. The deck should not be approved as part of this project as this is a noise issue as well as a privacy concern as it could be possible that a person standing on the deck could look into the windows facing out from the light well.

4. The garage shows the car parking against the West wall of my apartment building, directly against the bedroom and living room of the lower apartment. The sound of the electric door opener and the engine noise from the car will be transmitted through the wall of my apartment building. Why not reverse the car parking

over to the other side where there is a carriage house and move the storage over to my West wall. This will minimize engine and garage door noise into my apartment building.

5. My last point is personal. My son and his wife just had a baby (three weeks old). The baby sleeps in the bedroom affected by the proposed construction project. My son is a registered nurse at Davies Hospital and works often evening shifts and requires sleep during the day time. He and his wife have lived at 285 Rose Street for the past eight years. I have owned Rose Street since 1978.

I would appreciate if you would seriously consider the above objections I have with regard to the variance decision and the massive size of this project.

I would like to present my objections to this proposed variance at the public hearing on February 1, 2017. Will I have an opportunity to do so?

Thank you.

Andrea Tischler  
owner, 281-285 Rose Street  
San Francisco, CA. 94102  
(831) 252-6117

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Karl Hasz](#); [Richard S. E. Johns](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: Public Hearing 188 Haight Street Case No. 2014-002409COA/VAR  
**Date:** Thursday, January 26, 2017 9:34:42 AM

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*Office of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Andrea Tischler [<mailto:andreatischler@yahoo.com>]  
**Sent:** Wednesday, January 25, 2017 9:59 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** RE: Public Hearing 188 Haight Street Case No. 2014-002409COA/VAR

January 24, 2017

To: Scott Sanchez, Zoning Administrator  
Historic Preservation Commissioners, Andrew  
Wolfram, Commission President

RE: Public Hearing, Project 188 Haight Street, Case No.  
2014-002409COA/VAR

My name is Andrea Tischler and I own a small apartment house at 281-87 Rose Street. My house is directly adjacent to 188 Haight Street where there is a pending application for construction work which you will be considering on February 1, 2017

I am in strong opposition to the granting of the variance request and permits for the garage and deck for the following reasons:

1. The plans call for a variance to reduce the yard area by one third in order to convert a carport into an expanded garage and build a deck on top of the garage.

This is too massive of a buildout for the existing yard area and in my opinion does not meet the criteria to receive a Certificate of Appropriateness for this historic neighborhood.

2. The proposed garage and deck will extend into the light well of my building and restrict the light and air circulation in six rooms of my apartment house (two bedroom windows, two bathroom windows and two windows for the kitchens) in the downstairs and upstairs apartments. Even before the proposed garage and deck are built the light well gets very little light and airflow. And in the downstairs apartment it is more extreme of a case in that the bathroom and bedroom are always dark. Over the years those rooms off the light well have had persistent mold problems. A deck over the garage will make the downstairs bedroom and bathroom completely absent of light and air circulation. This will exacerbate the existing mold problem and create greater concerns for the health of my downstairs tenant.

3. Noise emanating from the deck, motor sounds and a car door opener are other reasons to modify the building permits slightly. The proposed deck placed directly adjacent to both my insulated exterior apartment wall and light well will make living in my apartments very

difficult when deck entertainment is going on. Another noise issue is that the proposed steps leading to the garage are directly in front of the light well so that the noise will be transferred to the light well and into my bedrooms, bathrooms and kitchens from the 188 Haight people walking up and down the stairs.

4. My small apartment house which I bought 40 years ago has been in our family for many years and currently my son (A registered nurse at Davies Hospital), his wife and newborn (3 weeks old) live in the upstairs apartment directly adjacent to the proposed project. They have lived in the apartment for eight years and during that time have seen the 188 Haight home flip at least three times. During those years they have been subjected to constant construction noise and dust by different owners, each one adding their "improvement" to the home and rear yard and then moving on. Of course, I am not using that as an argument to deny a neighbor's building permit proposal or variance request but I do comment that more construction noise and dust is not something which my family looks forward to.

In summary, I suppose there are good and bad designs when considering how neighbors can be affected by construction proposals next door. I would hope this plan could be modified in such a way to ameliorate my concerns. For example shorten the garage and the deck length so that it does not obstruct the light well in my apartment house. Build a free standing wall on the deck adjacent to my apartment for reducing sound

transmission. And, lastly, change the staircase leading to garage by reversing the placement of the garage and storage areas. I believe these are fairly easy changes and not costly fixes.

It is my understanding that the Zoning Administrator denies variances when the "improvement" is materially injurious to properties in the vicinity. I hope that I have made constructive arguments to justify denying this variance as it has been presented and that my suggestions for remedy will be seriously considered.

I would be agreeable to work with the owners of 188 Haight Street and the architect in order to arrive at a mutually acceptable proposal.

Thank you for your time and consideration.

Respectfully,

Andrea Tischler  
Owner, 281-87 Rose Street  
San Francisco, CA. 94102  
(831) 252-6117

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Karl Hasz](#); [Richard S. E. Johns](#)  
**Cc:** [Boudreaux, Marcelle \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Public Hearing, Project 188 Haight Street Case No. 2014-002409COA/VAR  
**Date:** Friday, January 27, 2017 10:48:33 AM

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Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Damian Tischler [<mailto:damiantischler@gmail.com>]  
**Sent:** Thursday, January 26, 2017 9:33 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Public Hearing, Project 188 Haight Street Case No. 2014-002409COA/VAR

Dear,

My name is Damian Tischler and this email is regarding Case No. 2014-002409COA/VAR at 188 Haight Street for a Certificate of Appropriate/Variance. My wife and I have lived at the adjacent residence, 285 Rose Street, for over 8 years. The Variance request for the construction of a one car-garage with rooftop deck, accessible from Rose Street, is directly alongside our small one-bedroom apartment and would share a wall with our bathroom, bedroom, and living room. After reviewing the plans for this project we would like to request that the Variance not be granted for the following reasons:

1. The Variance extends past our light well and would further reduce the little light we have in our kitchen, bathroom, and bedroom. These windows are the only source of natural light in these rooms.
2. Since the Variance extends past our light well, this also would reduce our air quality and circulation. We've had mold issues in the past, so a combination of reduced light and air circulation will cause more mold to grow. This causes serious concern for the health of our newborn daughter as well as our own.
3. Currently the garage at 188 Haight Street shares a wall with our living room. The Variance would extend the garage past our bedroom and bathroom walls as well. This will cause more noise for us from the garage door opening, neighbors accessing the stairs, (which go past our windows), and socializing on the rooftop patio. Our apartment house is historic with uninsulated walls and single pane windows, so noise travels easily. This Variance will further exacerbate noise from 188 Haight Street.

We have enjoyed living in this quiet neighborhood for many years and now have a newborn child and are concerned for her well-being due to this Variance. Over the years, we have endured the noise from various construction projects at 188 Haight Street from the different owners who make these improvements and then sell the home. Our family has owned 281-287 Rose Street for 40, years and we would greatly appreciate if you consider not granting the Variance for this project.

Thank you for your time.

Sincerely,

Damian Tischler  
Long-term Resident, 285 Rose Street  
[\(831\)-295-3674](tel:(831)295-3674)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Karl Hasz](#); [Richard S. E. Johns](#)  
**Cc:** [Son. Chanbory \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: neighbor's construction plan blocking all the light to my home!  
**Date:** Monday, January 30, 2017 8:37:09 AM

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*Office of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Adel Dayarian [mailto:adayarian@gmail.com]  
**Sent:** Friday, January 27, 2017 7:14 PM  
**To:** Sanchez, Scott (CPC); Secretary, Commissions (CPC)  
**Subject:** neighbor's construction plan blocking all the light to my home!

Dear Historic Preservation Commissioners and Zoning Administrator,

I am the tenant at 287 Rose Street that is right next to the property at 188 Haight Street. It is my understanding that the owners at 188 Haight Street have applied for a building permit to construct a garage and deck sharing the same wall as my apartment.

I have looked at the plans and see that the deck will be built into the light well that supplies **the only light and fresh air I receive into my bedroom and bathroom**. Because of the location of my bathroom and bedroom on the downhill side of the next door, I do not get a lot of fresh air and light which comes from the lightwell. Even in the daytime I receive very little light. This causes mold in both the bedroom and bathroom which I am constantly wiping down.

If a deck will be built it will hover over my lightwell windows and cause even less light and air to flow. I am opposed to this plan. Please change the plan so the deck does not cover my lightwell or do not allow the plan to be built.

Thank you very much!

Adel Dayarian, 287 Rose Street, 94102



# SAN FRANCISCO PLANNING DEPARTMENT

Received at HPC Hearing

M. Boudreaux

2/1/17

## Historic Preservation Commission Draft Motion

HEARING DATE: FEBRUARY 1, 2017

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

*Filing Date:* December 10, 2014  
*Case No.:* 2014-002409COA/VAR  
*Project Address:* 188 Haight Street  
*Historic Landmark:* No. 164 – McMorry-Lagan Building (188/198 Haight Street)  
*Zoning:* RTO (Residential Transit Oriented)  
 40-X Height and Bulk District  
*Block/Lot:* 0852/033  
*Applicant:* Dennis Budd, Gast Architects  
 355 11<sup>th</sup> Street #300  
 San Francisco, CA 94103  
*Staff Contact:* Marcelle Boudreaux - (415) 575-9140  
 Marcelle.boudreaux@sfgov.org  
*Reviewed By:* Tim Frye – (415) 575-6822  
 Tim.frye@sfgov.org

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 033 IN ASSESSOR'S BLOCK 0852, WITHIN AN RTO (RESIDENTIAL TRANSIT ORIENTED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

WHEREAS, on December 10, 2014, Dennis Budd of Gast Architects ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to make alterations to the primary residence, demolish non-historic parking pad and workshop shed structure in the rear and construct new one-story one-car garage and workshop with roof deck located on the subject through-lot property on lot 033 in Assessor's Block 0852 for use as a single-family residence with one off-street parking space. Other work at the residential building includes: new 10'-2"-wide two-story, square bay window, on floors two and three, projecting 2'-2" from the building wall at the rear; new opening for installation of a door at second floor and new opening for installation of a small square casement window at the rear façade; addition of a small, L-shaped approximately 6'x6' deck at the rear, second floor, with open painted metal railing and painted metal 5'-0" diameter spiral stairs leading from the second floor to rear yard; replacement of existing single-pane glazing with laminated glazing in existing wood sash systems, and repair of existing wood window sash/ frames, in select areas.

WHEREAS, on December 10, 2014, the Project Sponsor filed an application for a Variance from the requirements of Section 134 (rear yard).

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on February 1, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014-002409COA/VAR ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated revised October 20, 2016 and labeled Exhibit A on file in the docket for Case No. 2014-002409COA/VAR based on the following findings:

#### CONDITIONS OF APPROVAL

- That the specifications and detailed drawings for scope of work involving replacement with insulated glazing be reviewed by Preservation Staff for consistency with profile and dimensions of existing window sash and frame systems.
- That the Historic Preservation Commission delegates any minor modifications that result from the Variance to Staff review and approval.

#### 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. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated April 20, 1983.

- The proposed project would retain the residential use. Although the building was historically a multiple-family dwelling, its current and legal use is as a single-family residence. No proposed work seeks to alter the number of residential units on-site. The proposed garage and workshop will replace an existing workshop shed and parking pad, thus, the existing uses will be preserved.
- The proposed project would demolish a non-contributory workshop shed and parking pad, to be replaced with a new compatible structure incorporating both uses. The workshop shed

at 188 Haight was associated with a non-extant stable and is not a character-defining feature of the property.

- No conjectural features or elements from either 188 or 198 Haight Street residential buildings or other properties will be incorporated into the bay window addition, new fenestration, deck and stairs at the rear of 188 Haight Street or the new garage structure at Rose Street. The proposed massing, scale, details and proportions of these additions are compatible with the existing landmark, but would not add any features that would give a false sense of historical development.
- The project would retain distinctive materials, features, finishes or examples of craftsmanship from the period of significance at the primary façade. The proposal at 188 Haight Street would not impact any materials, features, features or examples of craftsmanship of the 198 Haight Street residential building or barn/ carriage house. The proposed changes to the rear (secondary) elevation and the proposed new garage building would have a minimal visual and material impact to the secondary Rose Street façade, which does not exhibit character-defining features.
- The proposed additions will not alter, destroy, or obscure any character-defining features associated with the landmark.
- Where required, repair of character-defining features, specifically some of the existing double-hung wood window sashes and frames is specified. Selective replacement of existing single-pane glazing with insulated glazing is proposed, and will ensure that the existing wood sash profile and dimensions are retained.
- If the proposed additions were removed in the future, the essential form and integrity of the property and the site would remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

**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.*

**Standard 2.**

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

**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, will not be undertaken.*

**Standard 4.**

*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

**Standard 5.**

*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Standard 6.**

*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

**Standard 7.**

*Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

**Standard 8.**

*Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**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.*

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

**I. URBAN DESIGN ELEMENT**

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

**GOALS**

*The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.*

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 188 Haight Street for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 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 is for the modifications to a residential property and will not have any 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 landmark in conformance with the Secretary of the Interior's Standards.*

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

*There is no change in the number of units and no affordable units exist on site.*

- 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. It will provide sufficient off-street parking for the single-family dwelling.*

- 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 will not have any impact on industrial and service sector jobs.*

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

*Preparedness against injury and loss of life in an earthquake is improved by the proposed work.*

- 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 for Rehabilitation.*

- 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.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

### 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 **GRANTS a Certificate of Appropriateness** for the property located at **188 Haight Street**, Lot 033 in Assessor's Block 0852 for proposed work in conformance with the renderings and architectural sketches dated revised October 20, 2016 and labeled Exhibit A on file in the docket for Case No. 2014-002409COA/VAR.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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).

**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 Historic Preservation Commission ADOPTED the foregoing Motion on February 1, 2017.

Jonas P. Ionin  
Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: February 1, 2017



A. Kirby

**Kirby, Alexandra (CPC)**

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**From:** Elizabeth Fromer <efromer3@gmail.com>  
**Sent:** Monday, January 30, 2017 1:59 PM  
**To:** Kirby, Alexandra (CPC); Secretary, Commissions (CPC)  
**Subject:** 151 Liberty Street 2016-010387COA

January 30, 2017  
San Francisco Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103

Alexandra Kirby  
Preservation Specialist  
Historic Preservation Commission  
Re: 2016-010387COA

Dear Ms Kirby and Members of the Historic Preservation Commission,

The Liberty Hill Neighborhood Association is sending this comment regarding the upcoming Hearing on February 1, 2017 for the property at 151 Liberty St.

We recently became aware of the Notice of Violation #2016-003856ENF issued for this structure. The permitted "minor alterations to the façade" was completely dismissed and every single historic detail on the front of this house was removed. We are both shocked and horrified that stipulations in Article 10 of the Planning Code that serve to protect the integrity of structures in Liberty Hill Historic District were callously ignored.

We urge the Commissioners to require the permit holder to bring this house, especially the front, into compliance and restore the primary façade as per the Secretary of the Interior's Standards for Rehabilitation. We understand that the permit holder is required to work with a preservation architect and we strongly approve of that action.

In addition, we request that the Historic Preservation Commission require the permit holder to use historic materials to reconstruct all windows and siding compatible with the rest of the building.

Finally, we approve of any action or alteration of permit fees that add additional burdens on the permit holder for this violation. We would like to send a strong message that these actions, now or in future, will not stand in our Historic District.

Respectfully submitted,

Dr. Elizabeth Fromer  
President  
Liberty Hill Neighborhood Association



D. Landis

# Planning Department Financial Update FY16-17 Budget Update FY17-19

February 1, 2017

Deborah Landis, Deputy Director of Administration



SAN FRANCISCO  
PLANNING DEPARTMENT

# Agenda

- Budget Updates and Overview
- Current-Year Projections
  - Financial
  - Volume
- Proposed Budget
  - Revenues
  - Expenditures
- Division Work Program Staffing
  - Proposed Budget by Division
    - Historic Preservation Positions
- Budget Calendar



# Budget Updates and Overview

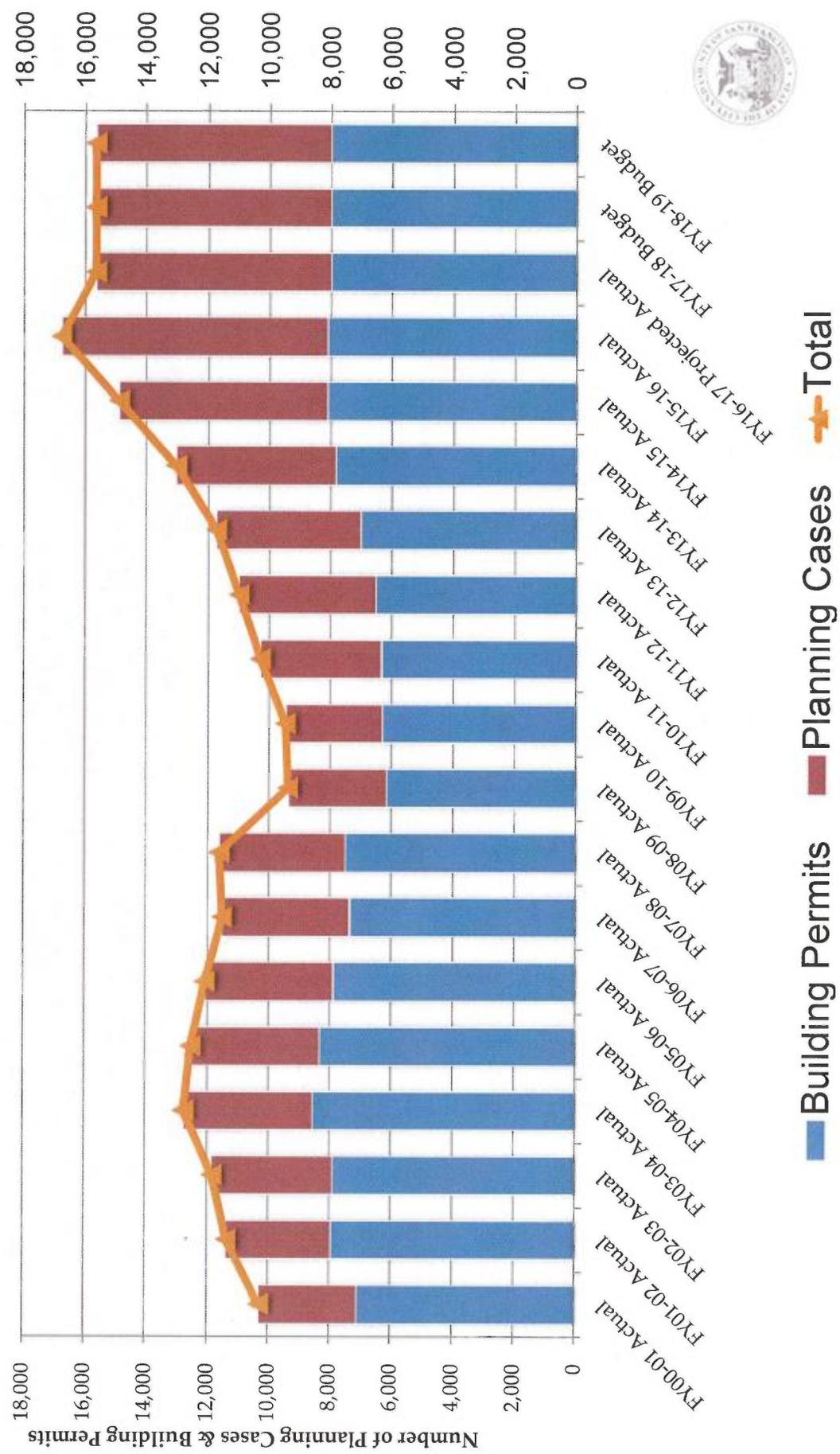
- Financial System Replacement
  - City replacing legacy financial system
  - Implementation July 1, 2017
  
- Mayor's budget instructions
  - (3%) reduction in General Fund Support in each fiscal year
  - No new positions



# Financial Projection – FY16-17

	FY16-17 Revised Budget	FY16-17 Adjusted Projection	Variance to Revised Budget
<b>General Fund AAA Revenues</b>			
Charges for Services	\$42,880,125	\$39,703,989	(\$3,176,136)
General Fund Support	\$310,223	\$310,223	\$0
Prior Year Adjustments	\$3,433,966	\$3,433,966	\$0
<b>Total Revenues</b>	<b>\$46,624,314</b>	<b>\$43,448,178</b>	<b>(\$3,176,136)</b>
<b>Expenditures</b>			
Salaries & Fringe	\$30,692,095	\$28,372,482	\$2,319,614
Other Expenditures	\$15,932,219	\$15,075,696	\$856,522
<b>Total Expenditures</b>	<b>\$46,624,314</b>	<b>\$43,448,178</b>	<b>\$3,176,136</b>
<b>Projected Surplus/(Shortfall)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

# Case & Permit Volume Trends



# Revenue Budget -- FY17-19

	FY16-17 Adopted Budget	FY17-18 Proposed Budget	FY18-19 Proposed Budget
Revenues			
Charges for Services	\$44,012,250	\$42,209,784	\$42,928,071
Grants & Special Revenues	\$990,000	\$1,525,000	\$1,115,000
Revenue from Office of Community Investment & Infrastructure (OCII)	\$34,372	\$41,245	\$42,326
Development Impact Fees	\$3,515,159	\$987,278	\$951,619
Expenditure Recovery	\$740,453	\$742,947	\$723,421
General Fund Support	\$1,991,842	\$2,374,217	\$3,863,745
<b>Total Revenues</b>	<b>\$51,284,076</b>	<b>\$47,880,471</b>	<b>\$49,624,182</b>

# Grants Budget

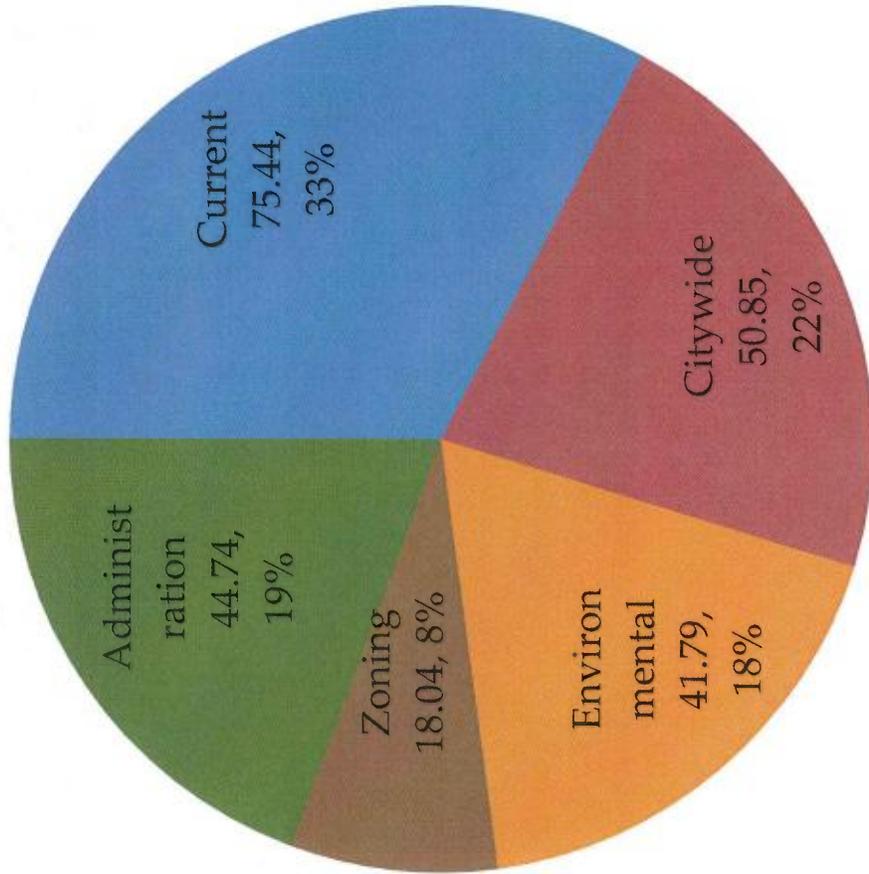
#	Project	Funder	FY16-17 Revised Budget	FY17-18 Proposed Budget
1	Priority Development Area (PDA) Transportation Planning	Metropolitan Transportation Commission (MTC)	\$600,000	\$750,000
2	Sustainable Transportation Planning	California Department of Transportation (CalTrans)	\$0	\$245,000
3	Various Projects	Friends of City Planning (FOCP)	\$80,000	\$70,000
4	Historic Survey Projects	California Office of Historic Preservation (OHP)	\$0	\$45,000
5	African American Civil Rights	National Parks Service	\$0	\$50,000
6	Urban Design	Bruner Foundation	\$0	\$50,000
7	Community Development	San Francisco Foundation	\$0	\$65,000
	<b>Total</b>		<b>\$680,000</b>	<b>\$1,275,000</b>

# Expenditure Budget – FY17-19

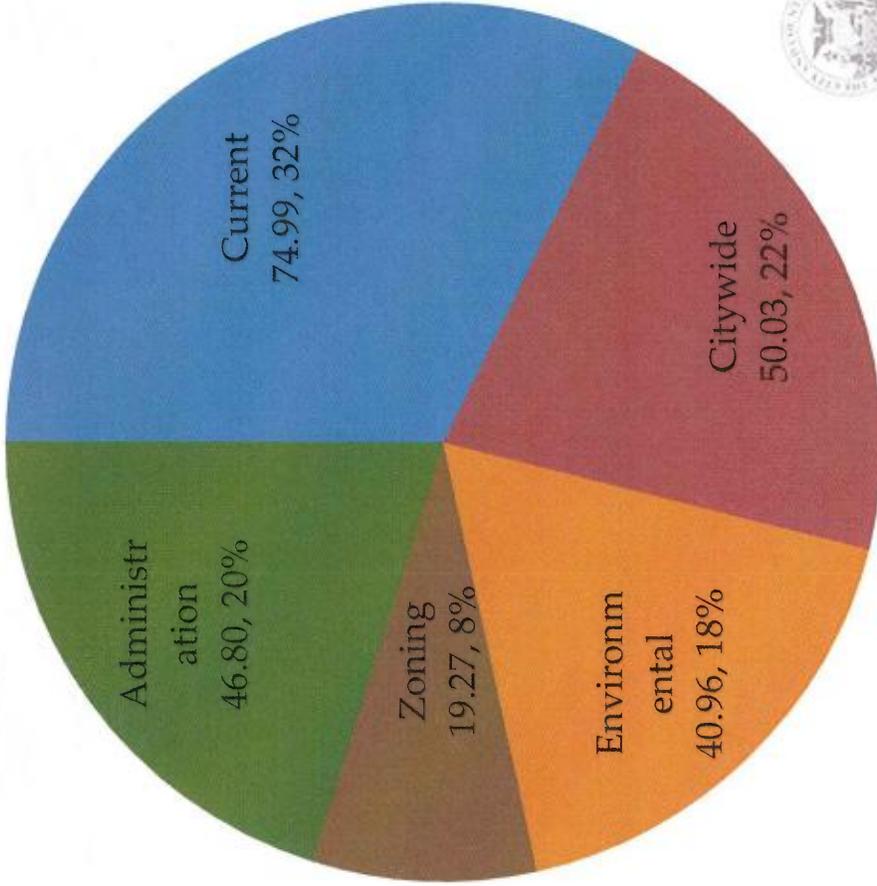
Expenditures	FY16-17 Adopted Budget	FY17-18 Proposed Budget	FY18-19 Proposed Budget
Salary & Fringe	\$32,344,832	\$34,270,447	\$36,056,720
Overhead	\$554,786	\$554,786	\$554,786
Non-Personnel Services	\$9,255,984	\$4,761,788	\$4,453,695
Materials & Supplies	\$784,383	\$472,717	\$447,717
Capital Outlay & Equipment	\$326,864	\$246,783	\$161,910
Projects	\$1,368,000	\$1,873,123	\$2,207,040
Services of Other Departments	\$6,649,227	\$5,700,827	\$5,742,314
<b>Total Expenditures</b>	<b>\$51,284,076</b>	<b>\$47,880,471</b>	<b>\$49,624,182</b>

# Department Staffing by Division FY16-17 & FY17-18 Budgets

Adopted FY 2016-17 FTEs



Proposed FY 2017-18 FTEs



# Departmental Work Program Staffing

#	Work Program Activity	Adopted FY16-17 Budget	Proposed FY17-18 Budget	Proposed FY18-19 Budget
1	Current Planning	76.87	76.65	76.64
2	Citywide Planning	56.00	54.68	54.66
3	Environmental Planning	42.75	41.92	41.92
4	Zoning Administration & Compliance	18.04	19.27	19.50
5	Administration	45.35	47.40	47.35
	<b>Total</b>	<b>239.00</b>	<b>239.92</b>	<b>240.07</b>



# Historic Preservation Commission Work Program

Project/Program	FY16-17 Adopted FTE	FY17-18 Proposed FTE	FY18-19 Proposed FTE
Preservation Survey Programs	1.50	1.50	1.50
Preservation-Related CEQA Case Work	7.14	7.37	7.37
Preservation Applications	1.53	1.53	1.53
HPC Work Program	1.00	1.00	1.00
Community-Sponsored Designations	0.15	0.15	0.15
Preservation-Specific Legislation Coordination	0.30	0.30	0.30
Preservation Project Reviews	1.00	1.00	1.00
Special Projects	1.50	1.50	1.50
Legacy Business Program & Cultural Initiatives	0.49	0.60	0.60
<b>Total</b>	<b>14.60</b>	<b>14.95</b>	<b>14.95</b>

# Additional Preservation Resources

Project/Program	FY16-17 Funding	FY17-18 Proposed Funding	FY18-19 Proposed Funding
CEQA HRE consultants	\$0	\$0	\$75,000
Preservation Public Education	\$60,000	\$30,000	\$0
Additional survey contracts	\$150,000	\$150,000	TBD
CLG (state OHP) grant	\$0	\$45,000	TBD
HOCP Preservation Library Grant	\$1,200	\$1,200	\$1,200
African American Civil Rights Grant	\$0	\$50,000	\$0
<b>Total</b>	<b>\$211,200</b>	<b>\$276,200</b>	<b>\$76,200</b>



# Budget Calendar

Date	Budget Agenda Item
02/01/17	Draft budget and work program review with the Historic Preservation Commission
02/02/17	Draft budget and work program review with the Planning Commission
02/15/17	Requesting "recommendation of approval" of the budget and work program with the Historic Preservation Commission
02/16/17	Requesting "approval" of the budget and work program with the Planning Commission
02/21/17	Budget Submission to the Mayor
06/01/17	Mayor's Proposed Budget is published
07/25/17	Final Appropriation Ordinance Adopted

# Questions

SAN FRANCISCO  
PLANNING DEPARTMENT

