



PLANNING COMMISSION RESOLUTION NO. 21858

HEARING DATE: OCTOBER 23, 2025

Record No.: 2025-005930DES
Project Address: Chula-Abbey Early Residential District
Zoning: RH-2 (Residential-House, Two Family District)
RH-3 (Residential- House, Three Family District)
RM-1 (Residential- House, Three Family District)
RM-2 (Residential- House, Three Family District)
40-X Height and Bulk District
Family Zoning Plan: RH-2 and RH-3 (Residential-House, Two and Three Family)
RTO-C (Residential- House, Three Family District)
40-X Height and Bulk District
40-X Height and Bulk District
Cultural District: American Indian Cultural District
Block/Lot: 3566 / 003, 004, 006, 008, 009, 010, 011, 011A, 012, 013A, 014, 015, 016, 027, 028, 029, 030, 030A, 031, 033, 034, 035, 036, 037, 038, 038, 039, 044, 045, 046, 047, 049, 059-061, 062-064, 065-066, 069-070, 071-074, 077-078, 079-080, 081-083, 093-095
3579 / 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048
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PROVIDING REVIEW AND COMMENT ON THE PROPOSED LANDMARK DISTRICT TO THE BOARD OF SUPERVISORS TO ADDRESS CONSISTENCY OF THE PROPOSED DESIGNATION WITH THE POLICIES EMBODIED IN THE GENERAL PLAN AND THE PRIORITY POLICIES OF SECTION 101.1, PARTICULARLY THE PROVISION OF HOUSING TO MEET THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION, AND THE PROVISION OF HOUSING NEAR TRANSIT CORRIDORS; IDENTIFY ANY AMENDMENTS TO THE GENERAL PLAN NECESSARY TO FACILITATE ADOPTION OF THE PROPOSED DESIGNATION; AND EVALUATE WHETHER THE DISTRICT WOULD CONFLICT WITH THE SUSTAINABLE COMMUNITIES STRATEGY FOR THE BAY AREA.

WHEREAS, Section 4.135 of the Charter and Section 1004.2(c) of San Francisco Planning Code mandate that proposed landmark district designations recommended for approval by the Historic Preservation Commission shall be referred to the Planning Commission for review and comment on the district designation with such comments, if any, transmitted to the Board of Supervisors along with the Historic Preservation Commission recommendation; and

WHEREAS, on May 6, 2025, the Board voted unanimously to adopt a Resolution to initiate Landmark District designation of the Chula-Abbey Early Residential District, and on May 9, 2025, with the Mayor's signature, Resolution No. 222-25 became effective (Board File No. 250297); and

WHEREAS, the Historic Preservation Commission, at a duly noticed public hearing on October 15, 2025, recommended

approval of the proposed landmark district designation finding that the Chula-Abbey Early Residential District meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 designation; and

WHEREAS, the Chula-Abbey Early Residential District, centered around Chula Lane, an east-west midblock alley, and Abbey Street, a north-south midblock alley, comprises 52 properties. Apart from two residential-over-commercial buildings, the built-out district is entirely residential with a mix of small cottages, larger single-family homes, frequently converted to flats, and flats or apartment buildings; and

WHEREAS, the Planning Commission, at a regularly scheduled public hearing on October 23, 2025, and in accordance with Charter Section 4.135 and Planning Code Section 1004.2(c), reviewed and provided comments on the proposed historic district pursuant to Article 10; and

WHEREAS, the Department has determined that landmark district designation is exempt from environmental review, pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3) (Common Sense Categorical Exemption); and therefore be it

RESOLVED that the Planning Commission hereby provides the following comments on the Chula-Abbey Early Residential Landmark District designation:

- 1) That proposed district designation is, on balance, consistent with the policies embodied in the General Plan and the priority policies of Section 101.1, as it will conserve and protect existing housing near transit and will not impede the provision of housing to meet the City's Regional Housing Needs Allocation. As San Francisco advances ambitious housing production goals, through its Family Zoning Plan rezoning efforts, the City is equally committed to ensuring this growth aligns with its long-standing dedication to historic preservation. Preservation and housing production need not be competing goals—they are complementary strategies that, when aligned, can create more livable, inclusive, and rooted communities; and
- 2) No amendments to the General Plan are necessary to facilitate adoption of the proposed district designation; and
- 3) The proposed district designation does not conflict with the Sustainable Communities Strategy for the Bay Area.

BE IT FURTHER RESOLVED that the Planning Commission hereby directs Planning Department staff to transmit this Resolution, along with the Historic Preservation Commission's recommendation, to the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Planning Commission at its meeting on October 23, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NOES: None

ABSENT: None

ADOPTED: October 23, 2025