



LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1497

HEARING DATE: OCTOBER 15, 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-MIXED, LOW DENSITY) DISTRICT
RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) DISTRICT
40-X Height and Bulk District

Proposed Family Zoning Plan: RH-2 and RH-3 (Residential-House, Two and Three Family)
RTO-C (Residential Transit Oriented-Commercial) District
40/50-R-4 Height and Bulk District
40/65-R-4 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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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DISTRICT DESIGNATION OF THE CHULA-ABBAY EARLY RESIDENTIAL DISTRICT, ASSESSOR'S PARCEL BLOCK NO. 3566, LOT NOS. 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 AND ASSESSOR'S PARCEL BLOCK NO. 3579, LOT NOS. 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048, AS AN ARTICLE 10 LANDMARK DISTRICT CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

1. WHEREAS, on March 25, 2025, Supervisor Mandelman introduced a Resolution under Board File No. 250297 to initiate the Landmark District designation process for the Chula-Abbey Early Residential District; and
2. WHEREAS, on April 28, 2025, the Board's Land Use and Transportation Committee voted unanimously to

recommend to the full Board approval of the Resolution to initiate Landmark District designation of the Chula-Abbey Early Residential District (Board File No. 250297); and

3. WHEREAS, on May 6, 2025, the Board voted unanimously to adopt the Resolution to initiate Landmark District designation, and on May 9, 2025, with the Mayor’s signature, Resolution No. 222-25 became effective (Board File No. 250297); and
4. WHEREAS, Department Staff, who meet the Secretary of Interior’s Professional Qualification Standards, prepared the Landmark District Designation Executive Summary and Fact Sheet for Chula-Abbey Early Residential District for accuracy and conformance with the purposes and standards of Article 10; and
5. WHEREAS, the Historic Preservation Commission, at its regular meeting of October 15, 2025, reviewed Department staff’s analysis of the architectural and historical significance of the Chula-Abbey Early Residential District pursuant to Article 10, and recommended Landmark District designation through this Resolution; and
6. WHEREAS, the Historic Preservation Commission finds that the nomination of the Chula-Abbey Early Residential District as a Landmark District is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
7. WHEREAS, the Historic Preservation Commission finds that the Chula-Abbey Early Residential District is significant as a representative collection of residential buildings associated with the “Early Neighborhood Development (1864-1906)” and “1906 Earthquake and Reconstruction (1906-1915)” themes within the Mission Dolores neighborhood, defined in the *Mission Dolores Neighborhood Context Statement* (adopted by the Historic Preservation Commission, July 2022); and
8. WHEREAS, the Historic Preservation Commission finds further that the Chula-Abbey Early Residential District is significant for architecture as a distinctive grouping of residential buildings representative of Folk Victorian, Italianate, Stick-Eastlake, Classical Revival, and Queen Anne style architectural styles; and
9. WHEREAS, the Historic Preservation Commission finds that the boundaries, the contributing resources, and the list of associated character-defining features, as identified in the draft Appendix P for the Chula-Abbey Early Residential District, should be considered for preservation under the proposed landmark district designation as they relate to the properties’ architectural and historical significance and retain historical integrity, and, notwithstanding the previous, that all supporting and referenced district documentation and the draft ordinance shall be revised to address following errors;
 - a. Page 6, line 13, correct number of non-contributing properties to 15;
 - b. Page 26, delete lines 12, 13, and 15 in Table of Non-Contributing Properties for 16-18 Abbey Street (3566/067-068), 22-24 Abbey Street (3566/075-076), and 49 Chula Lane (3566/050) as these properties are outside proposed Article 10 district boundaries; and
10. WHEREAS, the Historic Preservation Commission finds that the Chula-Abbey Early Residential District meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10

landmark district designation; and

11. WHEREAS, the proposed landmark district designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience, and welfare pursuant to Planning Code, Section 302; and
12. WHEREAS, the Department has determined that landmark district designation is exempt from environmental review, pursuant to California Environmental Quality Act Guidelines Section 15601(b)(3) (Common Sense Exemption); now therefore, be it

RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark district designation of the Chula-Abbey Early Residential District, ASSESSOR'S PARCEL BLOCK NO. 3566, LOT NOS. 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 AND ASSESSOR'S PARCEL BLOCK NO. 3579, LOT NOS. 028, 029, 030, 031, 032, 033, 034, 035-036, 039-042, 043-045, 046-048, consistent with the purposes and standards of Article 10 of the Planning Code.

BE IT FURTHER RESOLVED that the Historic Preservation Commission, pursuant to Section 1004.2(c) of the Planning Code, hereby refers this resolution to the Planning Commission for its review and comment on this proposed landmark district designation and requests that it transmit its comments, if any, to the Board of Supervisors, together with the Historic Preservation Commission's recommendation.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on October 15, 2025.

Jonas P. Ionin
Commission Secretary

AYES: Cox, Tsern-Strang, Baroni, Vergara, Baldauf, Foley, Matsuda

NOES: None

ADOPTED: October 15, 2025