San Francisco Planning

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San Francisco, CA 94103
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August 14, 2026

Ms. Angela Calvillo, Clerk
Honorable Supervisor Sherrill
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Via email only: angela.calvillo@sfgov.org

Re: **Transmittal of Planning Department Case Number**

2026-003958DES: 1565 Bush Street, Board File No. 260251
2026-003960DES: 1625 Van Ness Avenue, Board File No. 260252
2026-003966DES: 1901 Franklin Street, Board File No. 260254
2026-003971DES: 2015 Steiner Street, Board File No. 260255
2026-003978DES: 2032-2040 Union Street, Board File No. 260256
2026-004095DES: 2049-2051 Fillmore Street, Board File No. 260258
2026-004100DES: 2209 Van Ness Avenue, Board File No. 260260
2026-004104DES: 2336-2346 Chestnut Street, Board File No. 260261
2026-004106DES: 2402 Steiner Street, Board File No. 260262
2026-004109DES: 2800-2804 Bush Street, Board File No. 260263
2026-004111DES: 3008 Geary Boulevard, Board File No. 260264
2026-004116DES: 3290 Sacramento Street, Board File No. 260265

Dear Ms. Calvillo and Supervisor Sherrill,

On August 5, 2026, the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider Supervisor Sherrill's ordinances (Board File Nos. 260251, 260252, 260254, 260255, 260256, 260258, 260260, 260261, 260262, 260263, 260264, and 260265) to landmark 1565 Bush Street/Inverness Garage, 1625 Van Ness Avenue/Allen-Weaver-Durant-Smith Auto Showroom, 1901 Franklin Street/Margaret E. Crocker Mansion, 2015 Steiner Street/National Urban League Headquarters, 2032-2040 Union Street/Mr. Cudworth's House, 2049-2051 Fillmore Street/Lincoln Grill, 2209 Van Ness Avenue/Brown-Metzger Mansion, 2336-2346 Chestnut Street/Presidio Move Theatre, 2402 Steiner Street/Arthur Castle Home, 2800-2804 Bush Street/Hannibal Lodge No. 1, 3008 Geary Boulevard/Bridge Theatre, and 3290 Sacramento Street/Vogue Theatre (respectively).

At the hearing, the HPC voted to **approve** the resolutions to recommend landmark designations pursuant to Article 10 of the Planning Code.

The proposed landmark designations are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight – Categorical).

Please find attached documents related to the HPC's actions. Also attached is an electronic copy of the proposed ordinances, drafted by Deputy City Attorney Peter Miljanich. If you have any questions or require further information, please do not hesitate to contact me

Sincerely,

Veronica Flores, Acting Manager of Legislative Affairs

Cc: Vicki Wong, City Attorney's Office
Jen Low, Legislative Aide
Erica Major, Office of the Clerk of the Board
Lorenzo Rosas, Legislative Aide (Supervisor Sherrill)
Rich Sucre, Planning Department
Alex Westhoff, Planning Department
Bos.legislation@sfgov.org
Board.of.Supervisors@sfgov.org

Attachments:

Attachment 1 – Planning Department Executive Summary dated August 5, 2026

Attachment 2 - 1565 Bush Street/ Inverness Garage
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1612
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 3 - 1625 Van Ness Avenue/Allen-Weaver-Durant-Smith Auto Showroom
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1613
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 4 - 1901 Franklin Street/Margaret E. Crocker Mansion
(A) Draft Article 10 Landmark Designation Ordinance

(B) Historic Preservation Commission Resolution No. 1614
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 5 - 2015 Steiner Street/National Urban League Headquarters
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1615
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 6 - 2032-2040 Union Street/Mr. Cudworth's House
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1616
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 7 - 2049-2051 Fillmore Street/Lincoln Grill
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1618
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 8 - 2209 Van Ness Avenue/Brown-Metzger Mansion
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1619
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 9 - 2336-2346 Chestnut Street/Presidio Movie Theatre
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1620
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 10 - 2402 Steiner Street/Arthur Castle Home
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1621
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 11 - 2800-2804 Bush Street/Hannibal Lodge No. 1
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1622
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist

Attachment 12 - 3008 Geary Boulevard/Bridge Theatre
- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1623
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 13 - 3290 Sacramento Street/Vogue Theatre
- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1624
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 1
Planning Department Executive Summary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

LANDMARK DESIGNATIONS
RECOMMENDATION
EXECUTIVE SUMMARY

HEARING DATE: August 5, 2026

Record Nos. / Names / Addresses / APNs:

2026-003958DES - Inverness Garage (1565 Bush Street, 0671/007)
2026-003960DES - Allen-Weaver-Durant-Smith Auto Showroom (1625 Van Ness Avenue, 0642/003)
2026-003966DES - Margaret E. Crocker Mansion (1901 Franklin Street, 0617/004)
2026-003971DES - National Urban League Headquarters (2015 Steiner Street, 0655/006)
2026-003978DES - Mr. Cudworth's House (2032-2040 Union Street, 0532/010)
2026-003981DES - Upper Fillmore Storefronts (2035-2047 Fillmore Street, 0654/001B)
2026-004095DES - Lincoln Grill (2049-2051 Fillmore Street, 0654/001A)
2026-004098DES - First AME Zion Church (2155-2159 Golden Gate Avenue, 1160/029)
2026-004100DES - Brown-Metzger Mansion (2209 Van Ness Avenue, 0570/029)
2026-004104DES - Presidio Movie Theatre (2336-2346 Chestnut Street, 0929/014)
2026-004106DES - Arthur Castle Home (2402 Steiner Street, 0606/017A)
2026-004109DES - Hannibal Lodge No. 1 (2800-2804 Bush Street, 0606/017A)
2026-004111DES – Bridge Theatre (3008 Geary Boulevard, 1067/019)
2026-004116DES - Vogue Theatre (3290 Sacramento Street, 1007/016)
2026-004119DES – Mel's Drive-In (3355 Geary Boulevard, 1086/025

Zoning Districts:

RC-3 (Residential-Commercial, Medium Density) Zoning District /
140//350-R-4 Height and Bulk District
RC-4 (Residential-Commercial, High Density) Zoning District /
140//350-R-4 Height and Bulk District
RH-2 (Residential-House, Two Family) Zoning District /
140//350-R-4 Height and Bulk District
RH-3 (Residential-House, Three Family) Zoning District /
140//350-R-4 Height and Bulk District
NC-2 (Neighborhood Commercial, Small Scale) /
140//350-R-4 Height and Bulk District
RTO-C (Residential Transit Oriented District) /
105//140-R-4 Height and Bulk District
NCD (Upper Fillmore Neighborhood Commercial District) /

40//65-R-4 Height and Bulk District
NCD (Upper Fillmore Neighborhood Commercial District) /
50//85-R-4 Height and Bulk District
NCD (Geary Boulevard Commercial District) /
50//85-R-4 Height and Bulk District
NCD (Union Street Neighborhood Commercial District) /
40//65-R-4 Height and Bulk District
NCD (Sacramento Street Neighborhood Commercial District) /
40//65-R-4 Height and Bulk District
RM-1 (Residential-Mixed, Low Density) /
40//40-R4 Height and Bulk District

Cultural District: Japantown Cultural District (2032-2047 Fillmore Street and 2035-2047 Fillmore Street)

Project Sponsor: San Francisco Planning Department
49 South Van Ness, Suite 1400
San Francisco, CA 94103

Staff Contact: Alex Westhoff, (628-652-7314), alex.westhoff@sfgov.org

Environmental Review: Categorical Exemption

RECOMMENDATION: **Recommend Landmark Designations to Board of Supervisors**

Background

The Family Zoning Plan (FZP) Landmark Designation Program (Program) is being undertaken in conjunction with the implementation of FZP, with the objective of allowing for more housing, while still preserving San Francisco's most cherished architectural, cultural, and/or historical resources. This Program is being overseen by the Planning Department in conjunction with District Supervisors and project partners. The Program includes designating properties which are currently identified as Category A-rated historical resources through past Surveys and Historic Resource Reviews, as Planning Code Article 10 Landmarks. Phase 1 of this effort focuses on properties outside of Public and RH Zoning Districts, with 0-1 dwelling units. In addition, properties with strong underrepresented community associations as identified in Cultural Historic Context Statements, are also being considered. Later phases of the Program will recommend additional Article 10 Landmarks that fall within the RH Zoning Districts, are identified through the San Francisco Citywide Cultural Resources Survey, and/or are identified through future Cultural Historic Context Statements.

At the March 10th, 2026 Board of Supervisors hearing, District 2 Supervisor Stephen Sherrill initiated fifteen properties as outlined in this case report, as the Program's District 2 Phase 1 Article 10 Landmarks. Of the

initiated landmarks, four have strong associations with African American history as discussed in the adopted African American Historic Context Statement. The other eleven properties are existing Category A-rated historic resources, with 0-1 dwelling units, outside of Public and RH Zoning Districts, that were identified by Planning Department Preservation Staff as having exemplary architectural, historical and/or cultural significance. Subsequent to initiation, the fifteen landmark designation initiation resolutions were recommended for approval by the Land Use and Transportation Committee on March 23, 2026, adopted by the Board of Supervisors on March 24, 2026, and signed by Mayor Daniel Lurie on March 26, 2026.

Planning Department staff have also concurrently been working with other San Francisco District Supervisors on identifying potential Article 10 Landmarks in their respective districts as part of the Program.

Property Descriptions

The following fifteen properties are recommended as the Program's District 2 Phase 1 Article 10 Landmarks:

1565 Bush Street (Inverness Garage) is a two-story building, constructed as a public garage in 1923, in the Western Addition neighborhood. Historically the building was part of the concentration of early 20th Century Van Ness Avenue buildings supporting the burgeoning automobile industry. Joseph Pasqueletti served as the builder, who was a pioneer of reinforced concrete technology. The building features exemplary Classical Revival detailing including parapet, cornice, moldings, and frieze ornamentation, Corinthian pilasters, and decorative shields. Uniquely the building is the only automobile related building along the Van Ness Avenue corridor which retains its paired vehicle doors.

1625 Van Ness Avenue (Allen-Weaver-Durant-Smith Auto Showroom) is a four-story building, constructed as an automobile showroom in 1919, in the Pacific Heights neighborhood. Historically the building was part of the concentration of early 20th Century Van Ness Avenue buildings supporting the burgeoning automobile industry. Renowned engineering and contracting firm MacDonald and Kahn served as the engineers. The property sold six important brands of automobiles over its nearly twenty years as a showroom. The property displays rich Classical Revival ornamentation.

1901 Franklin Street (Margaret E. Crocker Mansion) is a two-story building, originally constructed as a home in 1900, in the Pacific Heights neighborhood. The home was built for philanthropist Margaret E. Crocker, though she relocated to New York City, and then passed away, before it was finished. It remained a private residence until 1952, at which point it was purchased by the Golden Gate Spiritualist Church. The building is an excellent example of a Beaux Arts residence with features including pedimented windows, garlands, shields, and corner quoins.

2015 Steiner Street (National Urban League Headquarters) is a three-story building, originally constructed as the headquarters of the Pacific States Telephone and Telegraph Company, in 1907, in the Western Addition neighborhood. From 1950-1960 the building served as the headquarters of the San Francisco chapter of the Urban League, one of the most important national civil rights organizations in the twentieth century. The Urban League oversaw programs related to African American health, housing, welfare, education, and youth, focusing on employment discrimination, with Dr. Daniel A. Collins serving as founder and first chair.

2032-2040 Union Street (Mr. Cudworth's House) is a two-story building over basement, with accessory structure, originally constructed as a house and barn in 1874, in the Cow Hollow neighborhood. The home was constructed as a farmhouse when dairy farming was a prominent activity, giving the neighborhood the name Cow Hollow. Forty-niner, dairyman, real estate agent, and early San Francisco Supervisor, James W. Cudworth was the originally owner. The house is an intact bay-fronted Italianate property providing a tangible connection to the neighborhood's dairy ranching history.

2035-2047 Fillmore Street (Upper Fillmore Storefronts) is a one-story building with four storefronts located in the northwest corner of Japantown. Built in 1926 the building is significant for its high architectural merit as one of the best examples of Mediterranean Revival commercial design in the city. The building is supremely intact with exemplary features including the leaded glass "honeycomb" transom glazing, rope molded Corinthian columns, and angled vestibules with tiled bulkheads.

2049-2051 Fillmore Street (Lincoln Grill) is a one-story commercial building located in the northwest corner of Japantown. Constructed in 1932 the building was designed by architectural firm Irvine & Ebbets and is an outstanding representative of commercial Art Deco design at the advent of the Jazz Age. Originally the Lincoln Grill, the building has been continually used as a restaurant since construction. Exemplary exterior features include the continuous yellow and black ceramic tile which carries from the bulkheads up to the transom, the angled tiled entry vestibule, and the neon blade sign.

2155-2159 Golden Gate Avenue (First AME Zion Church) is a religious building located in the Western Addition. Constructed in 1960, the building was designed by architect Robert Batchelor for the First AME Zion Church, after their previous building on Geary Street was destroyed due to redevelopment. The congregation is one of San Francisco's first three African American churches, all of which were formed in 1852. Churches represented the first African American community organizations in the city, serving as important community gathering spaces for socializing, political activities, cultural programming, and more.

2209 Van Ness Avenue (Brown-Metzger Mansion) is an 18-room Pacific Heights mansion. Built in 1901, the home was designed by San Francisco's first known Jewish architect, Moses J. Lyon. The home was originally constructed for Mrs. Abraham Brown, by her father, Charles Meyer, a Jewish merchant tailor. In 1913 the home was purchased by Jewish pioneer investment broker Louis Mezger. It is an intact pre-1906 Classical Revival residence with high architectural merit.

2336-2346 Chestnut Street (Presidio Movie Theatre) is a Streamline Moderne movie theater constructed in 1937 in the Marina neighborhood. District theaters are significant in having helped to expand the accessibility of motion pictures, and served as economic and cultural hubs along prominent commercial corridors through the city. The property was designed by Architect John H. Ahnden and Architect of Merit W.D. Peugh and possesses intact features such as the neon marquee, fluted piers, speed lines, and stepped parapet. The building remains a movie theater flanked by commercial storefronts.

2402 Steiner Street (Arthur Castle Home) is a three-story home in the Pacific Heights neighborhood constructed in 1901. The Tudor Revival property was designed by architect of merit Willis Polk, with exemplary features including the steeply pitched A-framed roof with front, side, and rear facing gables. The home was commissioned by polo player Edward G. Schmidell, who resided at the neighboring property which he also

commissioned. Arthur Castle was the earliest known resident, who was a partner in the family's dried fruit business, the Castle Brothers.

2800-2804 Bush Street (Hannibal Lodge No. 1) is a corner three story Italianate property, constructed in 1887 in the Western Addition neighborhood. The building is significant for its association with African American history as it has served as the headquarters of Hannibal Lodge No. 1, an African American Freemason organization, since 1946. Established in 1852, Hannibal Lodge No. 1 is considered the oldest Prince Hall Lodge in the Western United States, and became a Grand Lodge in 1855. Hannibal Lodge No. 1 is one of the few places associated with San Francisco's Gold Rush era African American history, when the city's African American population was quite small.

3008 Geary Boulevard (Bridge Theatre) was constructed in 1939 as a neighborhood movie theater in the Laurel Heights neighborhood. Designed by architect F. Frederic Amandes, the building is an excellent example of an Art Deco movie theater with exemplary features including its stacked geometric central tower, marquee, blade sign with "BRIDGE" lettering and neon banding. The theater was named in honor of the newly constructed Golden Gate bridge, which was opened just two years prior. It operated as a movie theater for over seventy years.

3290 Sacramento Street (Vogue Theatre) is one of San Francisco's oldest surviving cinemas and one of the city's few remaining single-screen movie theaters. Constructed in 1912 as the Elite, which was originally a nickelodeon, the theater expanded in 1927 with exterior alterations including the new front with marquee in Art Deco style. In 2007 the San Francisco Neighborhood Theater Foundation purchased the building, and in 2025 the marquee and neon sign were restored.

3355 Geary Boulevard (Mel's Drive-In) is significant as the location of the Bay Area's first mass civil rights sit-in. The event occurred in 1963 in response to Mel's Drive-In's discriminatory practices in not hiring African Americans for front of house positions. With over one-hundred people arrested, the event drew considerable media attention, successfully changed the chain restaurant's hiring practices, and led to similar hotel and grocery store protests. The event has since been recognized as a pivotal event in the civil rights movement.

Compliance With Planning Code

Article 10 of the Planning Code

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject properties meet the requirements for eligibility as individual landmarks pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheets, and briefly in this Executive Summary.

Significance:

Underrepresented Landmark Types: Five of the proposed landmark designations address one of the priorities established by the Historic Preservation Commission (HPC) for new landmarks, specifically due to associations with underrepresented communities, as follows:

- African American – Four of the properties proposed for landmark designation, as outlined in this case report, have associations with African American history. All four of these properties were recommended for historic designation in the African American Citywide Historic Context Statement, which was adopted by the Historic Preservation Commission in 2024. These four properties include the National Urban League Headquarters (2015 Steiner Street), First AME Zion Church (2155-2159 Golden Gate Avenue), Hannibal Lodge No. 1 (2800-2804 Bush Street), and Mel's Drive-In (3355 Geary Boulevard).

- Jewish – One of the properties proposed for landmark designation, as outlined in this case report, has a strong association with Jewish history in San Francisco. Specifically, the Brown-Metzger Mansion (2209 Van Ness Avenue) was designed by Moses Lyon, believed to be San Francisco's first licensed Jewish architect. Originally constructed along with its neighboring property by Jewish merchant tailor Charles Meyer, with Jewish pioneer investment broker Louis Metzger serving as early owner.

Public/Neighborhood Input

Planning Department staff conducted outreach and engagement for property owners, occupants and other interested community members, as follows:

- Community Meetings –

    - Family Zoning Plan Town Hall – On 10/7/2025 District 2 Supervisor Stephen Sherrill hosted a Town Hall on the Family Zoning Plan at the Calvary Presbyterian Church. Property owners and occupants of proposed landmarks were all sent mailed invitations. Planning Department Preservation staff presented on the Program at this Town Hall.

    - Community Forums - In conjunction with District 2 Supervisor Stephen Sherril's office, the Planning Department hosted an in-person and virtual community forum (1/14/2026 and 1/15/2026, respectively) on the Program. Property owners, occupants, and registered neighborhood groups were sent mailed notifications. The forums provided an opportunity for attendees to learn more about the Program, as well as benefits and requirements associated with landmarked properties.

- Property Owner Conversations - Since the January 2025 Community Forums, Planning Department staff have offered to meet with property owners upon request. Specifically, Planning Department staff met onsite with property owners of Hannibal Lodge No. 1 (2800-2804 Bush Street) and the Margaret E. Crocker Mansion (1901 Franklin Street). Staff also had phone conversations with representatives of Upper Fillmore Storefronts (2035-2047 Fillmore Street) and the Bridge Theatre (3008 Geary Boulevard).

- Property Owner Notification – Consistent with Article 10 of the Planning Code, property owners of all proposed landmarks were provided with a written 20-day notice of this HPC hearing.

- Neighborhood Groups – Other District 2 neighborhood groups which Staff have met with include the Golden Gate Valley Neighborhood Association Board on 2/18/2026, and members of the Jordan Park Neighborhood Association on 5/27/2026.

Issues & Other Considerations

- Past/Ongoing Historic Resource Surveys and Context Statements – Past surveys and historic context statements which initially identified proposed landmarks as outlined in this case report include:

    - African American Citywide Historic Context Statement - Adopted by the Historic Preservation Commission in 2024, the African American Citywide Historic Context Statement explores the people, places, and events that highlight how San Francisco's African American community played a central role in the social, cultural, and political development of the City. The Historic Context Statement chronicles San Francisco's African American community history from the Mexican and Spanish colonial periods through the present day, providing a historic background on urban development and places where African Americans lived, worked, gathered, and celebrated. It recommends a number of properties for city landmark designation, including four outlined in this case report, specifically 2015 Steiner Street (National Urban League Headquarters), 2155-2159 Golden Gate Avenue (First AME Zion Church), 2800-2804 Bush Street (Hannibal Lodge No. 1), and 3355 Geary Boulevard (Mel's Drive-In).

    - Here Today, San Francsico's Architectural Heritage - This 300+ page 1968 book with text by Roger Olmstead and T.H. Watkins includes the Junior League of San Francisco Inc.'s survey information of over 2,500 buildings. The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. Additionally, the Junior League of San Francisco "Here Today" building research files, 1964-1978, are archived at the San Francisco Public Library History Center and were reviewed for additional background on relevant properties. Properties recommended for landmark designation as outlined in this case report, which were identified in this book include 1901 Franklin Street (Margaret E. Crocker Mansion), 2032-2040 Union Street (Mr. Cudworth's House), 2209 Van Ness Avenue (Brown-Metzger Mansion), and 2402 Steiner Street (Arthur Castle Home).

    - San Francisco Citywide Cultural Resources Survey – The San Francisco Citywide Cultural Resources Survey (SF Survey) is a multi-year effort to identify and document places of historical, architectural and/or cultural significant. Through SF Survey, historic resources with the most exemplary significance and integrity are recommended as Article 10 landmarks. SF Survey Phase 1 is focusing on Neighborhood Commercial Districts, with eight sets of findings adopted by the Historic Preservation Commission to-date. Properties outlined in this case report which were evaluated by SF Survey, include the 2015 Steiner Street (National Urban League Headquarters), Upper Fillmore Storefronts (2035-2047 Fillmore Street), Lincoln Grill (2049-2051 Fillmore Street), and Mel's Drive-In (3355 Geary Boulevard).

    - San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement – This 2006 context statement was prepared by Andrew Murray and Katie Tom (Office of the Legislative Analyst, Board of Supervisors, City and County of San Francisco). Historical and architectural research was conducted on San Francsico movie theaters with a 1906-1945 period of significance. Evaluations noted existing conditions, historic features, and architectural significance of the properties, including nickelodeons, movie palaces, and district theaters spanning numerous styles. The context statement proposed a non-contiguous historic

district including over twenty historic theaters. Historic movie theaters recommended for landmark designation as outlined in this case report, include 2336-2346 Chestnut Street (Presidio Movie Theatre), 3008 Geary Boulevard (Bridge Theatre), and 3290 Sacramento Street (Vogue Theatre).

- Van Ness Auto Row Support Structures. – This survey was completed by architectural historian William Kostura for the San Francisco Planning Department in 2010. The survey identified buildings associated with the automobile industry along Van Ness Avenue, circa 1909-1920s. Properties were evaluated for historical significance according to the California Register of Historical Resources. Properties evaluated in this survey, recommended for landmark designation as outlined in this case report, include 1565 Bush Street (Inverness Garage), and 1625 Van Ness Avenue (Allen-Weaver-Durant-Smith Auto Showroom).

Basis for Recommendation

The Department recommends that the HPC recommend to the Board of Supervisors landmark designation of the fifteen Family Zoning Plan District 8 Phase 2 Landmark Designations as outlined in this case report as they meet the provisions of Article 10 of the Planning Code regarding Landmark Designation.

Attachments

Exhibit 1 – Inverness Garage (1565 Bush Street)
A) HPC Resolution
B) Fact Sheet
C) Background Report/Documentation
D) Map and Context Images
E) Draft Ordinance
F) Board of Supervisor Initiation Resolution

Exhibit 2 - Allen-Weaver-Durant-Smith Auto Showroom (1625 Van Ness Avenue)
A) HPC Resolution
B) Fact Sheet
C) Background Report/Documentation
D) Map and Context Images
E) Draft Ordinance
F) Board of Supervisor Initiation Resolution

Exhibit 3 - Margaret E. Crocker Mansion (1901 Franklin Street)
A) HPC Resolution
B) Fact Sheet
C) Background Report/Documentation
D) Map and Context Images
E) Draft Ordinance
F) Board of Supervisor Initiation Resolution

Exhibit 4 - National Urban League Headquarters (2015 Steiner Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 5 - Mr. Cudworth's House (2032-2040 Union Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 6 – Upper Fillmore Storefronts (2035-2047 Fillmore Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 7 – Lincoln Grill (2049-2051 Fillmore Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 8 - First AME Zion Church (2155-2159 Golden Gate Avenue)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 9 - Brown-Metzger Mansion (2209 Van Ness Avenue)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 10 - Presidio Movie Theatre (2336-2346 Chestnut Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 11 - Arthur Castle Home (2402 Steiner Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 12 - Hannibal Lodge No. 1 (2800-2804 Bush Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 13 - Bridge Theatre (3008 Geary Boulevard)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 14 – Vogue Theatre (3290 Sacramento Street)
- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation

D) Map and Context Images
E) Draft Ordinance
F) Board of Supervisor Initiation Resolution

Exhibit 15 - Mel's Drive-In (3355 Geary Boulevard,
A) HPC Resolution
B) Fact Sheet
C) Background Report/Documentation
D) Map and Context Images
E) Draft Ordinance
F) Board of Supervisor Initiation Resolution

Attachment 2
1565 Bush Street / Inverness Garage

[Planning Code - Landmark Designation – Inverness Garage]

Ordinance amending the Planning Code to designate the Inverness Garage, located at 1565 Bush Street, Assessor's Parcel Block No. 0671, Lot No. 007, on the south side of Bush Street between Franklin Street and Van Ness Avenue, as a landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) Environmental and Land Use Findings.

(1) The Planning Department has determined that the Planning Code amendment proposed in this ordinance is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No.

_____ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

(2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the proposed landmark designation of the Inverness Garage will serve the public necessity, convenience, and welfare for the reasons set forth in Historic Preservation Commission Resolution No. _____, recommending approval of the proposed designation, which is incorporated herein by reference.

(3) The Board of Supervisors finds that the proposed landmark designation of the Inverness Garage is consistent with the General Plan and with Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. _____, which is incorporated herein by reference.

(b) General Findings.

(1) On March 24, 2026, the Board of Supervisors adopted Resolution No. 162-26, initiating landmark designation of the Inverness Garage as a San Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On March 26, 2026, the Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No. 260251.

(2) Pursuant to Charter Section 4.135, the Historic Preservation Commission has authority "to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors."

(3) The Landmark Designation Fact Sheet dated August 5, 2026 was prepared by Planning Department Preservation staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards for historic preservation program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and conformance with the purposes and standards of Article 10 of the Planning

Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(4) The Historic Preservation Commission, at its regular meeting of August 5, 2026, reviewed Planning Department staff's analysis of the historical significance of the Inverness Garage set forth in the Landmark Designation Fact Sheet.

(5) On August 5, 2026, after holding a public hearing on the proposed designation and having considered the specialized analyses prepared by Planning Department staff and the Landmark Designation Fact Sheet, the Historic Preservation Commission recommended designation of the Inverness Garage as a landmark consistent with the standards set forth in Section 1004 of the Planning Code, by Resolution No. _____. Said resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

(6) The Board of Supervisors hereby finds that the Inverness Garage has a special character and special historical, cultural, architectural, and aesthetic interest and value, and that its designation as a landmark will further the purposes of and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the Board of Supervisors hereby incorporates by reference the findings of the Landmark Designation Fact Sheet.

Section 2. Designation.

Pursuant to Section 1004.3 of the Planning Code, the Inverness Garage, located at 1565 Bush Street, Assessor's Parcel Block No. 0671, Lot No. 007, is hereby designated as a San Francisco landmark consistent with the standards set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this property.

Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the Inverness Garage, located on Assessor's Parcel Block No. 0671, Lot No. 007, on the south side of Bush Street between Franklin Street and Van Ness Avenue in San Francisco's Western Addition neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. **2026-003958DES**. In brief, the Inverness Garage, located at 1565 Bush Street, is eligible for local designation as an early example of a public garage building, and as an exemplary example of a Classical Revival automobile garage with high integrity. The property was constructed in 1923 by a contracting firm named the American Concrete Company, which was owned by prolific builder Joseph Pasqualetti who built for himself as well as his clients. The building was used as a public garage until 1940. This was the first of two public garages in San Francisco called the "Inverness." The proprietor of this garage during 1927-1934, Al Brandhofer, took the name with him when he moved his garage business to 1267 Bush Street. The building's exterior is largely unaltered, and the main center bay vehicle entrance has very rare original doors.

(c) The particular features that should be preserved, or replaced in kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Fact Sheet, which can be found in Planning Department Record Docket No. 2026-003958DES, and which are incorporated in this designation by reference as though fully set forth herein. This designation does not identify any interior character-defining features. Specifically, the features that are character-defining and shall be preserved or replaced in kind are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property, identified as:

(1) Location of the building on the property;

(2) Reinforced concrete construction;

(3) Two-story height;

(4) Full lot width;

(5) Flat roof;

(6) Scored stucco finish over the façade;

(7) Parapet, cornice, moldings, and frieze ornament;

(8) Corinthian pilasters and the decorative shields above them;

(9) Plaster ornament in the spandrel between the stories;

(10) Industrial steel sash windows in the second and first stories; and

(11) Paired steel vehicle entrance doors in the middle bay flanked by wooden pedestrian doors below concrete awning.

Section 4. Effective Date.

This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter Miljanich

PETER MILJANICH
Deputy City Attorney

San Francisco Planning

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LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1612

HEARING DATE: August 5, 2026

Record No. :	2026-003958DES
Project Address:	1565 Bush Street (Inverness Garage)
Zoning:	RC-4 RESIDENTIAL- COMMERCIAL, HIGH DENSITY 140//350-R-4 Height and Bulk District
Block/Lot:	0671/007
Project Sponsor:	Planning Department 49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103
Property Owner:	1395 Van Ness LLC 10 Red Bark CT c/o Unger Mark S Manager Lafayette, CA 94549
Staff Contact:	Alex Westhoff, 628-652-7314 Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE INVERNESS GARAGE (1565 BUSH STREET), ASSESSOR'S PARCEL BLOCK NO. 0671, LOT NO. 007 AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

Preamble

1. WHEREAS, at a public hearing on March 24, 2026, the Board of Supervisors voted to adopt Resolution No. 162-26 to initiate Landmark Designation of the Inverness Garage (1565 Bush Street), Assessor's Parcel Block No. 0671, Lot No. 007; and

2. WHEREAS, Mayor Lurie signed the Resolution on March 26, 2026 and the Clerk of the Board transmitted it to the Planning Department on April 9, 2026; and

3. WHEREAS, Department staff, who meet the Secretary of Interior's Professional Qualification Standards prepared the Landmark Designation Fact Sheet for the Inverness Garage which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and

4. WHEREAS, the Historic Preservation Commission, at its regular meeting of August 5, 2026 reviewed Department staff's analysis of the Inverness Garage for historical significance pursuant to Article 10 and

recommended Landmark designation through this Resolution; and

5. WHEREAS, the Historic Preservation Commission finds that the Landmark designation for the Inverness Garage is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and

6. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 1565 Bush Street is proper as the building is part of a heavy concentration of automobile related businesses along Van Ness Avenue associated with the development of the San Francisco's early automobile industry; and

7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 1565 Bush Street is proper as it was constructed in 1923 and is an intact example of a Classical Revival style public garage, retaining unique features such as the paired vehicle doors; and

8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 1565 Bush Street is proper as it was constructed by Italian born builder Joseph Pasqualetti, co-founder of the American Concrete Company, who were pioneers of reinforced concrete technology; and

9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 1565 Bush Street is proper as it retains high integrity; and

10. WHEREAS, the Historic Preservation Commission finds 1565 Bush Street meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and

11. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet, should be considered for preservation under the proposed landmark designation as they relate to 1565 Bush Street's historical significance and retain historical integrity; and

12. WHEREAS, the proposed 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

13. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and now therefore, be it

RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 1565 Bush Street (aka Inverness Garage), Assessor's Parcel Block No. 0671, Lot No. 007, as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the Historic Preservation Commission **ADOPTED** the foregoing Resolution on August 5, 2026.

Jonas P. Ionin
Commission Secretary

AYES:	Baroni, Vergara, Foley, Matsuda
NAYS:	None
ABSENT:	Cox, Tsern Strang, Baldauf
ADOPTED:	August 5, 2026

ARTICLE 10 LANDMARK DESIGNATION FACT SHEET

Inverness Garage

Period of Significance: 1923-1940, 1953-1960

Significance Criteria: 1 (Event), 3 (Architecture)

Statement of Significance: 1565 Bush Street is significant as an intact example of a Classical Revival style public garage associated with the development of San Francisco's automobile industry. Van Ness Avenue from Market Street to just north of Pacific Avenue, was San Francisco's premier auto showroom district from shortly after the 1906 Great Earthquake and Fire until the 1980s. Located off Van Ness Avenue, the subject property is part of a concentration of buildings along this corridor with historic automobile uses constructed prior to 1937. Public garages were important for early automobile owners as private garages were uncommon during the early 20th century. Garages of this era offered both nightly and monthly rates, and provided amenities such as gasoline, vehicle servicing and repairs, and battery recharging.[1]
The building was constructed in 1923 by the American Concrete Company, pioneer of reinforced concrete technology. The company was co-founded by Italian born Joseph Pasqualetti, who was best known for his concrete garages such as the subject property.[2] Pasqualetti was also the original building owner though made no personal use of this building except as an investment.
As a moderately early example of a public garage building, the building was used as such until 1940. Occupants included the A-B Garage (1923-1926); the Inverness Garage, owned by Al Brandhofer (1927-1934); Wigholm's Garage (1935-1936); and Civic Center Garage (1938-1940). After its use as a public garage it continued to be used for automobile purposes, including for sales, rentals, and parts, until at least the 1960s. Uniquely the subject property is the only automobile related building in the Van Ness Avenue corridor which retains its paired vehicle doors.[3]

Integrity: Known exterior alterations include the easternmost bay's roll-up vehicle entrance, and removal of roofline finials. Overall, the building retains integrity.

Character Defining Features: All those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property identified as:

- Location of the building on the property
- Reinforced concrete construction
- Two-story height
- Full lot width
- Flat roof
- Scored stucco finish over the façade
- Parapet, cornice, moldings, and frieze ornament
- Corinthian pilasters and the decorative shields above them
- Plaster ornament in the spandrel between the stories
- Industrial steel sash windows in the second and first stories
- Paired steel vehicle entrance doors in the middle bay flanked by wooden pedestrian doors below concrete awning

Past Survey(s)/Historic Context Statement(s): Van Ness Auto Row Support Structure (William Kostura, 2010)

Address: **1565 Bush Street**

Block/Lot(s): 0671/007

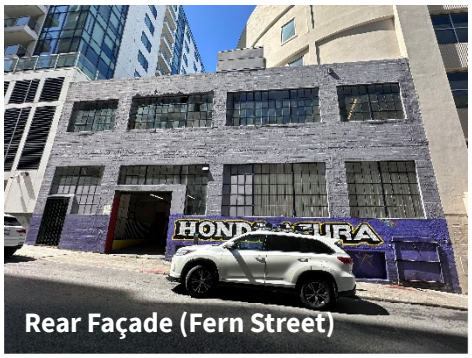
Parcel Area: 7,736 sf

Zoning: RC-4

Year Built: 1923

Builder: Joseph Pasqualetti

Primary Façade (Bush Street)


Rear Façade (Fern Street)

[1] William Kostura, Van Ness Auto Row Support Structures, A Survey of Automobile-Related Buildings along the Van Ness Avenue Corridor, 2010
[2] San Francisco Planning Department, Architecture, Planning, and Preservation Professionals: A Collection of Biographies, 2023
[3] William Kostura, 1565 Bush Street, DPR Form, 2009

San Francisco Planning

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www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1565 BUSH ST		0671007
Case No.		**Permit No.**
2026-003958PRJ		
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.
Historic Landmark Designation (DES)

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

☐	**Class 1 - Existing Facilities.** **(CEQA Guidelines section 15301)** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** **(CEQA Guidelines section 15303)** 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.
☐	**Class 32 - In-Fill Development.** **(CEQA Guidelines section 15332)** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
■	**Other** ____ Class 8 - Actions by Regulatory Agencies for Protection of the Environment
☐	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:
Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

	PROPERTY IS ONE OF THE FOLLOWING:
■	**Category A:** Known Historical Resource.
☐	**Category B:** Potential Historical Resource (over 45 years of age).
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

	Check all that apply to the project.
☐	**Change of use and new construction.** Tenant improvements not included.
☐	**Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	**Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	**Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	**Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	**Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	**Addition(s)** not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
☐	**Façade or storefront alterations** that do not remove, alter, or obscure character -defining features.
☐	**Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
	Note: Project Planner must check box below before proceeding.
■	Project is not listed.
☐	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

☐ **Reclassification of property status**. *(Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)*

- ☐ Reclassify to Category A
- ☐ Reclassify to Category C
- ☐ Lacks Historic Integrity
- ☐ Lacks Historic Significance

☐ Project involves a **known historical resource (CEQA Category A)**

☐ Project does not substantially impact character-defining features of a historic resource (see Comments)

☐ Project is compatible, yet differentiated, with a historic resource.

☐ Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Note: If ANY box above is checked, a Preservation Planner MUST sign below.

■ **Project can proceed with EXEMPTION REVIEW**. The project has been reviewed by the Preservation Planner and can proceed with exemption review.

Comments by Preservation Planner:
landmark designation, no physical changes

Preservation Planner Signature: Alex Westhoff

EXEMPTION DETERMINATION

■ **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.**

Project Approval Action:	**Signature:**
Board of Supervisors approval of landmark designation	Alex Westhoff 07/28/2026

Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. 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 and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.