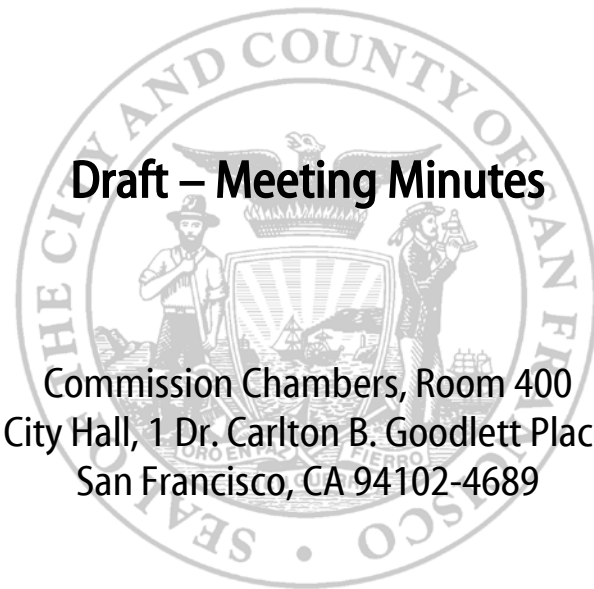


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Draft – Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, July 20, 2016
12:30 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Wolfram, Pearlman, Matsuda, Johns, Hasz, Johnck, Hyland

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Stephanie Cisneros, Rich Sucre, Aaron Starr, Tim Frye – Historic Preservation Officer, Christine L. Silva – Acting Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Steve Arevalo – Filipino American
Historical landmark
106 South Park
Bernadette Sy – South Park properties

Gran Oriente Filipino
Masonic Temple

B. DEPARTMENT MATTERS

1. Director's Announcements

Tim Frye, Preservation Officer:

The director's report is included in your packets; happy to answer questions at this time. Actually, I'm not seeing any. Well the director is luckily in the audience and can answer any questions you may have for him.

2. [Streamlining Affordable Housing Proposals](#) – Proposed Government Code Section 65913.3

SPEAKERS: John Rahaim – Government proposal
AnMarie Rogers – Legislation presentation
Kate Conner – Projects under legislation

ACTION: None – Informational

3. Review of Past Events at the Planning Commission, Staff Report and Announcements

Tim Frye, Preservation Officer:

Several item to share with you since our last hearing in June; first I wanted to welcome members from our Summer Internship Program that are in the audience today. The intern program is a 12 week program that started June 6 and ends August 26 of this summer. There are 31 interns in total this year which is the largest number we've had in any given year. They are all paid internships. The high school interns do not work full time, but all other interns do. There were over 500 applicants this summer, so it was quite a heroine feat just to go through all the applications but these really are the stars of that group and are working on a variety of projects many that affect – directly affect or contribute to this commission's work. In particular, I just wanted to point out we have a couple historic context statements that are under way; one for Diamond Heights and the other one for Excelsior Neighborhood. There is a landmark designation report for the Sunset area identified as part of the Sunset Survey that this commission adopted a couple years ago. We're also conducting an inventory of murals within the Mission Neighborhood in order to provide more oversight and protection for those murals and in concert with the communities' watchful eye over some of those more significant murals. We have an intern working or evaluating CEQA impacts to historic districts which is often challenging thing for us to get our heads around and the cumulative impact that may result from multiple demolitions or alterations within a large historic district. Finally, we have an intern working on some amendments to your landmark designation work plan; in particular we've asked the intern to look at all the previously adopted context statements and surveys related to sites of Civil Rights and Social and Cultural Heritage, compile those properties and sites for you and we'll be bringing those to you in August for consideration as part of your work program and in support of your priorities under your own work program. Again like I said, the internship is a 12 week program; each intern is assigned a planner or mentor that supervises their work; they have weekly discussions, site visits, and special presentations by a variety member of staffs that highlight the work in what we do on a day to day basis. The final week of the program the interns are going to present their final work products and like I said you will likely see many of those work products very shortly. I also want to

take this time to tell the interns how much we appreciate their work this summer. They are doing all a fantastic job and we look forward to working – continue working with them this summer but hopefully in the future. Thank you.

President Wolfram:

Thank you and welcome. Welcome to our commission hearing.

Tim Frye, Preservation Officer:

Sorry. As you could see I have a lot to say. I also wanted to happily welcome Desiree Smith to the Planning Department. Desiree is in the audience today and as you knew Desiree from her former life with San Francisco Heritage's Deputy Director, she worked on a variety of preservation projects and was here on a monthly basis speaking on advocacy initiatives and educational programs offered by Heritage and her project range from historic context statements, landmark designations, organizing summer youth programs and legislation. She's co-chair of the Latinos and Heritage Conservation, a national organization dedicated to promoting historic preservation in Latino communities. She received her Bachelors in Sociology in Women's Studies from University of Georgia and she has a Masters in Planning from University of Arizona. You will likely see her on a regular basis here and she is backfilling Susan Parks' former position; as you know, Susan was promoted after Jonathan Lammers left and she works on the survey team in designation. Two more things: at the July 7th Planning Commission hearing, the Planning Commission approved a project at 651 Geary Street; this is infill construction within the uptown Tenderloin National Register District. Members of the commission were not completely happy with the design and felt that there were some improvements that could be made, especially with advice from the Architectural Review Committee. So, one of the conditions of approval is that the ARC provides some design guidance on the final product and continues working with staff. So I just wanted to make you aware the commission has add you as a condition of approval and we will be scheduling that ARC hearing probably in August for you to consider.

Commissioner Pearlman:

So, that is as a policy decision the commission is adding ARC like as they have projects--I think it is a great idea, I love it.

Tim Frye, Preservation Officer:

I don't expect it will happen very often but this is one where they felt that the ARC could provide meaningful guidance on the design.

Commissioner Pearlman:

Yes, it's one of the issue that, you know, we face all the time when we have a national district that isn't a local district so we don't have any jurisdiction over that; so it's nice to see that kind of linkage so that we do at least see projects and perhaps can help influence the design.

Tim Frye, Preservation Officer:

Absolutely, and then finally, the commission asked for report on 60 Russell Street. This, at the June 15th hearing, this in response to public comment where a member of the public cited the 60 Russell Street was the residence of Dr. Edmund Dixon Jung and asked us to report back to you on whether or not that information could be incorporated in the historic resource evaluation. A couple of things, one is the item has been continued at the Planning

Commission so the Planning Commission hasn't scheduled a vote on the project, but we did provide you a cover memo and sort of e-mail background in working with historic preservation consultant on updating the information and what was found was that it appears Dr. Jung's parents lived at 60 Russell Street but he in fact lived at 42 Russell. In doing more research and looking at the criteria for significant persons it is more likely that UCSF or Dr. Jung's residences or the VA hospital where he practiced may be better associated with him if he is in fact a significant person that we didn't take it to that next level, but in short, the determination is 60 Russell on its own doesn't have a close association with him because only his parents lived there and he did not reside on that property. So that information is included in your packets and I'm happy to give you an update on the commission's final vote once they take up that item on their regularly scheduled hearing. So, with that, I have no other comments. Thank you.

Commissioner Pearlman:

Thank you. Um, Tim, I was wondering if you can comment on the two speakers earlier about 106 South Park. Is that something that has already been submitted and is being processed because they of course requesting the department to do something. This is one of those cases where the neighborhood group has come forward so I don't know if you had interaction with them specifically, so we know what's happening.

Tim Frye, Preservation Officer:

We have been working with the community members that spoke on behalf of the designation at this time as part of the Filipino Cultural Heritage District that is currently in process or the strategy is currently in process. The properties were identified as part of the Central SOMA Area Plan Survey which you adopted. They are included on our draft working documents as part of the plan to pursue landmark designation. If this commission felt strongly that we should prioritize that or bring it sooner rather than later, we are happy to do so. I believe we do have enough information to provide you for a hearing at a fairly short timeframe but I guess the short answer is it's on our radar; we're working with them but you know it's at this commission's discretion how you like us to proceed. Otherwise those recommendations for designations will come with the whole area plan package which likely won't be until toward the ends of this year, beginning of next.

Commissioner Pearlman:

Was this something that came up? I mean the second speaker alluded to a sale and some concerns about that which that always seems to spark some urgency around these things

Tim Frye, Preservation Officer:

Absolutely.

Commissioner Pearlman:

That is where it is likely coming from?

Tim Frye, Preservation Officer:

Certainly, but again if the commission wanted to schedule a hearing at a future date we would certainly prepare materials for you in that timeframe.

C. COMMISSION MATTERS

4. President's Report and Announcements

None

5. Consideration of Adoption:
- [Draft Minutes for ARC April 6, 2016](#)
 - [Draft Minutes for HPC June 15, 2016](#)

SPEAKERS: None

ACTION: Adopted as corrected for both minutes

6. Commission Comments & Questions

Commissioner Johns:

A couple weeks ago with the assistance of Mr. Frye, I gave a presentation to I think it was 62 people at the Presidio Golf and Concordia Club on the Historic Preservation Commission. I used a basis for that, an outline, that was used to introduce interns to the commission. The reason I point this out is, to get 62 people on a Wednesday night to hear somebody talk about Historic Preservation Commission was I thought not only astonishing, but quite gratifying. The questions were really, really good and showed a level of interest which I had not appreciated without there in the community. There may be other opportunities for people to do this or maybe this sort of thing could provide us with an opportunity to talk to a group of people who would not normally come to one of our neighborhood meetings or open houses, so I just mention that.

Commissioner Hyland:

Yes, I have a few disclosures. I was contacted by e-mail on two separate projects; one on 165 O'Farrell that's the one with the windows that were replaced and then the 151 Liberty, which was another project we had heard and then I had met with the project consultants for the project applicant for the Asian Art Museum that we're hearing in the ARC after this.

D. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. [2016-006157COA](#) (N. PERRY: (415) 575-9167)
ART/LIT LIVING INNOVATION ZONE – Fulton Street at Larkin Street, Assessor's Block 0353 / Lot 001, project is sited in the public ROW (District #6) - **Request for Certificate of Appropriateness** to install the Art/Lit Living Innovation Zone (LIZ), a temporary (2-year) installation designed, built and installed by Youth Art Exchange on Fulton Street adjacent to the Asian Art Museum in late July 2016 and remain installed for two years, sited within the western tree bed on the Fulton Street sidewalk, underneath the trees. The installation is a dynamic gallery space, featuring a dragon-like sculpture, gallery wall and interactive elements. This project went before the Architectural Review Committee on May 18th and was presented before the full Commission on June 15th. The project is located within the Civic Center Landmark District.

(Continued from regular hearing on June 15, 2016)
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 MOTION: 0286

E. REGULAR CALENDAR

- 8a. [2016-008460LBR](#) (S. CISNEROS: (415) 575-9186)
401 HAIGHT STREET – south side of Haight Street at Webster Street. Assessor’s Block 0859, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1977 by Stephen Perry, Two Jack’s Nik’s Place Seafood is a restaurant serving the Western Addition neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Stephanie Cisneros – Staff presentation
 + Ellie Simmons – Sponsor presentation
 + Richard Kurylo – Sponsor presentation
 + Justin Lowenthal – Sponsor presentation
 + Jim Garrison – Sponsor presentation
 + Karen Lipney – Sponsor presentation
 + Ross Warren – Sponsor presentation
 + Anthony Verrkamp – National Trust
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: 766

- 8b. [2016-008456LBR](#) (S. CISNEROS: (415) 575-9186)
401 CLEMENT STREET – south side of Clement Street at 5th Avenue. Assessor’s Block 1437, Lot 001 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1982 by Jesse and Roberta Fink, Toy Boat Dessert Café is a restaurant and dessert café serving the Inner Richmond District neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Inner Clement Street Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval

AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 767

- 8c. [2016-008471LBR](#) (S. CISNEROS: (415) 575-9186)
12 WILLIAMS PLACE – east side of Columbus Avenue at the end of Williams Place. Assessor’s Block 0162, Lot 024. Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1968 by Elly and Richard “Specs” Simmons, Specs’ Twelve Adler Museum Café is a bar and museum serving the North Beach neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Broadway Neighborhood Commercial) Zoning District and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 768

- 8d. [2016-008450LBR](#) (S. CISNEROS: (415) 575-9186)
2981 24TH STREET – south side of 24th Street between Harrison Street and Alabama Street. Assessor’s Block 4270, Lot 034 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1977 by Susan Cervantes, Precita Eyes is a non-profit community arts organization serving the Mission District and Bernal Heights neighborhoods. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCT (24th-Mission Neighborhood Commercial Transit) Zoning District and a 45-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 769

- 8e. [2016-008440LBR](#) (S. CISNEROS: (415) 575-9186)
7000 GEARY BOULEVARD – north side of Geary Boulevard at 34th Avenue. Assessor’s Block 1466, Lot 016 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1974 by Tom Hawker, Ross Warren, and Frank Condroy, Pacific Café is a seafood restaurant serving the Outer Richmond neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a MC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: 770

- 8f. [2016-008432LBR](#) (S. CISNEROS: (415) 575-9186)
1354 HARRISON STREET – north side of Harrison Street between 9th Street and 10th Street. Assessor’s Block 3519, Lot 013 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1989 by Rick Redewell, Lone Star Saloon is a bar serving the South of Market neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a WMUG (WSOMA, Mixed-Use-General) Zoning District and a 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: 771

- 8g. [2016-008429LBR](#) (S. CISNEROS: (415) 575-9186)
228 BAYSHORE BOULEVARD – west side of Bayshore Boulevard. Assessor’s Block 5533, Lot 048 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1954, Gilman’s Kitchens and Baths is a retail store offering kitchen and bathroom appliances as well as remodeling services and serves the Bayview neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a PDR-2 (PDR Production, Distribution, and Repair) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: 772

- 8h. [2016-008509LBR](#) (S. CISNEROS: (415) 575-9186)
601 VAN NESS AVENUE – west side of Van Ness Avenue between Turk Street and Golden Gate Avenue. Assessor’s Block 0762, Lot 026 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1976, Community Boards is one of the oldest, longest-running public conflict resolution centers in the United States. Locally, Community Boards serves the Downtown/Civic Center neighborhood. The Legacy Business Registry recognizes

longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a RC-4 (Residential-Commercial, High Density) Zoning District and a 130-V Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: 773

- 8i. [2016-008567LBR](#) (S. CISNEROS: (415) 575-9186)
1544 GRANT AVENUE – east side of Grant Avenue between Filbert Street and Union Street. Assessor’s Block 0104, Lot 083 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1948 by Peter Macchiarini, Macchiarini Creative Design and Metalworks is the oldest ongoing metal arts and jewelry design house and production studio in the United States and continues to serve the North Beach neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (North Beach Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: 774

9. 2013.1168 & 2015-001314PRJ (R. SUCRE: 415-575-9108)
PIER 70 CRANE COVE PARK & 20TH STREET HISTORIC CORE PROJECT - located on the east side of Illinois Street at 20th Street, Assessor’s Block 4111, Lots 001, 003 & 004 & Seawall Lot 349 and Assessor’s Block 4046 Lots 001 & 002 (District 10). **Informational Presentation & Update** regarding two proposed projects at Pier 70: Crane Cove Park (Case No. 2015-001314PRJ) and the 20th Street Historic Core (Case No. 2013.1168). The Crane Cove Park Project would construct a new shoreline public park. The 20th Street Historic Core Project would rehabilitate ten historic buildings (Buildings 101, 102, 104, 113, 114, 115, 116, 122, 123 and 14). The project site is owned by the Port of San Francisco, and is listed in the National Register of Historic Places as the Union Iron Works Historic District. The project site is located within the M-2 (Heavy Manufacturing) Zoning District with a 40-X & 65-X Height and Bulk Limit.
Preliminary Recommendation: None – Informational Presentation

SPEAKERS: = Rich Sucre – Staff presentation
 + David _____ - Sponsor presentation
 ACTION: None - Informational

10. [2014-001965PCA](#) (A. STARR: (415) 558-6362)

ARTICLE 7: PHASE 2 OF THE PLANNING CODE REORGANIZATION – An informational presentation on a proposed Ordinance that would amend the Planning Code to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; requiring Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibiting Kennels in the North Beach Neighborhood Commercial District.

Preliminary Recommendation: None – Informational Presentation

SPEAKERS: = Aaron Starr – Staff presentation

ACTION: None – Informational

ADJOURNMENT – 2:39 PM