

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, August 3, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:41 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Stephanie Cisneros, Tim Frye – Historic Preservation Officer, Jonas P Ionin – 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.

None

B. DEPARTMENT MATTERS1. [Director's Announcements](#)**John Rahaim, Director of Planning:**

Good afternoon commissioners just wanted to call to your attention to the latest Housing, Quarterly Housing Pipeline Report that's in the director's report. You'll see it covers the goals the RENA period, the regional housing needs allocation periods from 2015 to 2020; 2) you'll see that the numbers of entitled units of course as a whole are quite high, for that period, given we're only one year into that period. But also, of the number of units we've entitled, 30% of those are low and moderate income; so that's, I think, moving in the right direction, if you will, in terms of our goals to increasing the city's supplies of lower moderate income housing. We do this report every quarter for the RENA goals and the state requirements as well as the requests of the Board of Supervisors and the Mayor to keep them very regularly updated on these activities; so just wanted to call that to your attention. Thank you.

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

Tim Frye, Preservation Officer:

No formal report regarding any of the cases under the review under the Planning Commission's review but I did want to mention to you, last week, I attended the National Alliance of Preservation Commission's Forum in Mobile, Alabama; about 600 attendees, many local commissions, CLGs, State Historic Preservation Officers, the Park Service and the Trust all attended. It was a really great conference and the big takeaway for me was that everybody was interested in our efforts to recognize social and culture heritage and particularly legacy businesses and the media surrounding our efforts have gotten a lot of attention nationwide and so I was pulled aside a number of times from people wanting to know how is it working and what have we've been doing thus far, successes and refinement. So, we will likely be presenting more information on those stories either at the CPF Conference next year or perhaps the National Alliance of Preservation Commission's forum in 2018 in Des Moines, Iowa but I wanted to let you know that your efforts are being recognized and people are really excited about what San Francisco is doing in sort of leading the charge on this important initiative. That concludes my report.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for HPC July 20, 2016](#)

SPEAKERS: None
ACTION: Continued to August 17th, 2016
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz

5. Commission Comments & Questions

Commissioner Johns:

Now we're about to have our second group of legacy businesses that come before us, I understand from Mr. Frye that the Small Business Commission is about to take this up for the first time. So what I'd like to do is maybe in another month or 2 or 3, whenever we think that we've gotten enough experience with these things, I think it would be a good idea for us to get staff's comments and for us to see where we are on these; whether we're developing appropriate standards and whether or not this is the best way for these to be handled. Maybe we should explore a consent calendar or something else, I don't know, I just want to make sure that in light of particularly of the attention we're getting that we evaluate things as we go along. If we could do that I'd really appreciate it.

President Wolfram:

Good idea.

Hearing Schedule:

SPEAKERS: None
 ACTION: Canceled September 7, 2016 Hearing
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

6. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)
235 VALENCIA STREET – consideration of a Motion to **amend the findings** of the Inner Mission North Survey, adopted June 1, 2011, to change the California Historical Resource Status Code (CHRS) of 235 Valencia Street, Lot 019B in Assessor's Block 3532 based on new information provided to the Historic Preservation Commission at its regular meeting of April 6, 2016 for its early association with important motorcycling figure Loren "Hap" Jones and motorcycling culture in San Francisco and the Bay Area. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: The Commission may change the existing status code or maintain the existing status code of "6L," ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning.
Note: on March 2, 2016, after hearing and closing public comment; the Commission continued this matter to April 6, 2016 by a vote of +6 -0 (Commissioner Hasz absent).
On April 6, 2016, the Commission adopted a motion of intent to not initiate, but change the status code under CEQA, and continued the item to May 4, 2016 by a vote of +6 -1 (Commissioner Pearlman against).
On May 4, 2016, after hearing and closing public comment; the Commission continued this matter to August 3, 2016 by a vote of +4 -3 (Commissioner Hasz, Johns and Pearlman against).
(Proposed Continuance to October 19, 2016)

SPEAKERS: None
 ACTION: Continued to October 19, 2016
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz

E. REGULAR CALENDAR

7. [2016-000189COA](#) (E. TUFFY: (415) 575-9191)
1500 MCALLISTER STREET – north side of McAllister Street, Assessor’s Block 1155, Lot 005 (District 5) – **Certificate of Appropriateness** for the creation of an additional dwelling unit on the ground floor of an existing, 9-dwelling-unit building - The subject property is located at the intersection of McAllister and Scott streets, on the northwest corner. The scope of work is limited to the ground floor and includes: restoring previously-blocked window openings; enlarging 1 existing window and creating 1 new window opening facing McAllister Street; and enlarging 2 ground floor door openings on the Scott Street elevation. New windows and doors will match the architectural style and detailing of the building and surrounding landmark district. Constructed in 1904, the subject property is a contributory building to the Alamo Square Landmark District, which was established in 1984. The building is located in a RM-1 (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk district.

Preliminary Recommendation: Approve

SPEAKERS: = Tim Frye – Staff report
 + Jeremy Harris – Project presentation
 = Sylvia Johnson – inaudible
 ACTION: Approved
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 MOTION: 0287

- 8a. [2016-008969LBR](#) (S. CISNEROS: (415) 575-9186)
3166 BUCHANAN STREET – east side of Buchanan Street at Greenwich Street. Assessor’s Block 0518, Lot 028 (District 2) - Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1980, Brazen Head is a restaurant serving the Cow Hollow 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 RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Stephanie Cisneros – Staff report
 + Eddie Savino – Brazen Head
 + Brenda Story – Mission Health Center
 + David Cowen – Roxie Theater
 + Justine – SF Party
 + Michael Gharib – Twin Peaks Auto
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

ABSENT: Hasz
RESOLUTION: 775

- 8b. [2016-008970LBR](#) (S. CISNEROS: (415) 575-9186)
2575 MISSION STREET - east side of Mission Street between 21st Street and 22nd Street. Assessor's Block 3615, Lot 020 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1951, Doc's Clock is a bar serving the Mission 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 NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 65-B 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, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 776

- 8c. [2016-009048LBR](#) (S. CISNEROS: (415) 575-9186)
147 TENTH STREET – east side of Tenth Street between Mission Street and Howard Street. Assessor's Block 3509, Lot 015A (District 6) - Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1980, Image Conscious is a publisher and distributor of fine art posters 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 RCD (Regional Commercial) Zoning District and 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, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 777

- 8d. [2016-009049LBR](#) (S. CISNEROS: (415) 575-9186)
240 SHOTWELL STREET – west side of Shotwell Street between 16th Street and 17th Street. Assessor's Block 3571, Lot 014 (District 9) - Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1967, Mission Neighborhood Health Center is a non-profit organization providing medical care to low income and uninsured residents. 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-1-G (Production,

Distribution & Repair – 1 – General) Zoning District and 50-X and 58-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, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 778

- 8e. [2016-008570LBR](#) (S. CISNEROS: (415) 575-9186)
4049 18TH STREET – south side of 18th Street at Hartford Street. Assessor's Block 3583, Lot 080 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1977, Moby Dick is a bar serving the Castro/Upper 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 NCD (Castro Street Neighborhood Commercial) Zoning District and 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, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 779

- 8f. [2016-009050LBR](#) (S. CISNEROS: (415) 575-9186)
PIER 23, EMBARCADERO – east side of The Embarcadero. Assessor's Block 9900, Lot 023 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1986, Pier 23 Café is a restaurant 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 M-1 (Light Industrial) Zoning District and 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, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 780

- 8g. [2016-008571LBR](#) (S. CISNEROS: (415) 575-9186)
3117 16TH STREET – south side of 16th Street between Valencia Street and Albion Street. Assessor's Block 3568, Lot 067 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application.

Established in 1934, The Roxie Theater is a movie theater serving the Mission 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 NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and 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, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 781

- 8h. [2016-008572LBR](#) (S. CISNEROS: (415) 575-9186)
552A NOE STREET – west side of Noe Street between 18th Street and 19th Street. Assessor's Block 3583, Lot 011 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1967, Ruby's Clay Studio is a non-profit arts center serving the Castro 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 RH-3 (Residential, House, Three Family) Zoning District and 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, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 782

- 8i. [2016-008576LBR](#) (S. CISNEROS: (415) 575-9186)
939 POST STREET – south side of Post Street between Larkin Street and Hyde Street. Assessor's Block 0302, Lot 025 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1901, SF Party is a retail novelty business serving 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 80-T 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, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz

RESOLUTION: 783

- 8j. [2016-009051LBR](#) (S. CISNEROS: (415) 575-9186)
598 PORTOLA DRIVE – north side of Portola Drive at Woodside Avenue. Assessor’s Block 2842, Lot 007 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1985, Twin Peaks Auto Care is one of the last independently owned gas stations serving the Twin Peaks 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 P (Public) Zoning District and 40-X, OS, 80-D 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, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 784

ADJOURNMENT – 1:27 PM