

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, October 19, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY ACTING CHAIR COMMISSIONER HASZ AT 12:34 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Rachel Schuett, Shannon Ferguson, Desiree Smith, Shelley Caltagirone, 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.

****ELECT ACTING CHAIR FOR HEARING**

SPEAKER: None
ACTION: Elected Commissioner Hasz as Acting Chair
AYES: Pearlman, Johns, Johnck, Hasz
ABSENTS: Wolfram, Hyland, Matsuda

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 MATTERS

1. [Director's Announcements](#)

Tim Frye, Preservation Officer:

The director's report was included in your packets as you have seen there is a short blurb about our attendance at the Preservation Design Awards in Anaheim late last month but happy to answer any additional questions should you have them.

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

Tim Frye, Preservation Officer:

Just a few things to share with you; there is no formal report regarding the Planning Commission, however, I wanted to make you aware that yesterday at the Board of Supervisors the LGBTQ Cultural Heritage Strategy resolution passed unanimously now the Planning Department has been directed to work with the mayor's office in creating a working group to outline a cultural heritage strategy city-wide for the LGBTQ community which you will be seeing after we have actually prepared something but that should be the deadline for having a progress report or implementation plan is six months from yesterday so you will be seeing that shortly. Also wanted to make you aware that the LGBTQ Historic Context Statement is the recipient of the governor's preservation award and that event will occur next month so congratulations to the consultants and the department staff that worked on that effort. Also wanted to bring to your attention that 140 Maiden Lane, the interior designation of the V.C. Morris Gift Shop and the Ingleside Presbyterian Church pending landmark designation have finally been scheduled for Monday at the Land Use Committee. There was hold-up regarding some language in the ordinance and sponsorship but those have all been ironed out so staff will be representing you Monday at Land Use Committee. We don't anticipate there to be any big changes to those designations as they move forward. Finally as I mentioned before 447 Minott Street, the historic -- our significant building under Article 11 of the planning code that is part of the 5m project has some fire damage that is currently being evaluated and repaired primarily by architectural resources group. There was an email outlining some of the intermediate scopes of work that are going to occur just to make you aware in case members of the public or yourself have questions. We are also doing a site visit in the next couple weeks because there will be a second phase of repair work and we will give you an update once we have more information on that. So that concludes my comments unless you have any questions. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Commission Comments & Questions

Commissioner Pearlman:

So I have a couple of things. I had a conversation with Mr. Andrew Junius on both the two projects, the 1028 Market Street EIR and the 235 Valencia. I had conversations with him. I do have a question about the email that came in about the Franklin Street building and just curious as to what the process is to respond to this letter.

Tim Frye, Preservation Officer:

Commissioner, if you would like to formally respond to the letter that is, -- you know, your prerogative. We would have to schedule it at a future hearing. The project is currently undergoing environmental review, so it may be a bit premature to have discussions about the historic status of the building but we could certainly provide you some material in advance in regards to our evaluation of the property.

Commissioner Pearlman:

Yeah, that was really my question, what is the process you know? I read through this and read through the material and you know of course I might not have been on it but just how the staff incorporates something like this and how it gets evaluated.

Tim Frye, Preservation Officer:

Sure. There is an EIR associated with the project currently so the HPC would have an opportunity --

Commissioner Pearlman:

Even without this there is an EIR required?

Tim Frye, Preservation Officer:

Well, there is an EIR if there are impacts to historic resources as proposed under this demolition. You would review it under the comment and review period.

Commissioner Pearlman:

Thank you. That's it.

D. REGULAR CALENDAR

5. [2014.0241ENV](#) (R. SCHUETT: (415) 575-9030)
1028 MARKET STREET – North side of Market Street between Jones and Taylor streets; Lot 002 Assessor's Block 0350 (District 6) – Commission **Review and Comment on the Draft Environmental Impact Report**. The proposed project includes demolition of the existing two-story, 33,310-gross-square-foot (gsf) historic commercial building and construction of a 13-story, approximately 120-foot-tall, multi-family residential development, with a maximum of 186 residential units, 9,657 gsf of ground-floor retail/restaurant uses (four tenant spaces), and a one-level 15,556 gsf below-grade basement level parking garage for

up to 40 parking spaces. The project site is located in the Downtown General Commercial (C-3-G) Zoning District and 120-X Height and Bulk District, within the Downtown Plan area. **Note: This public hearing is intended to assist the Commission in its preparation of comments on the Draft Environmental Impact Report (DEIR). Comments made by members of the public at this hearing will not be considered comments on the DEIR and may not be responded to in the Final EIR (FEIR). The Planning Commission will hold a public hearing to receive comments on the DEIR on October 27, 2016. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m., November 7, 2016.**

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rachel Schuett – Staff report
 Lisa Zonner
 ACTION: Reviewed and Commented

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 a 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."

(Continued from hearing March 2, May 5, and August 3, 2016)

SPEAKERS: = Shannon Ferguson – Staff report
 + Robert Hansen – Public display of motorcycle history
 + Kelly Hill – Sponsor presentation
 + Larissa Pedinecelli – Motorcycle culture
 + Mike Buhler – CEQ, history, housing
 - Craig Hamburg – Owner request not amend status
 - Andrew Junius – Hap Jones
 ACTION: After a motion to amend failed +0-4 (Hasz, Johnck, Johns, Pearlman against); and no subsequent motion was voiced; by rule, the request to amend was Disapproved.
 NAYES: Hasz, Johnck, Johns, Pearlman
 ABSENT: Wolfram, Hyland, Matsuda
 MOTION: 0292

- 7a. [2016-012219LBR](#) (D. SMITH: (415) 575-9093)
579 CASTRO STREET – east side of Castro Street between 18th Street and 19th Street. Assessor's Block 3583, Lot 059 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1977, Anchor Oyster Bar is a small locally-owned seafood restaurant and fish market in the Castro serving sustainably-caught fish, shellfish, crab, oysters, and simply prepared dishes for decades. 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 an NCD (Castro Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Rosanne Grimm – Support
 + Speaker – Support
 + Speaker – Support for EROs
 + Kenneth Rowe – EROs
 + Jed Holtsman – International Café
 + John Lazaar – Luxor Cab
 + Speaker – Luxor Cab
 + Jarvis Rich – Café International
 + Peter Grevell – Café International
 + Aaron Jackson – Café International
 + Clifford Johnson – Café International
 + Matt Rogers
 + Stephen Costolano – Sam Wo
 + Julie Ho – Sam Wo
 + Speaker – Instituto Familiar
 + Speaker – Café International

ACTION: Adopted a Recommendation for Approval

AYES: Hasz, Johnck, Johns, Pearlman

ABSENT: Wolfram, Hyland, Matsuda

RESOLUTION: 797

- 7b. [2016-012224LBR](#) (D. SMITH: (415) 575-9093)
261 COLUMBUS AVENUE – south side of Columbus Avenue between Broadway and Pacific Avenue. Assessor's Block 0162, Lot 018 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. City Lights Bookstore was founded in 1953 by Peter D. Martin and Beat-era poet, Lawrence Ferlinghetti, as the nation's first paperback bookstore and has since developed into a literary center that covers three floors, operates a publishing company, and offers a variety of literary events and programs. 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 an NCD (Broadway Neighborhood Commercial) Zoning District and 65-A-1 Height and Bulk District.
- Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item #7a.

ACTION: Adopted a Recommendation for Approval

AYES: Hasz, Johnck, Johns, Pearlman

ABSENT: Wolfram, Hyland, Matsuda

RESOLUTION: 798

- 7c. [2016-012232LBR](#) (D. SMITH: (415) 575-9093)
2051 MARKET STREET – south side of Market Street between Dolores Street and Church Street. Assessor's Block 3535, Lot 015 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. EROS: The Center for Safe Sex has provided a space free of shame for the community to explore gay culture and safe sex practices since 1992. 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 an NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 85-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Hasz, Johnck, Johns, Pearlman
ABSENT: Wolfram, Hyland, Matsuda
RESOLUTION: 799

- 7d. [2016-012233LBR](#) (D. SMITH: (415) 575-9093)
2919 MISSION STREET – east side of Mission Street between 25th Street and 26th Street. Assessor's Block 6528, Lot 037 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1978, Instituto Familiar de la Raza provides direct services to Latino youth, families, and individuals residing all over the city focusing on culturally integrated mental health and wellbeing services. 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 an NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 40-X and 65-B Height and Bulk Districts.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Hasz, Johnck, Johns, Pearlman
ABSENT: Wolfram, Hyland, Matsuda
RESOLUTION: 800

- 7e. [2016-012236LBR](#) (D. SMITH: (415) 575-9093)
2230 JERROLD AVENUE – south side of Jerrold Avenue between Toland Street and Napoleon Street. Assessor's Block 5230, Lot 007 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Luxor Cabs is an independently-owned cab company providing transportation services to all people, with a special emphasis on senior and disabled residents, since 1928. 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 65-J Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Hasz, Johnck, Johns, Pearlman
ABSENT: Wolfram, Hyland, Matsuda
RESOLUTION: 801

- 7f. [2016-012273LBR](#) (D. SMITH: (415) 575-9093)
32 WEST PORTAL AVENUE– north side of West Portal Avenue between Uloa Street and Vicente Street. Assessor's Block 2931, Lot 004 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1938, Papenhausen Hardware has served the hardware needs of West Portal residents, providing knowledgeable and trusted customer service for 78 years. 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 an NCD (West Portal Avenue Neighborhood Commercial) Zoning District and 26-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Hasz, Johnck, Johns, Pearlman
ABSENT: Wolfram, Hyland, Matsuda
RESOLUTION: 802

- 7g. [2016-012295LBR](#) (D. SMITH: (415) 575-9093)
713 CLAY STREET– south side of Clay Street between Kearny Street and Grant Avenue. Assessor's Block 0226, Lot 047 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Sam Wo Restaurant was opened in 1908 by three immigrant siblings from Taishan, China, and has since become a Chinatown institution, serving inexpensive Chinese fare until 3 a.m. 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 CCB (Chinatown-Community Business) Zoning District and 50-N Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Hasz, Johnck, Johns, Pearlman
ABSENT: Wolfram, Hyland, Matsuda
RESOLUTION: 803

- 7h. [2016-012299LBR](#) (D. SMITH: (415) 575-9093)

2801 24TH STREET– south side of 24th Street between York Street and Bryant Street. Assessor's Block 4267, Lot 001 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. St. Francis Fountain is a soda fountain and diner serving the Mission District since 1918, recognizable by its signature neon signage, Formica counter, and dining room with booths. 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 an NCT (24th Mission Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Hasz, Johnck, Johns, Pearlman
ABSENT: Wolfram, Hyland, Matsuda
RESOLUTION: 804

7i. 2016-011447LBR (D. SMITH: (415) 575-9093)

508 HAIGHT STREET– north side of Haight Street between Fillmore Street and Steiner Street. Assessor's Block 0848, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1987, Café International is a local coffee shop and café specializing in international cuisines and coffees that serves the Haight-Ashbury 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 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Hasz, Johnck, Johns, Pearlman
ABSENT: Wolfram, Hyland, Matsuda
RESOLUTION: 805

8. 2016-008314CWP (S. CALTAGIRONE: (415) 558-6625)

FILIPINO CULTURAL HERITAGE DISTRICT – **Informational Presentation** by Planning Department staff regarding the Filipino Cultural Heritage District, also known as SoMa Pilipinas. In April 2016, the Board of Supervisors created the cultural heritage district to contribute to the sustainability, cultural visibility, vibrancy and economic opportunity for Filipinos and Filipino-Americans in the South of Market (SoMa) neighborhood (Resolution No. 119-16, File No. 151109). The Board's resolution directed the Planning Department to work with the Soma Pilipinas Working Group to develop a strategic and implementation plan to set policies that promote community development and stabilization while increasing the visibility of the cultural district. Planning staff will report on the progress of the community planning process to date and will submit the SoMa Pilipinas Progress Report to the Commissioners at the hearing. Planning staff will present the Progress

Report to the Planning Commission on October 27, 2016 and will submit the report for consideration to the Board of Supervisors on October 28, 2016. A completed SoMa Pilipinas Strategy and Implementation Plan is planned for publication in December 2016, at which time staff will schedule Historic Preservation, Planning Commission, and Board of Supervisor hearings to consider adoption of the policy document.

Preliminary Recommendation: None – Informational

SPEAKER: = Shelley Caltagirone – Staff presentation
+ April Ng, Aide to Sup. Kim – Support
+ Ada Chan – City archives
+ Bernadette Cee – Next steps

ACTION: None – Informational

ADJOURNMENT – 2:47 PM