

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

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

Wednesday, September 19, 2018
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM

STAFF IN ATTENDANCE: Frances McMillen, Audrey Butkus, Desiree Smith, Shannon Ferguson, Shelley Caltagirone, Tim Frye – 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.

SPEAKERS: Dennis Richards – Preservation versus demolition; Call to action;
HPC & CPC jointly; Preservation element

B. DEPARTMENT MATTERS

1. Director's Announcements

None

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

Tim Frye, Preservation Officer:

A few items to share with you - One, to build on Commissioner Richards' public comment, the Planning Commission did review and approve the project of 450 O'Farrell last Thursday. I would say that the outcome was less than ideal from our perspective and the Planning Commission decided to take the suggestion of SF Heritage to approve a project that did not retain any portion of the facade. And that, I guess, is in lieu of a private agreement between the developer and Heritage for the difference in cost savings between saving the facade and not to go towards historic preservation-funded projects. What that new design looks like, what that difference in cost will actually be at the end of the day is still an unknown. And took the City sort of out of the negotiations between what the final product will be. So I just wanted to bring that to your attention and certainly this will be a great example for us to discuss at your October 19th hearing, where we will be bringing back a revised draft of the facade Retention Design Guidelines and Policy that we've been working with you on for most of this year. We also intend to bring that to the Planning Commission, and that may be a great sort of start off point in having a joint hearing around that document and we're happy to work with you in scheduling that. So I just wanted to bring that to your attention.

Second is last Wednesday, the Board of Appeals heard the rehearing request of the Pioneer Monument, that you likely saw in the paper. I presented on behalf of this Commission and explained how the Secretary of Interior Standards are applied at the district level. Which I believe the Commission, through a series of comments, has now a very good understanding of why the removal of one character-defining feature alteration on one character-defining feature does not upset the integrity of the district, in certain context. The Arts Commission also presented -- there was good deal of public comment mostly in support of the removal of the Early Day's sculpture and at the end of the day, the Board voted unanimously to uphold the HPC's original action saying that they had learned a lot during the last couple months in regards to this Commission's process. And we understand that the appellant has now plans to file a lawsuit against the City. So we'll keep you posted, as those progresses, through the City Attorney's office. But I want to thank the City Attorney and the Zoning Administrator, Scott Sanchez, for all of their assistance in helping us support your decision, your previous decision.

And then, finally, I wasn't at your last hearing because I was attending The Living Heritage Symposium with our state SHPO, Julie Polanco, in San Antonio, Texas. I participated last year on your behalf as well, talking about the city's Historic Preservation Program as it relates to Cultural Heritage, in particular intangible and tangible heritage, the Legacy Business Program, our new Cultural District Legislation, etc. There continues to be a large cross section of our field as you know, that is struggling with this issue at the local level, and it's great to be part of a city that's actually taking it head on. And we learned a lot from others. And San Antonio is doing some great things, along with other cities around the world actually. There were representatives from Peru, Ecuador, Colombia, Australia and Hong Kong that were also presenting on a variety of different techniques that they use to directly respond to communities that are looking to preserve their culture in some way. So with that, I have no other comments, but happy to answer any questions you may have. Thank you.

Commissioner Hyland:

I do have a couple of questions for you, Tim, if this is the appropriate time. I was going to actually talk about the facade retention draft and ask when it was going to be coming to us. I'm looking at the calendar. The 19th is a Friday, so maybe you misspoke? And on the 15th, I think we're having a joint hearing on that Monday. So the question is - are we also meeting on the 17th?

Tim Frye, Preservation Officer:

You are. It's the 17th I'm sorry.

Commissioner Hyland:

So we're having two meetings. Okay. The 17th I may not be available. We can talk about it later.

President Wolfram:

17th is regular hearing?

Commissioner Hyland:

Yes, the 17th is a regular hearing. So we're doing a joint hearing on Monday as well as a regular hearing on Wednesday.

President Wolfram:

With the Arts Commission.

Commissioner Hyland:

With the Arts Commission. So we can talk about that offline to get it scheduled. On the Living Heritage Symposium, last year you made a presentation to us. Would you be able to do that again this year?

Tim Frye, Preservation Officer:

Sure I would be happy to.

Commissioner Hyland:

It would be nice to get some feedback on that.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I have no report or announcements but I would like to discuss Commissioner Richards' request under the Commission comments section, if we can come back to that a little bit later.

4. Consideration of Adoption:

- [Draft Minutes for September 5, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

5. Commission Comments & Questions

Commissioner Pearlman:

Yes, I've been in touch with the Neutra family about 90 Woodland which is for sale. They've been in touch with the owners of the house. Dion Neutra who took over from his father, who is now 91 years old, and then the younger brother who is 80, Raymond Neutra. Raymond was out there, met the family and they are actively looking for someone who wants a Neutra house. And also Barbara Lamprecht, who's one of the Neutra scholars, was I think in touch with Tim, right? Did Barbara Lamprecht, who's a historian in Southern California--?

Tim Frye, Preservation Officer:

Yes, she's the one that first brought it to our attention which prompted the block book notation.

Commissioner Pearlman:

Okay yes so that's all been done. So there's a lot of protection in there already.

Commissioner Hyland:

This is probably one of the items that Commissioner Richards mentioned. I wanted to ask Mr. Frye about the article this morning about the housing that London Breed, Mayor Breed, mentioned about pushing forward. There are 24 projects. How many of those projects had issues that we heard, or that we have any purview on?

Tim Frye, Preservation Officer:

I can look up that information and give you a report at your next hearing. And just as a point of clarification, are you looking for those that have been determined eligible as historic resources?

Commissioner Hyland:

I'm curious to know how many actually have been agendized for us. And I assume if building permits need to get issued by the end of the year, that there aren't any of those that will be coming before us. But if there are, it would be good to know.

Tim Frye, Preservation Officer:

Sure I will check and see what your pipeline, in particular, looks like as well.

Commissioner Johnck:

I just want to say thank you to Commissioner Richards for your, shall I say, exhortation. And I really like the idea about having a joint – maybe we have to schedule it for another discussion, but I just really support the idea of a joint meeting. I thought about it since I've been on the committee. [Inaudible] Way back from the time when we were looking at how to do a better job before we receive the draft EIR projects. So, and we've been doing a pretty good job on that but I highly endorse that.

President Wolfram:

Do we, Jonas, have any way to make this request to staff today to - since this isn't on our agenda today, but could we put in a request?

Jonas P. Ionin, Commission Secretary:

You could certainly do put in a request yes.

President Wolfram:

I think that Commissioner Richards' idea is an excellent one. There are a lot of topics that we are seeing now where they did – specially the housing and preservation, and how they all meet in our housing crisis and I think that it would be a very fruitful discussion. So I would request that we do submit a letter to President Hillis requesting the idea of a joint hearing to discuss this topic. And we'll develop the agenda at our future meetings.

Jonas P. Ionin, Commission Secretary:

And I can certainly relay that to the officers.

President Wolfram:

Thank you.

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.

- 6a. [2017-009220COA-03](#) (N. KWIATKOWSKA: (415) 575-9185)
SAN FRANCISCO PUBLIC WORKS AND JCDECAUX REPLACEMENT OF PUBLIC TOILETS AND KIOSKS – located at Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, and Jackson Square Landmark District.

Request for **Certificates of Appropriateness** for the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 4 public toilets and 3 kiosks are located within the boundaries of Article 10 landmarks and landmark districts.

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to October 17, 2018)

SPEAKERS: None
 ACTION: Continued to October 17, 2018
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns

- 6b. [2017-009220PTA](#) (N. KWIATKOWSKA: (415) 575-9185)
SAN FRANCISCO PUBLIC WORKS AND JCDECAUX REPLACEMENT OF PUBLIC TOILETS AND KIOSKS – located within Kearny-Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District. Request for **Permit to Alter** for the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 2 public toilets and 31 kiosks are located within the boundaries of Article 11 conservation districts.

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to October 17, 2018)

SPEAKERS: None
 ACTION: Continued to October 17, 2018
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns

- 7a. 2016-007303PCA (E. TUFFY: (415) 575-9191)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor's Block 3707, Lot 057 (District 6). Consideration of **Planning Code Text Amendments** to Planning Code Section 188 – Noncomplying Structures: Enlargements, Alterations and Reconstruction. The Historic Preservation Commission will consider the proposal from the Project Sponsor to adopt an Ordinance that would extend the expiration date of Section 188(g) to allow Terrace Infill on a noncomplying structure designated as a Significant Building under Article 11 of the Code and would amend the text to allow for rooftop infill along the primary building frontage if obscured from view by existing parapet walls.

Preliminary Recommendation: Approve the resolution to recommend approval of the Planning Code amendments to the Board of Supervisors.

(Proposed Continuance to December 5, 2018)

SPEAKERS: None

ACTION: Continued to December 5, 2018
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns

- 7b. 2016-007303PTA (E. TUFFY: (415) 575-9191)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor’s Block 3707, Lot 057 (District 6). Request for a **Major Permit to Alter** to convert the existing 131,650 gross square foot, 154-foot tall office building for use as a 170-room hotel. Retail will be retained on the ground floor facing Market Street. The project will retain 5,920 gsf of office use. Existing rooftop structures will be altered to create a rooftop lounge, pending approval of a legislative amendment to Planning Code Sec. 188. The project site, which includes the buildings at 5 3rd Street, 17-29 3rd Street, and 190 Stevenson Street, is designated as a Category I (Significant) building under Article 11 of the Planning Code. Historically known as the Hearst Building and San Francisco Examiner offices, the main building is 13 stories over two basement levels. Designed in 1909 by architects Kirby, Petit & Green, various aspects of the original Renaissance Revival façade were redesigned in 1938 by architect Julia Morgan. The brick American Commercial-style building at the southwest corner of the site was completed in 1910, housed an early “newspaper bar” from 1910-1917, and was later purchased by the Hearst Corporation in a 1940s expansion.

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to December 5, 2018)

SPEAKERS: None
 ACTION: Continued to December 5, 2018
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns

E. REGULAR CALENDAR

8. [2017-000465OTH](#) (F. MCMILLEN: (415) 575-9076; S. CALTAGIRONE: (415) 558-6625)
LGBTQ+ CULTURAL HERITAGE STRATEGY – Informational presentation for **Review and Comment** on the LGBTQ+ Cultural Heritage Strategy (Strategy), a community-driven effort to honor the legacy, ensure the longevity, and nurture the well-being of San Francisco’s LGBTQ+ community. The Strategy recommends a comprehensive series of projects, procedures, programs, and techniques to preserve and promote LGBTQ+ cultural heritage in San Francisco. The Strategy effort was initiated by a unanimous resolution of the Board of Supervisors in October 2016 that authorized the formation of a community-based Working Group and provided City support to help develop the Strategy. The recommendations were developed by the Working Group as a direct response to the concerns expressed during intensive community outreach and engagement. This informational presentation will provide an overview of the development and implementation of the Strategy.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Frances McMillen – Staff presentation
 + Shane Watson – LGBTQ Heritage Strategy

- + Amanda Hamilton – Community services
- + Trey Russel Allen – Opportunity
- + Speaker – SF LGBTQ Center
- + Speaker – Mayor’s office
- + Nick Large – Support
- + Dennis Richards - Support

ACTION: Reviewed and Commented
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns

9. [2018-001876PCA](#) (A. BUTKUS: (415) 575-9129)
OBSTRUCTIONS IN REQUIRED SETBACKS, YARDS AND OPEN SPACE – Amending the **Planning Code** to allow in required setbacks, yards, and usable open space all projections of an architectural nature if they meet the specified requirements and to allow bay windows that do not meet the specified requirements to apply for a Zoning Administrator waiver; adopting findings, including environmental findings, Planning Code Sections 302 findings, and findings of consistency with the General Plan and Planning Code Section 101.1.
Preliminary Recommendation: Approve

SPEAKERS: = Audrey Butkus – Staff report
 = Maia Small – Response to questions
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: 977

10. [2018-002272COA](#) (J. VIMR: (415) 575-9109)
1513 GOLDEN GATE AVENUE – located on the south side between Scott and Pierce Streets, Assessor’s Block 0776, Lot 025 (District 5). Request for a **Certificate of Appropriateness** to make exterior and interior alterations to the property to accommodate the insertion of a new garage at the basement level. In addition to the new garage, visible work will include replacement of the front stair and modifications to the lowest portion of the front façade as well as a reconfiguration of the existing front landscape wall. At the non-visible rear, the second floor would be extended above an existing first floor pop-out. New skylights would be added to the roof as well as new wood windows and doors at the rear and along the east elevation. 1513 Golden Gate Avenue is a contributory property located within the Article 10 Alamo Square Landmark District, the RH-3 (Residential-House, Three Family) Zoning District, and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Tim Frye – Staff report
 + Blake Evans – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 MOTION: [0348](#)

11. [2018-006347DES](#) (D. SMITH: (415) 575-9093)
 449 14TH STREET – south side of 14th Street between Guerrero and Valencia Streets, Assessor's Block 3546, Lot 026 (District 8). Consideration to Recommend **Landmark Designation** of the Welsh Presbyterian Church as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The property is significant for its associations with the reconstruction of San Francisco following the 1906 Earthquake and Fire and as the best remaining building associated with San Francisco's Welsh community. It is also significant as a modest but well-preserved example of a neighborhood church designed in the Gothic Revival style and as the work of a master architect, the MIT and École des Beaux Arts-trained Edward T. Foulkes. The property was nominated for Landmark Designation through an owner-sponsored Landmark Application, submitted to the Department on June 27, 2018 and was initiated by the HPC on August 15, 2018. It is located in a Residential Transit Oriented-Mission (RTO-M) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Chris VerPlanck – Project presentation
 + Gerry Agosta – Project sponsor comments
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: [978](#)

12. [2018-008827DES](#) (S. FERGUSON: (415) 575-9074)
 22 BEAVER STREET – north side of Beaver Street, Assessor's Block 3561, Lot 060 (District 8). Consideration to **Initiate Landmark Designation** of 22 Beaver Street (Benedict-Gieling House) as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house located within a landscaped garden setting. This item has been calendared following receipt of a community-sponsored Landmark Designation Application. 22 Beaver Street is located within a RH-2-Residential-House, Two Family and 40-X Height and Bulk District.

Preliminary Recommendation: Initiate

SPEAKERS: = Shannon Ferguson – Staff report
 + Imogene B. Gieling – Property owner comments
 + Chris VerPlank – Project sponsor
 + Mike Buhler – Support
 + Dennis Richards - Landmarks
 ACTION: Initiated
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: [979](#)

- 13a. [2017-005434MLS](#) (S. FERGUSON: (415) 575-9074)

215 & 229 HAIGHT (FORMERLY 55 LAGUNA) – northwest corner of Haight and Buchanan streets. Assessor's Block 0857 Lot 002 (District 8). Consideration of adoption of a resolution recommending to the Board of Supervisors non-renewal of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property in return for property tax reductions. The Board of Supervisors approved the historical property contract on December 12, 2017. At the time, the Board of Supervisors also expressed interest in limiting the historical property contract for 215 and 229 Haight Street to a term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The subject property is within a NC-3 (Neighborhood Commercial, Moderate Scale), RM-3 (Residential Mixed, Medium Density), and P (Public) Zoning District and 85-X, 50-X and 40-X Height and Bulk District.

Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shannon Ferguson – Staff report
 = Speaker – Maintain the buildings
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns, Matsuda
 RESOLUTION: [980](#)

- 13b. [2017-005880MLS](#) (S. FERGUSON: (415) 575-9074)
627 WALLER STREET – south side of Waller Street between Carmelita and Pierce streets. Assessor's Block 0864, Lot 022 (District 8) Consideration of adoption of a resolution recommending to the Board of Supervisors non-renewal of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property in return for property tax reductions. The Board of Supervisors approved the historical property contract on November 14, 2017. At the time, the Board of Supervisors also expressed interest in limiting the historical property contract for 627 Waller Street to a term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The subject property is located within a RTO (Residential Transit Oriented District) Zoning District and 40-X Height and Bulk District.
Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 13a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns, Matsuda
 RESOLUTION: [981](#)

- 13c. [2017-005419MLS](#) (S. FERGUSON: (415) 575-9074)
973 MARKET STREET – south side of Market Street between 5th and 6th streets. Assessor's Block 3704, Lot 069 (District 4) Consideration of adoption of a resolution recommending to the Board of Supervisors non-renewal of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property

in return for property tax reductions. The Board of Supervisors approved the historical property contract on December 12, 2017. At the time, the Board of Supervisors also expressed interest in limiting the historical property contract for 973 Market Street to term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The subject property is located within a C-3-G (Downtown-General) Zoning District and 120-X Height and Bulk District.

Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 13a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns, Matsuda
 RESOLUTION: [982](#)

- 14a. [2018-011943LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[4917 3RD STREET](#) – east side of 3rd Street between Palou and Quesada avenues in the Bayview neighborhood. Assessor’s Block 5326, Lot 011 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Bay View National Black Newspaper is a free newspaper that gives voice to the African American community that has served San Francisco for 42 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 a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Megan Hober – Creativity explored
 + Mary Ratcliff – SF Bay View National
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns, Matsuda
 RESOLUTION: [983](#)

- 14b. [2018-011973LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[2113 CHESTNUT STREET](#) – southwest corner of Chestnut and Steiner streets in the Marina neighborhood. Assessor’s Block 0490, Lot 047 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. California Wine Merchant is a wine retailer and wine bar has served San Francisco for 44 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 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 14a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns, Matsuda
 RESOLUTION: [984](#)

- 14c. [2018-011975LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3245 16TH STREET – south side of 16th Street between Dolores and Guerrero streets in the Mission neighborhood. Assessor's Block 3545, Lot 040 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Creativity Explored is an educational non-profit organization serving artists with developmental disabilities in San Francisco for 35 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 a NCT (Valencia Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns, Matsuda
 RESOLUTION: [985](#)

- 14d. [2018-011978LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1821 TARAVAL STREET – south side of Taraval Street between 28th and 29th avenues in the Parkside neighborhood. Assessor's Block 2397, Lot 038 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Great Wall Hardware is a hardware store serving San Francisco for 35 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 a NCD (Taraval Street Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns, Matsuda
 RESOLUTION: [986](#)

- 14e. [2018-011980LBR](#) (S. CALTAGIRONE: (415) 558-6625)

2331 MARKET STREET – south side of Market Street between Noe and 17th streets in the Castro/Upper Market neighborhood. Assessor’s Block 3563, Lot 030 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. IXIA is a florist shop serving San Francisco for 35 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 a NCT (Upper Market Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Pearlman, Wolfram
ABSENT: Johns, Matsuda
RESOLUTION: [987](#)

- 14f. [2018-011983LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1590 PACIFIC AVENUE – northeast corner of Pacific Avenue and Polk Street in the Nob Hill neighborhood. Assessor’s Block 0573, Lot 011 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Jug Shop is a family-owned, brick-and-mortar retail wine, spirits and beer store serving San Francisco for 53 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 a NCD (Polk Street Neighborhood Commercial) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Pearlman, Wolfram
ABSENT: Johns, Matsuda
RESOLUTION: [988](#)

ADJOURNMENT – 3:29 PM
ADOPTED OCTOBER 3, 2018