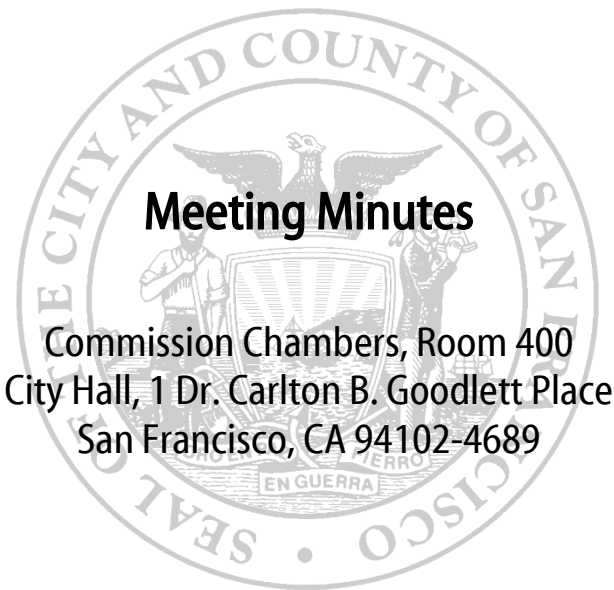


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

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

Wednesday, June 19, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 1:08 PM

STAFF IN ATTENDANCE: Desiree Smith, Shannon Ferguson, Elizabeth Gordon-Jonckheer, Frances McMillen, Michelle Taylor, Rich Sucre, Jeff Joslin, 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

SPEAKERS: None

B. DEPARTMENT MATTERS

1. Director's Announcements

None.

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

Jeff Joslin:

I don't have a report on Planning Commission. However, I did want to inform you that -- we had at the board two items recently reviewed and assessed. The 524 Union Street, Paper Doll, was approved. This was initiated some time ago here. And also introduced at the board. The landmark designation for 2031 Bush Street. The Kinmon Gakuen building. That's all I have.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

Right. I just I wanted to kind of inform the other commissioners -- Commissioner Matsuda and I met with Director Rahaim and Mr. Joslin to talk about the changes in staffing for our commission with Mr. Frye's departure. And at the moment, we're going to do something for the next few months as a test. And instead of having a single person as our point of contact, as Mr. Frye did, they're going to delegate that to the three -- I guess quadrant? Rather the three supervisors, each that lead the quadrants. So, it's a, and help me with the name -- so it's --

Jeff Joslin:

Marcelle Boudreaux, Rich Sucre, and Elizabeth Gordon-Jonckheer.

President Hyland:

Yeah. So, those will be in -- the projects will be based on the quadrants that they are overseeing. And then of course, Mr. Joslin will be here with us. So, we're all working out the kind of kinks that we're so used to relying on Mr. Frye. And so it will be kind of a -- as we can see it wasn't as totally smooth process but we're learning and we think it is going to be an improvement. Hopefully it will lighten or lessen the bottleneck of some of the communications where it will be shared amongst three people as opposed to one.

4. Consideration of Adoption:

- [Draft Minutes for ARC May 1, 2019](#)
- [Draft Minutes for HPC May 15, 2019](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments & Questions

Commissioner Wolfram:

I would like to inform the Commissioners, I think everybody knows, that this is my last hearing. I'm resigning effective June 30th as I am moving out of the city. So, I want to thank you, all, for your service and happy to work with you for 10 years. Some of you for 10 years and some of you for not as long. It's been a real pleasure.

President Hyland:

Likewise.

Commissioner Pearlman:

I was actually going to talk about Commissioner Johnck not being with us anymore and that we do need to assign somebody or ask somebody to be the ex-officio for the ARC. But, in light of that, I was going to recommend Commissioner Wolfram which obviously will not be happening.

President Hyland:

Maybe we should just -- let's hold off on that. Maybe take that up on our next hearing and give us time.

Commissioner Pearlman:

That's fine.

President Hyland:

For the benefit of the public as of today, we will have two commissioners who is will no longer be with us. Commissioner Wolfram and we gave you the big send off.

Commissioner Wolfram:

That's right.

President Hyland:

But certainly, we do thank you for being with us. And 10 years has been very impressive, and I have enjoyed working with you immensely and wish you the best.

Commissioner 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.

6. 2019-002774DES (M. TAYLOR: (415) 575-9197)
770 WOOLSEY STREET – Consideration of a community-sponsored **Landmark Designation Application** for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The site occupies one full city block (Assessor's Block 6055, Lot 001) bound by Wayland Street to the north, Woolsey Street to the south, Hamilton to the east, and Bowdoin to the west. The property is the former site of a family-owned cut flower nursery in operation from

1921-1990 and includes 18 greenhouse buildings organized into two rows, ancillary structures, and open space. The property is located in an RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.

(Proposed Continuance to July 17, 2019)

SPEAKERS: None
 ACTION: Continued to July 17, 2019
 AYES: Black, Johns, Matsuda, Pearlman, Wolfram
 RECUSED: Hyland

E. 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.

F. REGULAR CALENDAR

- 7a. [2019-012009LBR](#) (S. CALTAGIRONE: (415) 558-6625)
305 DIVISADERO STREET – located on the west side of Divisadero Street between Page and Oak streets in the Haight-Ashbury neighborhood. Assessor's Block 1218, Lot 006 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Comix Experience is a comic book and graphic novel store that has served San Francisco for 30 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 located within the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Kathleen Amendola - Cruisin' the Castro Walking Tours
 + Laura Braun - Anchor Brewing Company"
 + Linda Trudell - Hockey Haven
 + Robert Sheets - Hockey Haven
 + Dennis Handa - Hockey Haven
 + Derrick Remski, Aide to Sup Brown - Comix Experience
 + Jaime Carbenry - Hockey Haven
 + Samantha Curro - Hockey Haven
 + Ryan Burke - Hockey Haven
 + Melissa Lewis - Joe Goode Performance Group
 + Mike Buhler - Joe Goode Performance Group
 + Andrew Junius - El Toreador Fonda Mexicana Restaurant
 ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1057](#)

- 7b. [2019-011977LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3625 BALBOA STREET – located on the south side of Balboa Street between 37th and 38th avenues in the Outer Richmond neighborhood. Assessor's Block 1607, Lot 023 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Hockey Haven is a neighborhood sports bar that has served San Francisco for 70 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 located within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District 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: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1058](#)

- 7c. [2019-011979LBR](#) (S. CALTAGIRONE: (415) 558-6625)
50 WEST PORTAL AVENUE – located on the northwest side of West Portal Avenue between Ulloa and Vicente streets in the West Portal neighborhood. Assessor's Block 2931, Lot 005 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. El Toreador Fonda Mexicana Restaurant is a family-run restaurant that has served San Francisco for 62 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 located within the West Portal Avenue NCD (Neighborhood Commercial District) Zoning District Zoning District and 28-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1059](#)

- 7d. [2019-011976LBR](#) (S. CALTAGIRONE: (415) 558-6625)
499 ALABAMA STREET – located in the building bordered by Alabama, Florida, Mariposa, and 17th streets in the Mission neighborhood. Assessor's Block 3969, Lot 001 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Joe Goode Performance Group is a dance and theater company that has served San Francisco for 33 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 located within an UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1060](#)

- 7e. [2019-011974LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1705 MARIPOSA STREET – located on the south side of Mariposa Street between De Haro and Carolina streets in the Potrero Hill neighborhood. Assessor's Block 4007, Lot 001A (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Anchor Brewing Company is a brewery that has served San Francisco for 123 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 located within a PDR-1-G (Production, Distribution, and Repair – General) 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: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1061](#)

- 7f. [2019-012004LBR](#) (S. CALTAGIRONE: (415) 558-6625)
815 BURNETT AVENUE – located on the east side of Burnett Avenue between Crestline Drive and Parkridge Drive in the Twin Peaks neighborhood. Assessor's Block 2847, Lot 039 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Cruisin' the Castro Walking Tours is a tour company that has served San Francisco for 30 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 located within a RM-1 (Residential, Mixed, Low Density) 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: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1062](#)

8. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)
1470-1474 MCALLISTER STREET – north side between Scott and Pierce Streets. Assessor's Block 0776, Lot 045 (District 5) – Request for **Certificate of Appropriateness** for work proposed to abate Planning Enforcement Case No. 2017-015635ENF, addressing work completed without a Certificate of Appropriateness, and proposed addition of a roof deck and driveway gate. Construction of the property was approved by the Historic Preservation Commission in 2012 and construction was completed in 2016. The property is located in the Alamo Square Historic District and is located within a RM-1 (Residential, Mixed, Low-Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Shannon Ferguson – Staff report
+ Andrew Junius – Project presentation
+ Allen Shum – Addition of driveway gate
= Elizabeth Gordon-Jonckheer – Response to questions
ACTION: Approved with Conditions as amended to include:
1. Cornice wrapped around to the end of the building;
2. Steps to remain as is; and
3. Continue working with Staff to move the fence further back from the property line.
AYES: Black, Hyland, Matsuda, Pearlman, Wolfram
ABSENT: Johns
MOTION: [0377](#)

9. [2019-006264DES](#) (F. MCMILLEN: (415) 575-9076)
1315 WALLER STREET – Located on the south side of Waller Street between Masonic Avenue and Delmar Street, Assessor's Block 1255, Lot 080 (District 6). Consideration of **Landmark Designation Application** for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The wood frame Queen Anne-style building was constructed in 1896 for property owner John A. Whelan. This item has been calendared following receipt of a community-generated Landmark Designation Application. The property is located within a RH-3 (Residential – House, Three Family) and 40-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Frances McMillen – Staff report
+ Aimee Lifer – Project presentation
= Michelle Taylor – Mills Act
ACTION: Adopted a Motion directing Staff to add the subject property and surrounding three properties to the Landmarks Work Program.
AYES: Black, Hyland, Matsuda, Pearlman, Wolfram
ABSENT: Johns

ADJOURNMENT – 2:27 PM
ADOPTED JULY 17, 2019