



# MEMO TO THE HISTORIC PRESERVATION COMMISSION

**HEARING DATE: APRIL 7, 2021**

**Case Number:** 2015- 007181OTH  
**Project:** Preservation Activities Reporting  
**Staff Contact:** Marcelle Boudreaux - 628-652-7375  
marcelle.boudreaux@sfgov.org

**Recommendation:** Informational

## Background

In October 21, 2020, Planning staff presented a proposal to the HPC for future reporting of preservation activities. This is the first quarterly update following that proposal.

## Overview

In Q1 of the calendar year, staff outlined that details from the annual Certified Local Government report would be shared, along with a quarterly update on the Citywide Cultural Resources Survey, which is scheduled for the April 7, 2021 HPC as a separate item. Further, this reporting period includes an update on a Cultural Heritage item, Legacy Business Registry, and a status update on Landmark designations and work program.

## Annual Certified Local Government (CLG) Report

San Francisco is a Certified Local Government, administered by the California Office of Historic Preservation in partnership with the National Park Service, which requires annual reporting due in April. The report encompasses preservation activities from the prior year from October 1 – September 30.

As part of the Certified Local Government (CLG)\* reporting requirement, these details are included in the attached annual report, to be reported on and presented for discussion:

- CEQA review/historic resource determination by staff and HPC: Historic Resource Evaluations, DEIR review, Section 106 review, Historic Resource Assessments
- Preservation entitlements: Certificate of Appropriateness (including Administrative), Permit to Alter (including Minor), Preservation incentives in Article 8 of the Planning Code
- Number of Landmarks designated and Mills Act contracts entered into

After HPC review, the CLG 19-20 Annual Report will be transmitted to the Office of Historic Preservation in compliance with the April 30, 2021 deadline.

### Cultural Heritage – Legacy Business Registry

As noted in Planning staff's outline of quarterly reporting on preservation activities, these informational hearings may include Cultural Heritage updates. For this report, highlights and updates from the Legacy Business Registry program of the Office of Small Business (OSB) will be shared by Rick Kurylo, Program Manager. An annual report is published about this program by the OSB and the FY 19-20 Annual Report is available for review here:

<https://sfosb.org/sites/default/files/Legacy%20Business/LBP%20Annual%20Report%202019-20.pdf>

### Landmarks Designation and Work program

This update elaborates on the information in the CLG report and highlights Landmark Designation work since the last update on October 21, 2020. Those bolded below have experienced a status change since the last update to HPC.

*These Landmark Designations have been finally approved and added to Article 10 of the Planning Code:*

- **Royal Baking Company Building, 4767-4773 Mission Street.** On November 19, 2019, the Land Use and Transportation Committee introduced a resolution to initiate landmark designation. The resolution did not advance to the full BOS. On February 5, 2020, the HPC initiated landmark designation. On May 6, 2020, the HPC adopted a resolution to recommend landmark designation to the BOS. On June 8, 2020, the Land Use and Transportation Committee recommended landmark initiation. On June 16, 2020, the Board of Supervisors initiated landmark designation and on June 26, 2020 the Mayor approved the Resolution. On September 22, 2020, the ordinance was introduced and assigned to the Land Use and Transportation Committee. The Land Use and Transportation Committee heard the Ordinance on November 30, 2020, recommending approval to the full BOS. The ordinance passed its first reading at the Board of Supervisors on December 8, 2020 and its second reading on December 15, 2020. The ordinance was signed by the mayor on December 23, 2020.
- **UCSF Parnassus/ Toland Hall – Zakheim Murals, 533 Parnassus.** Supervisor Peskin introduced initiation of Landmark designation. On June 23, 2020, the Board of Supervisors initiated landmark designation, and on July 31, 2020 the Resolution became effective. On August 19, 2020, the HPC adopted a resolution to recommend designation to the Board of Supervisors and this was transmitted to the Clerk of the Board. The Land Use and Transportation Committee heard the Ordinance on November 2, 2020, recommending approval to the full BOS. The ordinance passed its first reading at the Board of Supervisors on November 10, 2020 and its second reading on November 17, 2020. The ordinance was signed by the mayor on November 25, 2020.

*These Landmark Designation recommendations have been transmitted to the Board of Supervisors, including:*

- **Japanese YWCA, 1830 Sutter Street.** Consultant-produced National Register nomination as part of NPS Underrepresented Communities grant. Consultant and Department-produced Landmark Designation Report. On October 21, 2020, the HPC adopted a resolution to recommend designation to the Board of Supervisors and this was transmitted to the Clerk of the Board.
- **Lyon Martin House, 651 Duncan Street.** Supervisor Mandelman introduced initiation of Landmark designation and on October 20, 2020 the Resolution became effective. On February 17, 2021, the HPC

adopted a resolution to recommend designation to the Board of Supervisors and this was transmitted to the Clerk of the Board.

- Galería de la Raza/Studio 24 Building, 2851-2861 24th Street. The HPC adopted a resolution to initiate Article 10 landmark designation on January 16, 2019. On April 3, 2019, the HPC adopted a resolution to recommend designation to the Board of Supervisors and this was transmitted to the Clerk of the Board.
- Former Welsh Presbyterian Church, 449 14th Street. The HPC adopted a resolution to initiate Article 10 landmark designation on August 15, 2018. On September 19, 2018 the HPC adopted a resolution to recommend designation to the Board of Supervisors and transmitted to the Clerk of the Board thereafter.
- George Washington High School, 600 32nd Avenue. The HPC adopted a resolution on October 18, 2017 to initiate landmark designation and on December 6, 2017 adopted a resolution to recommend landmark designation to the BOS. The designation was transmitted to the Clerk of the BOS thereafter.
- Diamond Heights Safety Wall, wall at the intersection of Diamond Heights Boulevard at Clipper Street. The HPC adopted a resolution on November 1, 2017 to initiate landmark designation and on December 20, 2017 adopted a resolution to recommend landmark designation to the BOS. On March 5, 2018, the LUC heard the item and forwarded it on to the full BOS without a recommendation. On March 13, 2018, the full BOS heard the item and referred it back to the LUC.

*These Landmark Designation recommendations have been Initiated, including:*

- **Mission Cultural Center for Latino Arts, 2868 Mission Street.** Consultant-produced National Register nomination. Consultant and Department-produced Landmark Designation Report. HPC Landmark initiation hearing was held January 20, 2021. The HPC hearing for Landmark recommendation is anticipated for Q4 2021.
- **Casa Sanchez, 2778 24<sup>th</sup> Street.** Consultant-produced National Register nomination. Consultant and Department-produced Landmark Designation Report. HPC Landmark initiation hearing was held January 20, 2021. The HPC hearing for Landmark recommendation is anticipated for Q4 2021.
- **Ingleside Terraces Sundial and Sundial Park.** Supervisor Yee introduced initiation of Landmark Designation. On November 10, 2020 the Board of Supervisors initiated landmark designation, and on December 18, 2020, the Resolution became effective. The HPC hearing for Landmark recommendation is anticipated for April 7, 2021.
- **Diego Rivera Mural “The Making of a Fresco Showing the Building of a City” at Art Institute (800 Chestnut).** Supervisor Peskin introduced initiation of Landmark Designation. On January 5, 2021 the Board of Supervisors initiated landmark designation, and on January 22, 2021 the Resolution became effective. The HPC hearing for Landmark recommendation is anticipated for May 5, 2021.

- **San Francisco (SF) Eagle Bar, 396-398 12<sup>th</sup> Street.** Supervisor Haney introduced initiation of Landmark Designation. On December 15, 2020 the Board of Supervisors initiated landmark designation, and on February 12, 2021 the Resolution became effective. The HPC hearing for Landmark recommendation is anticipated for May 19, 2021.
- **Jones-Thierbach Coffee Company Building, 447 Montgomery.** Supervisor Peskin introduced initiation of Landmark Designation. On November 11, 2020 the Board of Supervisors initiated landmark designation, and on January 22, 2021 the Resolution became effective. On February 19, 2021 a separate Resolution became effective extending by 90 days, for a total of 180 days, the time for HPC recommendation. The HPC hearing for Landmark recommendation is anticipated for August 4, 2021.
- **One Montgomery (interior).** Supervisor Peskin introduced initiation of Landmark Designation. On December 15, 2020 the Board of Supervisors initiated landmark designation, and on January 22, 2021 the Resolution became effective. On February 19, 2021 a separate Resolution became effective extending by 90 days, for a total of 180 days, the time for HPC recommendation. The HPC hearing for Landmark recommendation is anticipated for August 4, 2021.
- **Trocadero Clubhouse at Stern Grove, 2750 19<sup>th</sup> Avenue.** Supervisor Mar introduced initiation of Landmark Designation. On January 26, 2021 the Board of Supervisors initiated landmark designation, and on March 19, 2021 the Resolution became effective. The Resolution includes an additional 90 days for HPC recommendation, for a total of 180 days. The HPC hearing for Landmark recommendation is anticipated in Fall of 2021.

*Staff is actively working/engaged with property owners on these Landmark Designations with anticipated HPC initiation hearings in the next six months, or when owner support is obtained:*

- **Golden Gate Valley (Carnegie Library), 1801 Green Street.** This is completion of Landmark process for all seven Carnegie libraries, which began circa 2001. HPC review of Landmark Designation is anticipated for Summer 2021, assuming operational capacity at SF Public Library which is experiencing staff limitations due to Covid-19 pandemic.
- **Peace Pagoda & Peace Plaza, 1610 Geary Boulevard.** The HPC adopted a resolution on June 21, 2017 to initiate landmark designation and on December 20, 2017 adopted a resolution to recommend designation to the BOS. Since that time, a request has been made for the Peace Pagoda as separate Landmark, which requires updated Ordinance and additional review by HPC. HPC review is anticipated in Fall 2021.
- **Sacred Heart, 554 Fillmore.** HPFC grant-funded consultant produced nomination. HPC Landmark initiation hearing is anticipated in 2021.
- **Gran Oriente Filipino Hotel, Residence, and Masonic Temple Complex,** Consultant-produced National Register nomination as part of NPS Underrepresented Communities grant. Consultant and Department-produced Landmark Designation Report. TBD, Landmark Initiation.
- **Glide Memorial Church** Consultant-produced National Register nomination as part of NPS Underrepresented Communities grant. Consultant and Department-produced Landmark Designation Report. TBD, Landmark Initiation.



*These sites are currently listed on the Landmark Designation Work Program, have substantially complete designation fact sheets, but require additional owner outreach and/or finalization of landmark designation fact sheet.*

- Religious School for Congregation Emanu-El
- Wolski House
- Strand Theater
- Rousseaus' Boulevard Tract Landmark District
- Stowe Lake Boat House
- Sailors Union of the Pacific
- Golden Gate Park Landmark District

*These individual sites and districts are currently on the Landmark Designation Work Program, but are pending designation fact sheet development and initiation.*

- Haight-Ashbury Landmark District
- 6th Street Lodging House Landmark District
- North Beach Landmark District
- Planters Hotel
- 2173 15th Street
- Tonga Room
- Gladding, McBean
- The Delta House/Bayanihan House
- JACL Headquarters
- St. Francis Square Cooperative Apartments
- Fillmore Auditorium
- The Church of the Fellowship of All Peoples
- National Urban League, SF Chapter
- Southern Police Station
- First Baptist Church
- Crispus Attucks Club/Bayview Community Center
- Office of Dr. Carlton B. Goodlett
- Site of the Compton's Cafeteria Riots
- Site of the Mel's Diner Sit Ins
- Mona's 440 Club
- Community Thrift
- SF General Hospital
- Black Cat Café
- Mattachine Society Headquarters
- Society for Individual Rights
- St. Peters Catholic Church
- 4680 Mission Street
- Samuel Gompers Trade School
- Russell House
- 2 Clarendon

- Mother's Building
- San Francisco Galvanizing Works
- Alcoa Building\*
- Order of the Foresters/Baha'i Temple\*
- Interior of Hibernia Bank, Landmark No 130\*
- I Magnin & Co.\*

\* Sites with active projects

**Attachments:**

- Certified Local Government Report 2019-2020 – San Francisco – Draft for HPC Review

# Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

**INSTRUCTIONS:** This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

## Name of CLG

City and County of San Francisco

**Report Prepared by:** San Francisco Planning Department

**Date of commission/board review:** April 7, 2021

## MINIMUM REQUIREMENTS FOR CERTIFICATION

### I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

#### A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

**REMINDER:** Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

N/A

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code. [Article 10: Preservation of Historical, Architectural and Aesthetic Landmarks](#)     [Article 11: Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 Districts](#)

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(Reporting period is from October 1, 2019 through September 30, 2020)

### B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2019 – September 30, 2020, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
Kinmon Gakuen Building (2031 Bush Street)	11/1/2019	N/A	12/5/2019

**REMINDER:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
N/A	<a href="#">Click or tap here to enter text.</a>	<a href="#">Click or tap here to enter text.</a>

### C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No  
☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. [General Plan: https://generalplan.sfplanning.org](https://generalplan.sfplanning.org) [References to historic preservation](#) are found in several Elements of the San Francisco General Plan. Policy 2.1 of the Housing Element discourages demolition of existing housing, especially historically significant structures, as older housing stock tends to provide relatively affordable dwelling units. Objective 11 is to “Support and respect the diverse and distinct character of San Francisco’s neighborhoods,” acknowledging that the historic and cultural context of each neighborhood should inform and define the specific application of Housing Element policies and programs. In support of this objective, Policies 11.7 and 11.9 explicitly

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state, "Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts," and "Foster development that strengthens local culture sense of place and history." The Urban Design Element contains general principles about the physical form of the City, including conservation of cultural heritage. The element states, "Conservation of resources which provide a sense of nature, continuity with the past and freedom from overcrowding." Principles cited in support of conservation include, "To conserve important design character in historic or distinctive older areas, some uniformity of detail, scale, proportion, texture, materials, color and building form is necessary" and "as the city grows, the keeping of that which is old and irreplaceable may be as much a measure of human achievement as the building of the new" and "Historic buildings represent crucial links with past events and architectural styles and, when preserved, afford educational, recreational, cultural and other benefits." Specific policies of the Urban Design Element that address the richness of past development include Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7, and Policy 3.1 promotes "harmony in the visual relationships and transitions between new and older buildings." The Community Safety Element addresses existing structures and their performance in earthquakes. Policy 1.16 calls for preservation of the architectural character of building and structures important to the unique visual image of San Francisco and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes. Also, Policy 3.11 states "Ensure historic resources are protected in the aftermath of a disaster." Policy 4.2 addresses historic buildings to ensure repairs maintain the integrity of the structure without adversely affecting its historic nature. The Arts Element touches on the topic of cultural heritage resources through the policies of Objective VI-1. This Objective and corresponding policies seek to support the continued development and preservation of artists' and arts organizations' spaces by preserving existing performing spaces in San Francisco. Policy VI-2.2 also addresses the need to protect, maintain and preserve existing artwork in the City Collection which is part of a landmark or other structure, such as the murals in Coit Tower (Telegraph Hill), the Mothers Building (Zoological Gardens), and the Beach Chalet (Golden Gate Park murals). The Commerce and Industry Element directly addresses cultural heritage in Policy 6.8, which states "Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts." The element also calls for improving the viability of existing industry in the City and the attractiveness of a City as a location for new industry in Objective 4. Policy 4.11 is to maintain an adequate supply of space appropriate to the needs of incubator industries, specifically stating that "Larger, older buildings with storage and loft space are particularly valuable. The South of Market area is currently serving as a functional area containing a supply of such spaces needed by new businesses. The maintenance of a reservoir of such spaces, which can fulfill these needs, is needed." The Recreation and Open Space Element overlaps in places with preservation of landmarks, structures, and most specifically landscapes in Objective 4, which calls for the protection of open spaces and to provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood. The element directly addresses cultural heritage in Policy 1.12, which states "Preserve historic and culturally significant landscapes, sites,

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structures, buildings and objects,” and in Policy 1.13, which states “Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.” Cultural Heritage conservation is also named as an environmentally sustainable practice for the management of open space and recreations facilities under Policy 4.4. References to cultural heritage in the Transportation Element occur in Policy 2.3, which generally relates to the City’s historic fabric by stating, “Design and locate facilities to preserve the historic city fabric and the natural landscape, and to protect views.” Objective 24 addresses improvements to the ambience of the pedestrian environment and calls for the preservation of existing historic features such as streetlights and similar historic elements in Policy 24.1. It also calls for the preservation of pedestrian-oriented building frontages that provide architectural interest, a sense of scale, and transparency to provide visual connections for pedestrian benefit in Policy 24.4.

## D. Review Responsibilities

### 1. Who takes responsibility for design review or Certificates of Appropriateness?

☐ All projects subject to design review go the commission.

☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? The HPC’s delegation for qualifying minor scopes of work (Motion M-0367) is available here: [https://sfplanning.org/sites/default/files/resources/2018-03/M-0376\\_qualifying\\_minor\\_scopes\\_of\\_work.pdf](https://sfplanning.org/sites/default/files/resources/2018-03/M-0376_qualifying_minor_scopes_of_work.pdf).

### 2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? *The Planning Department acts as the lead agency for the City and County of San Francisco in preparation of CEQA documents. Planning Department Preservation staff consults with the Environmental Review Officer in the evaluation of properties to determine eligibility as historical resources for the purposes of CEQA and the identification of any potential impacts. Working in consultation with the Environmental Planning Division of the Department, Preservation staff prepares and reviews CEQA documents and brings them through the public review and certification process. During this reporting period, the HPC reviewed and commented on two Draft Environmental Impact Reports (EIR).*

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? *The Historic Preservation Commission provides review and comment on CEQA documents where potential significant impacts to historical resources have been identified. The Commission’s comments are forwarded to the Environmental Review Officer and to the Planning Commission for consideration during the public review and certification process.*

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*Planning Department Preservation staff prepared 272 Historic Resource Evaluation Responses (HREs) and Preservation Team Review (PTR) forms, which involved determining eligibility of properties as historical resources under CEQA, and analyzing potential impacts of proposed projects to properties determined to be historical resources under CEQA. In addition, the Department instituted the Historic Resource Assessment (HRA) process which provides determinations on historic resource status as part of the Citywide Survey; staff prepared 112 HRA responses.*

## 3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? *On January 19, 2007 a Programmatic Agreement was executed among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation (Advisory Council) regarding properties affected by the City's use of funds subject to Part 58 of Title 24 of the Code of Federal Regulations. The Programmatic Agreement contains stipulations that ensure the City's responsibilities under Section 106 of the National Historic Preservation Act are carried out in accordance with the appropriate regulations for all undertakings that may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places. The Mayor's Office of Housing administers Part 58 activities in the City and County of San Francisco.*
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? *The determination of eligibility is made by the Planning Department based upon information provided by the Certifying Officer. The Planning Department documents its review of the undertaking on Form B, Section 106 Review Form. If the State Office of Historic Preservation has not made a previous determination of eligibility for the resource, the Planning Department proceeds to do so. Additionally, Form B documents the effect of the Undertaking on the resource, regardless of the resource's eligibility for inclusion in the National Register. The effect is classified as not adverse, not adverse with mitigations, or adverse. Depending upon the Planning Department's assessment of the effect of the Undertaking, MOH implements, modifies, or abandons the Undertaking. The Mayor's Office of Housing maintains requests for Determinations of Eligibility and Section 106 Review Forms on site.*

## II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

### A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Jonathan Pearlman	Architectural Historian	3/12/17	Until new appointment	Jonathan.pearlman@sfgov.org
Aaron Hyland	Historical Architect	2/26/17	12/31/2020	No longer seated on HPC



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Ruchira Nageswaran	Historical Architect	3/3/21	12/31/2024	Ruchira.nageswaran@sfgov.org
Richard Johns	Historian	3/3/15	12/31/2022	Richard.se.johns@sfgov.org
Diane M. Matsuda	At Large	3/20/17	12/31/2024	Diane.matsuda@sfgov.org
Kate Black	Real Estate Professional	3/20/18	3/20/2023	Kate.black@sfgov.org
Lydia So	Historical Architect	9/27/19	12/31/2022	Lydia.so@sfgov.org
Chris Foley	Preservation Professional	9/27/19	12/31/2024	Chris.foley@sfgov.org

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. N/A
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? N/A

### B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No If not, who serves as staff? [Click or tap here to enter text.](#)
2. If the position(s) is not currently filled, why is there a vacancy? Type here.

Name/Title	Discipline	Dept. Affiliation	Email Address
Bishop, Melanie	Planner I, Survey/ Designation	May 2019	melanie.bishop@sfgov.org
Boudreaux, Marcelle	Planner IV, Survey/ Designation	November 2013	Marcelle.boudreaux@sfgov.org
Caltagirone, Shelley	Planner III, Citywide Planning	06/18/2007	shelley.caltagirone@sfgov.org
Cisneros, Stephanie	Planner III, Current Planning	06/15/2015	stephanie.cisneros@sfgov.org
Cleeman, Jorgen	Planner III, Environmental Planning	01/01/2017	No longer with Department
Enchill, Charles	Planner II, Environmental Planning	April 2019	Charles.enchill@sfgov.org

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Ferguson, Shannon	Planner III, Current Planning	01/12/2015	shannon.ferguson@sfgov.org
Giacomucci, Monica	Planner II, Current Planning	07/02/2018	monica.giacomucci@sfgov.org
Gordon-Jonckheer, Elizabeth	Planner IV Current Planning	09/08/2015	elizabeth.gordon-jonckheer@sfgov.org
Greving, Justin	Planner III, Environmental Planning	12/08/2014	justin.greving@sfgov.org
Gunther, Gretel	Planner I, Current Planning		
Kwiatkowska, Natalia	Planner III, Current Planning	06/09/2014	natalia.kwiatkowska@sfgov.org
Kirby, Alexandra	Planner III, Current Planning	11/01/2013	No longer with Department
Langlie, Michelle	Planner III, Current Planning	04/10/2017	Michelle.langlie@sfgov.org
LaValley, Pilar	Planner III, Survey/ Designation	11/13/2007	pilar.lavalley@sfgov.org
McMillen, Frances	Planner III, Survey/ Designation	08/15/2016	frances.mcmillen@sfgov.org
Munyan, Elizabeth	Planner I, Survey/ Designation		No longer with the Department
Parks, Susan	Planner III, Survey/ Designation	09/2019	Susan.parks@sfgov.org
Salgado, Rebecca	Planner III, Current Planning	04/01/2017	rebecca.salgado@sfgov.org
Smith, Margaret "Maggie"	Planner II, Environmental Planning	September 2019	Maggie.smith@sfgov.org
Sucre, Richard "Rich"	Planner IV, Current Planning	December 2010	richard.sucre@sfgov.org
Taylor, Michelle	Planner III, Current Planning	1/16/2018	michelle.taylor@sfgov.org
Vanderslice, Allison	Planner IV, Current & Environmental Planning	12/03/2012	allison.vanderslice@sfgov.org
Vimr, Jonathan	Planner III, Current Planning	09/12/2016	jonathan.vimr@sfgov.org
Westhoff, Alex	Planner III, Current Planning	April 2019	Alex.westhoff@sfgov.org
Wilborn, Katherine "Katie"	Planner II, Current Planning	October 2018	Katie.wilborn@sfgov.org
Wong, Kelly	Planner III, Code Enforcement	October 2018	Kelly.wong@sfgov.org
Ionin, Jonas	Commission Secretary	04/08/2002	jonas.ionin@sfgov.org
Silva, Christine	Commission Affairs Manager	07/23/2007	No longer with Department
Son, Chanbory	Commission Staff	09/14/2015	chanbory.son@sfgov.org
Lewis, Victoria	Administrative Support	09/19/2011	victoria.lewis@sfgov.org

Attach resumes and Statement of Qualifications forms for staff.

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## C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commission Members	Oct		Nov		Dec		Jan		Feb		Mar		Apr		May		Jun		July		Aug		Sept	
	2	16	6	20	4	18	1	15	5	19	4	18	1	15	6	20	3	17	1	15	5	19	2	16
Hyland	X/X		X/X	X		X		X/X	X	X				X	X			X		X		X	X	X
Matsuda	X/X		X	A		X		X	X	X				X	X			X		X		X	X	X
Black	X/X		X/X	X		X		X/X	X/X	X				X/X	X			X		X		X	X	X/X
Foley	X/X		X	X		X		X	X	X				X	X			X		X		X	X	X
Johns	X/X		X	X		X		X	X	X				X	X			X		A		X	X	X
Pearlman	X/X		X/X	X		X		X/X	X/X	X				X/X	X			X		X		X	A	X/X
So	X/X		X	X		X		X	X/X	X				X/X	X			X		X		X	X	X/X
Adminstrators																								
Rahaim	X/X		X/X					X	X															
Hillis														X	X							A	A	X
Joslin	X/X		X/X	X		X		X	X	X				X	X			X		X		X		
Ionin	X/X		X/X	X		X		X/X	X/X	X				X/X	X			X		X		X	X	X/X
Lamorena-Silva																								
Staff																								
Bintliff								X																
Boudreaux															X							X		
Bishop															X									
Caltagirone			X	X		X		X						X	X			X		X		X		
Chion																			X		X			
Cisneros	X		X			X								X								X		
Cleeman	X																					X		
Ferguson	X		X					X							X									
Flores, C.						X									X							X		
Flores, V.														X					X					
Giacomucci	X			X				X	X	X												X		
Gibson														X										

## Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Greving															X				
Gunther							X												
Jonckheer					X		X		X									X	X
Kwiatkowska																			
Landis							X	X											
LaValley																		X	
Lewis							X												
McMillen	X							X								X			
McKellar															X				
Perry A.				X															
Sanchez				X	X														
Sider				X															
Small			X																
Sucre	X						X	X				X			X			X	X
Taylor	X						X		X										
Vanderslice					X						X				X				
Vimr	X						X												
Watty				X														X	
Westhoff				X											X				X
Wilborn				X		X													X

Legends:    X/X = ARC/HPC Present    X = HPC Present    A = Absent

### D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Lydia So	Architecture and the City Festival. Commissioner was	2 hours	AIA San Francisco & The Center for Architecture + Design	September 21, 2020

## Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

	presenter on Neighborhood Series: Chinatown			
Richard Johns	Life Along The Pt. Lobos Road: Early San Francisco Life West Of Masonic	90 minutes	SF Historical Society	10/8/19
Richard Johns	The Women's Hat Craze In San Francisco, 1907-1915	90 minutes	SF Historical Society	11/12/19
Richard Johns	Dogpatch And Potrero Point	90 minutes	SF Historical Society	12/1/19
Richard Johns	Neon San Francisco	90 minutes	SF Historical Society	1/14/20
Richard Johns	Spires That Aspire To Inspire: St. Ignatius Church	90 minutes	SF Historical Society	1/25/20
Richard Johns	Diamonds in their Dreams (Only): The Great San Francisco Diamond Hoax of 1872	90 minutes	SF Historical Society	3/10/20

### **III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act**

#### **A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)**

**NOTE:** California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link if available online with this report.)

## Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Context Name	Description	How it is Being Used	Date Submitted to OHP
African-American Citywide Historic Context Statement	In progress historic context statement focusing on African-American history of San Francisco.	In its draft form, the information is being used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and interpretation and education outreach across the city.	N/A
Residence Parks Historic Context Statement	In progress historic context statement on the history of residence parks in the city, and an in depth look at the development patterns of eight residence parks across the city.	In its draft form, the information is being used for the identification of potential historic resources under CEQA	N/A
New Deal Era Historic Context Statement	In progress historic context statement focusing on New Deal Era and WPA projects across the city.	Will be used for the identification of potential historic resources under CEQA and for the landmark designations of three New Deal Era schools in San Francisco.	N/A
Latino Historic Context Statement	In progress historic context statement focusing on Latino history of San Francisco.	Will be used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and interpretation and education outreach across the city.	N/A

### B. New Surveys or Survey Updates (excluding those funded by OHP)

**NOTE:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

# Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Ocean Avenue Historic Resources Survey	Yes	Reconnaissance	Type here.	83	In progress	N/A
Mission Dolores Historic Resources Survey	Yes	Reconnaissance		535	In progress	N/A
Duboce Triangle Extension	Yes	Reconnaissance		250	In progress	N/A
North Beach - Expansion	Yes	Reconnaissance		1300	In progress	N/A

How are you using the survey data? [The survey data from both surveys will be used in the identification, evaluation, and designation of historic properties within the survey areas](#)

## IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

### A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
California Preservation Foundation (CPF) Conference	Advancing Racial and Social Equity : Strategies for the Historic Preservation Field (CPF 2020 Conference)	June 10, 2020
International Coalition of Sites of Conscience webinar Whose Hero? New Perspectives on Monuments in Public Landscapes	Preservation staff presented the topic of monuments/ cultural landscapes	July 8, 2020



## Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Item or Event	Description	Date
(International Coalition of Sites of Conscience)		
Planning Department “Brown Bag” sessions on Racial and Social Equity in Planning/ Preservation – Speaker Reverend Arnold Townsend	HPC Commissioner Matsuda hosted Reverend Townsend to speak to personal experience and historical experience with Urban Renewal in SF (Western Addition Redevelopment)	September 9, 2020
Neon Speaks Symposium	Staff presented on the City’s Vintage Sign Program to the symposium hosted by SF Neon organization	September 25, 2020
Window replacement guidelines	Staff presented on guidelines for window replacements consistent with Secretary of the Interior’s Standards	February 2, 2020
Racial Equity in Historic Preservation	As a part of centering the Planning Department’s Historic Preservation work in racial and social equity and implementing the Planning Department’s Racial and Social Equity Initiative, staff <b>hosted a session</b> with colleagues in the various wings of the historic preservation field (public historians, cultural resource consultants and managers, preservation architects, archivists, and advocates) to generate ideas, critique, support, and collaboration for development and implementation of historic preservation objectives with the Department’s Racial and Social Equity Action Plan.	September 23, 2020
LGBTQ+ Cultural Heritage Strategy	Planning staff facilitated meetings with Strategy working group	Fall 2019 – Summer 2020

# Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

## ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

**NOTE:** OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at [http://www.nps.gov/clg/2015CLG\\_GPRA/FY2013\\_BaselineQuestionnaireGuidance-May2015.docx](http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx).

### A. CLG Inventory Program

During the reporting period (October 1, 2019-September 30, 2020) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Landmark Designations	1

### B. Local Register (i.e., Local Landmarks and Historic Districts) Program

- During the reporting period (October 1, 2019-September 30, 2020) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
- If the answer is yes, then how many properties have been added to your register or designated from October 1, 2019 to September 30, 2020? One (1) property has been added to the local landmark register.

### C. Local Tax Incentives Program

- During the reporting period (October 1, 2019-September 30, 2020) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No
- If the answer is yes, how many properties have been added to this program from October 1, 2019 to September 30, 2020? *Click or tap here to enter text.*

Name of Program	Number of Properties Added During 2019-2020	Total Number of Properties Benefiting From Program
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# Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Mills Act	5	42 (previous year should have stated 37)
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## D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? Type here.

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

## E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2019-September 30, 2020) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s) from October 1, 2019 to September 30, 2020? *The number of Article 10 and 11 permits reviewed during the reporting period is 162 Certificates of Appropriateness (both Administrative and Regular) and 87 Permits to Alter (both Major and Minor).*

## F. Local Property Acquisition Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? Type here.

Name of Program	Number of Properties that have Benefited
-----------------	--

# Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

N/A	Type here.
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## **IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS**

- A. What are your most critical preservation planning issues? *One of the most widely-discussed issues in San Francisco is the preservation of social and cultural heritage assets, including intangible assets, designation and support of Legacy Business program, and the continuing support of designated Cultural Heritage Districts. The lack of a citywide cultural resources survey is also a critical issue, especially as San Francisco continues to experience a high level of permit and entitlement activity, and associated CEQA review. Add in the imperatives for housing development and any means of speeding permit and entitlement review becomes paramount. Currently, Planning Department policy allows for priority processing of permits and entitlements for designated properties; however, with the high level of permit and entitlement activity, there is still considerable processing time. As a result the Planning Department has increased Preservation staff positions to support further streamlining.*
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? *The Department has developed the Racial and Social Equity program, the City has established an Office of Equity, and the City requires all Departments to develop and require training of staff and commissioners. These tools can more effectively communicate and advance equity to create opportunity for all San Franciscans through the use of shared language, the understanding of historical context, bias, and individual, institutional, and structural racism, and the application of a Racial and Social Equity Assessment Tool to relevant Commission decisions.*
- C. What recognition are you providing for successful preservation projects or programs? *There is no recognition program.*
- D. What are your local historic preservation goals for 2019-2020? *1) Expand the Department's expertise in the identification and evaluation of resources associated with social and cultural heritage; 2) Maintain consistent presence of preservation staff at the Planning Information Counter and on the Urban Design Advisory Team and Residential Design Advisory Team to help with questions regarding historic resources and compliance with the Secretary of the Interior's Standards; 3) Organize and digitize preservation-related documents, and make more easily accessible for staff and public review; 4) Work collaboratively and diligently with other city agencies (Department of Park and Recreation, Public Works, Metropolitan Transportation Authority, etc.) to help shepherd large citywide projects through the CEQA review process; 5) Continue to promote community-sponsored local Landmark designations; 6) Continue to develop and promote economic and zoning preservation incentives; 7) Complete Citywide Survey methodology and development of ARCHES software, conduct second-round survey pilot, and commence phase one of survey data collection; 8) further the Legacy Business program, a*

# Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

*collaboration with the City's Small Business office, which designates eligible businesses important to the City, provides technical support and financial grants, when available; and 9) develop a robust significant site recognition program, which may include plaques, QR codes or other.*

- E. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **No. City and County of San Francisco Preservation staff find the State's resources and bulletins to be helpful and provide the appropriate guidance on preservation matters.**
- F. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Type here.	Type here.

- G. Would you be willing to host a training working workshop in cooperation with OHP? ☒ Yes ☐ No
- H. Is there anything else you would like to share with OHP? We appreciate all of the work to date from OHP. Although San Francisco has a robust preservation program, we recognize that there is still work to be accomplished, particularly in the realm of recognizing and evaluating under-represented communities. OHP's Grant Program is a really beneficial method for funding new surveys and historic context statements.

## **XII Attachments (electronic)**

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings
- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☐ Public outreach publications

# **Certified Local Government Program -- 2019-2020 Annual Report**

(Reporting period is from October 1, 2019 through September 30, 2020)

Email to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov)

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Aaron Jon Hyland

Date of Appointment: 01/17/17

Date Term Expires: 12/31/20

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I have over 21 years of experience as an architect exclusively focused on historic preservation.





AARON JON HYLAND, AIA, MANAGING PRINCIPAL  
ARCHITECT

Aaron is a registered architect with over 25 years of experience in the full range of architectural services for institutional clients who oversee campuses with numerous capital assets. He leads complex rehabilitation and new construction projects that encompass historic buildings and contexts including Angel Island Immigration Station, Oregon State Hospital and projects at Moffett Federal Air Field. His higher education experience encompasses projects at numerous universities including: Stanford, UC Berkeley, UVa, Carnegie Mellon, USC, Caltech and University of Arizona. Aaron leads ARG's student intern program with students from universities in California, Nevada, Hawaii and Ohio.

EDUCATION

- › Executive Master Program, Architectural Management, Cal Poly, San Luis Obispo
- › Bachelor of Science, Architectural Studies, University of Illinois, Urbana-Champaign
- › One-Year Study in Versailles, France

REGISTRATION

- › Registered Architect: State of California No. C-25608 State of Nevada No. 6472 State of Oregon No. 5712
- › NCARB No. 67165
- › Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture, Historic Architecture

MEMBERSHIPS

- › Architectural Foundation of San Francisco, Board Member, 2011-present
- › Society for College and University Planning (SCUP)
- › American Institute of Architects, San Francisco Chapter, Board Member and Treasurer, 2011 - present
- › American Institute of Architects National Committees: Historic Resources, Diversity, Leadership Education, Practice Management

SPECIAL AWARD

- › AIA California Council, Firm of the Year, 2006

RELEVANT PROJECT EXPERIENCE

- › Stanford University, Historic Row Houses Renovation, Stanford, CA
- › Garrett Hall, Existing Building Rehabilitation, University of Virginia
- › California Institute of Technology, Linde + Robinson Lab, New Center for Global Environmental Science, Pasadena, CA
- › Walking Box Ranch, UNLV, Preservation Master Plan, Searchlight, NV
- › Goldman School of Public Policy, New Construction and Existing Building Rehabilitation, UC Berkeley, CA
- › University of Arizona, Preservation Master Plan, Tucson, AZ
- › Angel Island Immigration Station, Restoration and Interpretation, Angel Island, San Francisco Bay, CA
- › Oregon State Hospital, Restoration of Multiple Buildings, Salem, OR
- › Carnegie Mellon University, West Coast Campus, Adaptive Reuse of Historic Buildings, Moffett Federal Air Field, CA
- › Presidio of San Francisco, Planning & Architectural Services, San Francisco, CA
- › Stanford University, Archaeology Building Renovation, Stanford, CA
- › Fort Ord, East Garrison, Adaptive Reuse of Historic Military Buildings for Use as Artist Studios, Monterey, CA
- › Sunset Center for the Arts, Expansion and Rehabilitation, Carmel, CA

LECTURES

- › Speaker: "Preservation or Demolition? Taking Stock of Post-War Capital Assets." SCUP Pacific Regional Conference. Vancouver, BC April 2008.
- › Speaker: "Military Base Closures and Conversion - Bio-Regionalism, Urbanism, Green Space, and Environmental Impact." 7th International Symposium on Asia Pacific Architecture. University of Hawaii and Tongji University, Shanghai, Schools of Architecture. Honolulu, June 2007.
- › Speaker: "Connecting Preservation Planning to Overall Campus Strategic Planning." SCUP Pacific Regional Conference, Long Beach, March 2006.

HONORS & AWARDS

- › Preservation Award, National Trust for Historic Preservation, Ten-Year Seismic Strengthening Program, Stanford University, CA, 2000

ACADEMIC / COMMUNITY INVOLVEMENT

- › University of Hawaii - School of Architecture, Adjunct Faculty
- › LEAP Sandcastle Event, Architects in the Schools program, San Francisco

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Richard Johns

Date of Appointment: 03/03/2015 Date Term Expires: 12/31/22

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes        No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# RICHARD S. E. JOHNS



e-mail: RSEJohns@yahoo.com

## Overview

Forty-nine years of experience in litigation and dispute resolution, including jury trials and appearances before California and United States' administrative agencies, in actions involving real estate disputes, antitrust violations, securities laws, fraudulent activity, and various tort actions.

Represented and advised small- to medium-sized businesses in organization, acquisition of other entities, asset purchases and sales, and day-to-day business matters including the problems related to growing a new business. Participated in the founding of several start-up companies involving new products.

Have written musical productions and performed in various plays for The Family. Have participated in many Concordia-Argonaut musicals as an actor, dancer, and singer. In 2014 co-authored a club musical: "Wilkes Bashford and the Mystery of the Missing Yamulkas."

Have assembled an extensive collection of music about San Francisco

## Education

1971: J.D., University of California, Hastings College of the Law.  
1968: B.A., University of California, Santa Barbara, English Major.

## Memberships

State Bar of California, American Bar Association, Bar Association of San Francisco. Admitted before all Federal District Courts in California and the Ninth Circuit Court of Appeals. Formerly a member of the Illinois State Bar. Concordia-Argonaut, 1975 to present. The Family, 2015 to present.

## Honors

2019	Board of Trustees, Congregation Sherith Israel Board of Directors, San Francisco Historical Society
2015	Board of Governors, Hastings College of The Law
2010	Appointed by Mayor Newsom and later Mayor Lee to be a Member of the San Francisco Historic Preservation Commission, reappointed 2014 and 2018

2006 to 2008	President of the San Francisco Museum and Historical Society
2002 to 2004	President of the San Francisco Bay Area Chapter of the American Jewish Committee
2002:	Mayor's Task Force on the San Francisco Old Mint
1987 to date:	Rated AV by Martindale-Hubbell; Listed in Directory of Preeminent Counsel
1990 to date:	Who's Who In American Law.
1992 to date:	Who's Who Of Emerging Leaders In America.
1994 to date:	Who's Who In America
1994 to 1999:	Vice President of the Museum of the City of San Francisco
1981:	Authored "Guidelines For Proof Of Concerted Action Under The Sherman Act." Eastern Trans. Law Seminar, Association of ICC Practitioners.
1972:	Bigelow Fellow and Instructor, University of Chicago Law School. Authored "The After-Acquired Surety: Commercial Paper" 59 Calif. L. Rev. 1459 (with Roscoe T. Steffen).
1971:	Hastings Law Journal: Board of Editors.

## PROFESSIONAL EXPERIENCE

This information will be provided upon request.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Diane Matsuda

Date of Appointment: 01/17/17

Date Term Expires: 12/31/20

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

**Diane Miyeko Matsuda**

**Summary of Skills:**

- \*Treat all individuals with dignity and respect**
- \*Understanding and awareness of diverse communities**
- \*Experienced communicator**
- \*Deep listening skills**
- \*Can convey legal concepts and procedure clearly to all audiences**
- \*Perform legal work for clients of all economic and cultural backgrounds**
- \*Handling a number of different cases at the same time with patience, efficiency and sensitivity**
- \*Practical and professional experience with Trust Administration**

**Professional Experience**

2018-Present

**Attorney at Law**

Asian Pacific Islander Legal Outreach-San Francisco

Provide legal services to monolingual Japanese clients in need of estate planning services including the drafting and execution of Powers of Attorney for Health Care and Finances; creation and execution of Trust documents including family trusts, Special Needs Trusts and Charitable Remainder Unitrusts (CRUT). Familiar with procedure and process for transferring, converting and liquidating assets for distribution and expenses.

2012-Present

**Power of Attorney and Trustee**

San Francisco

Appointed Power of Attorney and Trustee for clients with varying levels of medical needs, memory loss, financial status and physical capacities. All cases are treated with the same level of respect and dignity regardless of gender, sexual orientation, race, religious affiliation or financial resources.

Cases have included distributing charitable gifts with specific provisions and restrictions; compliance with all administrative, accounting and legal procedures and the ability to provide clear

communication and instruction to beneficiaries. Trustee accounts have been in the range of \$40,000-\$12 million.

2008-2016

**Executive Director**

John Burton Foundation-San Francisco

Directed a statewide, nonprofit organization whose mission is to improve the lives of foster, former foster and homeless youth.

Constituency of youth targeted ranged in age from 18-25. Cases involved youth who were diagnosed with a physical or special needs disability; foster youth entering higher education in need of assistance to continue their studies; recognition of academic achievement and instruction on nutrition. Other informational services provided included applying for Cal Fresh; Chafee Grants and Guardian Scholars Programs.

2004-2008

**Executive Officer**

California Cultural and Historical Endowment-Sacramento

Appointed by a bipartisan Board to lead, plan, implement and administer a new \$128 million competitive grant program to preserve and honor the State's invaluable cultural and historic sites with special emphasis and consideration on highlighting stories and histories of underrepresented communities and under recognized venues.

1999-2004

**Program Director**

California Civil Liberties Public Education Program-Sacramento

Implemented and administered the first state funded competitive grant program supporting projects that educate and inform individuals about the Japanese American incarceration experience during World War II, and its linkages and parallels to other communities and experiences.

1997-1998

**International Program Coordinator**

California International Relations Foundation-Sacramento

Implemented and administered Japan related exchange programs for state legislators and high school students. This was the first program created at the State level to formally establish relations with the Prefecture of Osaka.



1992-1997

**Coordinator**

Osaka International House Foundation-Osaka Japan

Solely responsible for all external communication and interaction with foreign diplomats, programs, organizations and individuals. Worked with planning department team to create international forums and conferences including an environmental protection program with the country of Senegal.

Employed as the only foreign staff member of the Foundation and represented the views of foreigners residing in Japan at local and regional forums and conferences.

1989-1992

**Legal Assistant-Staff Attorney**

Nihonmachi Legal Outreach  
(now Asian Pacific Islander Legal Outreach)

Provided legal services to elderly Asian clients, primarily monolingual in Japanese. Cases involved applying for public benefits; estate planning; contract disputes, employment discrimination; landlord tenant issues and criminal defense matters.

**Community and Civic Experience**

2018-Present

**Advisory Panel Member**

**California Civil Liberties Public Education Program-State of CA**

Appointed as one of three members by the Governor to serve on a statewide panel to provide financial assistance and support to projects educating the California community about the Japanese American experience during World War II and the linkages and parallels of experiences faced by other individuals and communities.

2009-Present

**Commissioner (3<sup>rd</sup> term-until 2020)**

**Historic Preservation Commission-San Francisco**

Appointed as the public at large member to emphasize and support the preservation and public recognition of little known and under recognized communities, and serve as one of two members on the Cultural Heritage Assets Committee to highlight neighborhood businesses and community assets that have not been formally acknowledged or recognized for their contribution and existence in SF.

2010-Present

**Board Member  
SF Japantown Foundation-San Francisco**

Responsible coordinating and implementing the only fundraising event focusing on authentic and traditional Japanese new year traditions and culinary dishes so that the proceeds can be reinvested back into culturally and historically relevant projects in San Francisco Japantown.

2006-Present

**Secretary/Treasurer  
The Henri and Tomoye Takahashi Charitable Foundation-  
San Francisco**

Provide guidance, organizational, financial and budgetary support to a family foundation whose focus is to educate the American public about Japanese and Japanese American history and culture across the US. Grant applicants include art and cultural institutions; museums; cultural centers, organizations producing documentaries and educational and historic organizations.

1997-Present

**Cultural Tour Coordinator  
Japanese Cultural and Community Center of No CA-  
San Francisco**

Initiate, plan and implement yearly cultural tours to Japan focusing on prefectures less traveled by foreign tourists.

2011-2016

**Volunteer  
Northern Japan Earthquake Relief Fund-San Francisco**

Work with communities in Northern Japan that were affected by the 2011 earthquake, tsunami and nuclear disaster.

2004-2017

**Advisory Committee Member  
CA Civil Liberties Public Education Program**

**Education**

Juris Doctorate Hastings College of the Law (1989)

Bachelor of Arts - University of San Francisco (1986)  
Majors: Sociology and Government

Study Abroad - Sophia University-Tokyo Japan (1984)

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Jonathan Pearlman

Date of Appointment: 1/17/17

Date Term Expires: 12/31/20

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Are you a professional in one of the disciplines associated with historic preservation?

  x   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

JONATHAN PEARLMAN

Curriculum Vitae, February 2020

CAREER (In San Francisco since 1989)

Registered Architect - California License #: C26034

Principal and Founder, ELEVATIONarchitects, 1995 - present

ELEVATIONarchitects (EA) is an architecture firm that specializes in residential, commercial, historic and non-profit projects throughout the San Francisco Bay Area with a primary focus in San Francisco and Sonoma County. Our current work includes the recently completed renovation and rehabilitation of the Hibernia Bank Building (San Francisco Landmark 130) and the renovation and adaptive reuse of the Alexandria Theater on Geary Boulevard.

Founder, Director, The AIDS/HIV Life Center 1990-98

Working with the minister of Trinity United Methodist Church which had burned down in 1981 to create a community services building for people with AIDS and HIV at 2099 Market Street, at the corner of 16<sup>th</sup> and Noe Streets in San Francisco. Although our efforts to build a new building did not come to fruition, we succeeded in securing all of the entitlements for the project, worked with many AIDS service organizations and helped foster new organizations including Under One Roof, the Life Conference Center and Positive Resource. In addition, under the auspices of the AIDS/HIV Life Center, Jonathan managed the renovation of the Bank of America building at 400 Castro Street at Market for the AIDS Health Project. His role included: grant writing (Community Development Block Grant), Board relations, staff and office management and architect for agency facility improvements.

Senior Designer, RMW Architects, 1989-91

As a staff member of RMW Architects, I was the Project Designer responsible for the renovation design of Temple Emanu-el and the entry portico to the California Academy of Sciences in Golden Gate Park. For the Temple project, we worked with original linen drawings by the firm of Bakewell and Brown, the architects of San Francisco City Hall, with Bernard Maybeck, who acted as a design consultant. We derived much of the interior design directly from Maybeck's plaster designs that had never been executed.

## EDUCATION

Bachelor of Arts, Tufts University, Medford, Massachusetts, 1980

Major: Art and Architectural History

Master of Architecture, University of Texas at Austin, 1984

## COMMUNITY WORK

Board Member

- |  |                |
|--|----------------|
| • Positive Resource, Founder           | 1991-1994      |
| • The AIDS/HIV Life Center, Founder    | 1995-1998      |
| • Philanthropy By Design               | 1998-1999      |
| • Landmark Preservation Advisory Board | 2002           |
| • The Los Altos Neutra House, Founder  | 2008 - present |
| • Historic Preservation Commission     | 2013 - present |

### Community Member

- National Trust for Historic Preservation
- SPUR: San Francisco Planning and Urban Research Association
- Residential Builders Association
- California Preservation Foundation
- Docomomo: Documentation and Conservation of Buildings of the Modern Movement

### VOLUNTEER WORK

- The Arc                      Member of the Housing Committee to seek housing opportunities for people with developmental disabilities. Assisted in securing two Section 811 grants for \$2.5 million each. (2009-2011)
- Los Altos Neutra House      Executive Committee for the saving and adaptive reuse of Richard Neutra designed home. Created Speaker Series, Film Series, Modern Home Tour, community fund raising events and instructor in summer Design Camp (2008-present)
- Positive Resource:          One of the founders of the organization in 1991. Managed the program 1991-94. Designed office and coordinated furniture and material donations (1998 -99)
- Asian & Pacific Islander  
Wellness Center:          Program coordinator for merger of GAPA HIV Program and Asian AIDS Project. Designed and coordinated construction of new office space at 730 Polk Street (1996-97)
- AIDS Health Project:      Coordinated the effort to convert the Bank of America building at 400 Castro Street into an AIDS/HIV Community Center for the AIDS Health Project. Raised \$175,000 for renovation; designed and coordinated the construction. (1992-94)
- The NAMES Project:      Volunteered in the workshop 1988 - 1992. Participated in the National Display of the AIDS Memorial Quilt in Washington D.C. in 1988 and 1989

### HISTORIC STUDY AND ARCHITECTURE (in San Francisco, 1989 – present)

- Member of the San Francisco Landmark Preservation Advisory Board, 2002
- Panel Presentation at the 2003 California Preservation Foundation Conference: Social and Cultural Landscapes: Landmarks of the Gay, Labor and Japanese Communities
- Panel Discussion with Tim Kelly and Gerry Takano, 2004
- Research and writing of landmark nomination for 2362 Market Street, the Jose Theater and home of the AIDS Memorial Quilt. Approved in 2004 as Landmark No. 241
- Article 10 Committee: Evaluation and updating of Planning code section to the historic built environment 2002-2003

### Historic Resource Evaluation Reports

Research and authored *Historic Resource Evaluations based on CEQA requirements for community, commercial and residential buildings* 2005 - 2011

- The Harding Theater, 616 Divisadero Street, 2005-2006
- The Alexandria Theater, 5400 Geary Boulevard, 2006
- 1746 Post Street, 2006
- 56 Ringold Street, 2009
- 3525 Pacific Avenue, 2010
- 1576 Market Street, 2005, revised 2011

### Historic Projects

Lead architect for commercial and institutional buildings that are historic resources:

- Temple Emanu-el, 2 Lake Street (project designer for RMW Architects) (1989-91)
- California Academy of Sciences (project designer for RMW Architects) (1990-91)

- Hamm's Building, 1550 Bryant Street (various projects) (2001-2003)
- AHP Center at 400 Castro Street (1993-95)
- Ninth Street Independent Film Center, 145 - 9th Street (2001-2002)
- Serra Preschool, 7 Funston Avenue in the Presidio (2004-2005)
- Self-Help for the Elderly, 407 Sansome Street (2007)
- Hibernia Bank Building, 1 Jones Street, SF Landmark No. 130 (2009-2016)
- Alexandria Theater, 5400 Geary Boulevard (2016-2021)

*Lead architect for renovations and additions to residential buildings in San Francisco that are historic resources:*

- 200-202 Fair Oaks Street (The Oakley House, SF Landmark No. 192)
- 178 Randall Street
- 1847 Scott Street
- 2721 Broderick Street
- 3707, 3711 and 3715- 22nd Street
- 4031 and 4033 - 19th Street
- 2821 Steiner Street
- 2729 California Street
- 2102 Bush Street
- 2725 Filbert Street
- 17 Osgood Place
- 3747 Jackson Street
- 518 Fitch Street, Healdsburg
- 509 Matheson Street, Healdsburg

#### HISTORIC RESEARCH AND WRITING (in Boston area 1978-1986)

- Tufts University, Bachelor of Fine Arts in Architectural History, 1980 Honors Thesis, "The Architecture of George Minot Dexter - Link from Bulfinch to the Back Bay"
- Articles on G.M. Dexter's work published in:  
Jordy, William H., Monkhouse, Christopher P., Buildings on Paper, Rhode Island Architectural Drawings 1825-1945, Brown University, the Rhode Island Historical Society and the Rhode Island School of Design, 1982, pgs. 59-60.
- Paper Presentation on G.M. Dexter's work and the development of Brookline, the first streetcar suburb of Boston at the national convention of the Society of Architectural Historians, 1979.
- Research for National Historic Register nomination for Sacred Heart Church, East Cambridge, Massachusetts, 1979
- Research and architectural photography for articles and books by noted New England architectural historian, Margaret Henderson Floyd including:  
Harvard, An Architectural History, The Belknap Press of Harvard University Press, Cambridge, Massachusetts, 1985  
Architecture After Richardson: Regionalism before Modernism - Longfellow, Alden and Harlow in Boston and Pittsburgh, The University of Chicago Press, Chicago, 1994.  
Henry Hobson Richardson, A Genius for Architecture, The Monacelli Press, New York, NY, 1997
- Research and assisted in the design of the first searchable database of historic architectural drawings for MassCOPAR: Massachusetts Committee on the Preservation of Architectural Records, 1978-1980.
- Research assistant to Margaret Henderson Floyd for historic evaluation of the Custom House Tower in Boston (1849 and 1915) for adaptive reuse (Marriott Hotel, completed in 1994), 1986.

## Statement of Qualifications

for

### Certified Local Governments Commissioners

Local Government CITY AND COUNTY OF SAN FRANCISCO

Name of Commissioner KATE BLACK

Date of Appointment: 3-20-18; REAPPOINTED 3-6-19

Date Term Expires: 3-13

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Kate Black

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## Related Experience

### **Commissioner, San Francisco Historic Preservation Commission**

March 2018-Present *City and County of San Francisco, San Francisco, CA*

### **Planing Director/City Planner/Acting City Planner**

2001-2015 *City of Piedmont, Piedmont, CA*

Department head and manager of staff providing development services (design review, historic preservation and zoning compliance) to residents and businesses; staff to City Council and Planning Commission; outside agency participation to address regional housing, transportation, energy, waste management and economic development requirements and opportunities; comprehensive General Plan update, two certified Housing Elements (2015 APA award); development and management of city's recycling, trash & organics collection services franchise agreement; code, policy and guidelines revisions; comprehensive pedestrian and bicycle master plan

### **Architectural History and Planning Consulting Services**

1998-2001 *San Francisco, CA*

Planning consulting services: primary client - City of Piedmont; private client house histories

### **Planning and Projects Manager/Zoning Administrator/Deputy Zoning Administrator**

1988-1996 *City of Mountain View, Mountain View, CA*

Managed large new development projects (corporate headquarters, multi-unit residential); staff to City Council and Planning Commission; Current Planning Division Head and manager of staff providing development services to Mountain View businesses and residents; staff to Site Plan and Architectural Review Committee

### **Historic Preservation and Planning Planner**

1986-1988 *City of Somerville, Somerville, MA*

Executive Director of Somerville Historic Preservation Committee, expansion of historic districts, creation and management of City's Certified Local Government program, preparation of staff reports for certificates of appropriateness applications; staff to newly formed planning department, design review applications, preparation of staff reports and zoning code revisions, presentations to Board of Aldermen and Planning Board

## Education

### **Massachusetts Institute of Technology, Center for Real Estate, Cambridge, MA**

1985-1986 *Master of Science, Real Estate Development*

### **University of Virginia, School of Architecture, Charlottesville, VA**

1981-1984 *Masters Degree Candidate, Architectural History/Historic Preservation Certificate*

### **Boston University, School for the Arts, Boston, MA**

1975-1979 *Bachelor of Fine Art, Painting*



**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Chris Foley

Date of Appointment: 9/27/19

Date Term Expires: 12/31/2020

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Lydia So

Date of Appointment: 9/27/19

Date Term Expires: 12/31/22

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Are you a professional in one of the disciplines associated with historic preservation?

  x   Yes                             No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# LYDIA SO, AIA, LEED AP

## BIOGRAPHY

Lydia moved to San Francisco after college 19 years ago and calls San Francisco her home. She was born in Hong Kong when it was a British colony. It was the freedom, diversity and equalities of this City that inspired her to stay. She enjoys riding bikes with her daughter to school from their home in the Mission.

Lydia is an astute architect highly skilled in solving problems through design thinking. Her brush strokes in architectural design & preservation and real estate developments span across North America, China and Japan. A dynamic collaborative communicator, she believes design is not just skin deep and focuses on building relationships among stakeholders. She is proven to excel in projects that leverage design quality, historic significance, regulatory constraints and construction realities to improve our living environments for generations to enjoy.

Lydia's work has made positive impacts on regional economic growth, transit oriented developments and sustainability. Her global experience includes the tallest building, China World Trade Center, for the Olympics in Beijing. Creatively designed adaptive re-use of historically significant building for Adobe HQ in San Francisco, Hutong (traditional dwellings) in Beijing Finance Street Daji mixed use development, Apple Store Stockton Street in SF, Apple Store Soho in New York and Apple Store Regent Street in London. The most advanced neuroscience building at UCSF Mission Bay and the world's first all glass spiral staircase in the Apple Store in Osaka, Japan. Lydia is very proud and honor to work alongside with the Chinese artisans from Suzhou to design the traditional Lan Su Chinese Garden in Portland, Oregon, based on a 2,000-year-old historical architecture design.

Prior to founding her own architecture and consulting firm in 2015, Lydia held a real estate design and management position at Apple which redefined the status quo of retail real estate development. Prior to that, Lydia was the first minority woman architect promoted to Technical Associate at the eminence of architecture firms, Skidmore, Owings & Merrill. She honed her design and preservation skills and trail-blazed the technical aspects of architecture, engineering and construction practice. It was her first job at Bohlin, Cywinski, Jackson where she met Steve Jobs whom she was involved with inventing the first nine Apple Stores.

## CREDENTIALS

**Registered Architect, CA C-31721**  
Member, American Institute of Architects since 2007

**LEED Accredited Professional, USGBC**  
since 2003

**Commissioner, Historic Preservation Commission, SF Planning Department**  
Architect Seat 2, Architectural Review Committee

**Commissioner, SF Arts Commission**  
Civic Design Committee, Community Investment Committee, Nominating Committee, Liaison to MOHCD

**Board of Directors, American Institute of Architects, San Francisco Chapter**

**Vice President of Board of Directors, Asian American Architects & Engineers Association**

**Jury Panel & Architectural Guest Critic, California College of Arts**

**Master Planning Advisory Committee, Presidio Knolls School**

**USA Representative, the Italy Stone Conference, Carrara, Italy**

## EDUCATION

**Bachelor of Architecture, Business Administration Minor, Dean's List**  
Portland Urban Architecture Center  
UNIVERSITY OF OREGON, 2000

**Leadership & Management Cert.**  
APPLE UNIVERSITY, 2014

## LANGUAGES

Native Cantonese and professional Mandarin speaker. Lydia's Chinese writing skills allow her to effectively demystify ambiguous translation assumptions in project management and business deals.

# LYDIA SO, AIA, LEED AP

## EXPERIENCE

### **SOLYD Architecture, Management & Design, Principal, 2015 - current**

Founded a woman, minority owned certified SBE & LBE company based in San Francisco to provide turn-key architectural design and consulting services to private residences, housing and offices owners. Specialty consulting services for private and public enterprises.

### **San Francisco Planning Department, Historic Preservation Commission, Commissioner, 2019 - current**

Serve on the Architect Seat 2 and Architectural Review Committee to foster and preserve the quality of historic resources of the City in accordance to the Secretary of Interior's Standards and SF Planning Code Ch. 10 and 11 by recommending legislation amendments, architectural design reviews, cultural districts establishments and legacy business registration.

### **San Francisco Arts Commission, Commissioner, 2016 - 2019**

Serve to review and approve design of public buildings and infrastructures, multi-agency complex projects balancing construction budgetary realities and quality deliverables, and advice on the public art appropriateness criteria. Liaison to MOHCD to streamline affordable housing development process. Evaluate and award grants funding to artists and community cultural groups. Manage operation of the commission's cultural centers. Regulatory authority on Street Artist Permits and disputes. Nominate and elect commission leadership by building consensus and bridges among fellow Commissioners and the Mayor's Office.

### **SOLYD online marketplace, Founder, 2014 - 16**

Founded an online technology platform for homeowners to hire pre-qualified architects, engineers, designers and specialty experts on renovation projects.

### **Apple, Retail Real Estate Development, Design Manager, North America, 2011 - 14**

Managed real estate development and design new prototype initiatives of Apple Stores in North America. Instrumental in interpreting appropriateness of design within historical significance contexts. Negotiated optimal real estate leases with landlords and streamlined contracts with consultants through unique design approach. Established design and construction standards in line with financial proforma analysis and store operations.

### **Skidmore Owings & Merrill LLP, Associate, Senior Project Architect, 2003 - 11**

Directed extensive portfolio of work globally, including urban scale master planning, multi modal transportation centers, Class A commercial office mixed-use developments in United States and China. One of which involves restoring and rehabilitating historical Hutong in Beijing, China.

### **Bohlin Cywinski Jackson Architects, Designer, 2001 - 03**

Key designer of R&D effort for the first nine Apple Flagship Stores including the engineering of all-glass stairs & Pixar Animation Studios HQ. Architect Designer on the California Historic Landmarks, Baker Hamilton Building in San Francisco.

### **Merryman Barnes Architects, Designer, 1998**

Architectural Designer and translator of the Lan Su Chinese Historical Garden.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Ruchira Nageswaran

Date of Appointment 03/03/21

Date Term Expires: 12/31/24

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize you qualifying education, professional experience, and any appropriate licenses

See attached resume

# Ruchira D. Nageswaran

## Senior Architect

### Education

**University of Notre Dame**, Bachelor of Architecture, 1992 –1996

- Curriculum emphasis in classical & traditional architecture
- Ralph Sollitt Award, best design solution to thesis problem, 1996
- Ray Stuermer Award, most improvement and excellence in design, 1995
- Architectural Study in Rome, Italy, 1993 –1994

**University of Colorado**, Boulder, College of Environmental Design, 1991–1992

- Hewlett-Packard Scholarship, 1991

### Qualifications

- Architect, California License No. 29131 (October 2002)
- Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture
- CSI, Certified Construction Documents Technologist (2003)
- NCARB Certificate No. 56,561 (2003), IDP (completed 2001)

### Experience

**Knapp Architects, Inc., San Francisco, CA**

Senior Architect, Historic Preservation, New Construction, July 2008 – present

**Cearnal Andrulaitis LLP, Santa Barbara, CA**

Project Architect, New Construction, April 2005 – June 2007

**450 Architects, San Francisco, CA**

Project Architect, Existing and New Construction, November 2004 – April 2005

**Page & Turnbull, Inc., San Francisco, CA**

Project Architect / Designer, Historic Preservation, June 1996 – March 2004

**Historic American Buildings Survey: The Mark Twain House, Hartford, CT**

Architectural Technician, Measured Drawings, May 1995 – August 1995

### Skills

- Existing and New Construction, Historical Research and Assessment, Residential, Commercial, Private, Public, and Higher Education
- Expertise in Classical, traditional, vernacular architectural styles; in-depth knowledge of building materials, systems, and construction techniques; relevant histories of San Francisco and Bay Area region
- Small to large multi-disciplinary projects from design through construction administration; planning entitlements and building department permit processing; survey, documentation, historical research, and written architectural and historical assessments; site and building design; code analysis; as-built and design drawings, details, and specifications; sustainable materials; sketches and renderings in watercolor, pen, pencil
- Client, staff and consultant coordination; preparation of proposals and presentations; management of tasks, budget, schedule; contracts, invoices
- Experience with Microsoft and Adobe Suites, AutoCAD, Vectorworks, WordPress

### Professional Activities

- American Institute of Architects
- California Preservation Foundation, Presentations
- AIASF Historic Resources Committee, Presentations
- Bay Area Young Architects (Secretary-1998, Member-1996-2000)

### Volunteer Experience

- Habitat for Humanity, Malawi, Santa Barbara, San Francisco
- AIA San Francisco Mentorship Program
- Boys & Girls Club, Corvallis, Oregon
- California Academy of Sciences, San Francisco
- LEAP Sandcastle Competition for architecture in schools, San Francisco
- Christmas in April/Rebuilding Together, San Francisco

## Awards

- Bayview Opera House, San Francisco  
2017 CPF Outstanding Achievement in the Field of Historic Preservation  
2017 AIA SF Community Alliance Revitalization Award
- Lovelace Property, Montecito, CA  
2017 ASLA Northern California (PGAdesign)
- 50 United Nations Plaza (GSA Pacific Rim Region Headquarters)  
2014 U.S. GSA Honor Award for Historic Preservation  
2014 California Preservation Foundation Award for Rehabilitation
- Kelly Cullen Community (Historic Central YMCA, San Francisco)  
2013 AIA SF Historic Preservation Honor Award  
2014 AIA/HUD Housing and Community Design Award  
National Trust for Historic Preservation - National Preservation Honor Award  
Office of Historic Preservation Governor's Historic Preservation Award  
California Preservation Foundation - Preservation Design Award  
National Housing & Rehabilitation Association - J. Timothy Anderson Award for Excellence in Historic Rehabilitation
- Blum Center for Developing Economies (Historic Naval Architecture Building), University of California, Berkeley  
2013 Berkeley Design Advocates for Design Excellence  
2011 California Preservation Foundation Preservation Design Awards

## Projects

### Knapp Architects

48 Gold Street, San Francisco - façade rehabilitation  
111 Townsend, San Francisco - tax credits  
113-115 Belgrave, San Francisco - historic resource evaluation  
143 Laidley, San Francisco - historic and design assessment  
201 O'Farrell Street, San Francisco - research, marquee rehabilitation  
217 O'Farrell Street, San Francisco - storefront design  
246 Grove, Fremont - evaluation of new residence design at historic property  
519 Ellis Street, San Francisco - historic resource evaluation  
537 Grove Street, San Francisco - historic resource evaluation  
825 DeHaro Street, San Francisco - historic resource evaluation  
1066 Market Street, San Francisco - historic resource evaluation  
1365 Grant Road, Los Altos - historic resource evaluation, façade rehab  
1835 38<sup>th</sup> Avenue, San Francisco - historic resource evaluation  
2100 Mission Street, San Francisco - historic resource evaluation  
2626 Hyde Street, San Francisco - historic yard wall and basement rehab  
2820 Broadway, Oakland - façade rehabilitation  
Acheson Commons, Berkeley - façade rehabilitation  
Alma College, Bear Creek Redwoods Open Space Preserve, Santa Clara County - conditions assessment & rehabilitation  
Alumni House, UC Berkeley - historic resource evaluation  
Anna Head Art Room, UC Berkeley - skylight rehabilitation  
Arata Ranch, Black Diamond Mines Regional Preserve - historic evaluation, conditions assessment, dairy barn mothballing  
Bayview Opera House, San Francisco - rehabilitation, accessibility upgrades  
Beatty Ranch/Bear Creek Stables, Santa Clara County - historic evaluation  
Blum Center for Developing Economies, UC Berkeley - historic Naval Architecture Building rehabilitation  
Dominican Sisters Rosary Building, Fremont - window rehabilitation  
Kelly Cullen Community, San Francisco - rehabilitation of historic Central YMCA, tax credit documentation  
Edwards Stadium, UC Berkeley - historic structure report  
Federal Building at 50 United Nations Plaza, San Francisco - rehabilitation  
Fort Mason, Quarters 4S, San Francisco - wood walkway reconstruction  
Fort Mason, Quarters 36, San Francisco - dry rot and stucco repairs  
Garcia Residence, San Jose - new addition to historic residence  
Giannini Hall, UC Berkeley - interior renovation, structural upgrades  
Hawthorns Ranch, Midpeninsula Regional Open Space District, Santa Clara County - conditions assessment  
Hearst Building, San Francisco - rehabilitation for adaptive reuse  
Hilgard Hall, UC Berkeley - historic structure report  
Hoberg Residence, Santa Cruz - drawings  
Knoll Hall, Stanford University - window and door rehabilitation  
Lafayette Downtown Specific Plan - cultural resources survey, description  
Lennar Homes, Lafayette, CA - historic resource assessment

LePort Montessori School at 50 Fell Street, San Francisco - adaptive reuse  
 Lovelace Property, Montecito, CA - HALS drawings for buildings  
 Mare Island, CA - analyses for demolition per specific plan  
 Marines Memorial Building, San Francisco - egress diagram  
 Marshall Hotel, Sacramento - façade rehabilitation  
 Masonic Lodge, Burlingame - minor renovation drawings  
 Mechanics' Institute, San Francisco - significance analysis for master plan  
 North Gate Hall Windows, UC Berkeley - window rehabilitation  
 Pier 31, Embarcadero, San Francisco - concrete and window rehabilitation  
 Pigott Hall, Stanford University - egress diagram  
 Presidio Building 210, Presidio of San Francisco - façade repairs  
 Presidio Theatre, Presidio of San Francisco - rehabilitation for adaptive reuse,  
 tax credit documentation  
 Proper Hotel, San Francisco - rehabilitation of historic hotel (Renoir/Shaw),  
 tax credit documentation  
 SF General Hospital Buildings 80 & 90 - accessibility upgrades  
 San Mateo Arboretum Society - watercolor renderings of renovated space  
 Shaiq Residence, Fremont - reconstruction of house wing  
 Sunol Water Temple, Sunol, CA - concrete and polychrome rehabilitation  
 Hay Barn, UC Santa Cruz - reconstruction for adaptive reuse  
 USGS, Menlo Park, CA - historic resource assessment  
 Walnut Creek BART TOD West Downtown Specific Plan - cultural resources  
 survey and description  
 Wheeler Hall, UC Berkeley - historic structure report  
 Women's Faculty Club, UC Berkeley - historic structure report

**Cearnal Collective, LLP (formerly Cearnal Andrulaitis, LLP)**

Bungalows at 412 Mallory Way, Ojai - new residential development design  
 121 W. De La Guerra, Santa Barbara - design for new multi-family housing  
 Kass Residence, Montecito - details for new residence  
 Mar-y-Cell, 24 E. Santa Clara St, Ventura - residential block façade design  
 Orfalea Children's Center for Cottage Hospital, Santa Barbara - complex of  
 three new buildings for children of hospital employees  
 Santa Barbara Bank & Trust Security Gate - new wrought iron gate

**450 Architects**

Round Valley Elementary School, Covelo, CA - accessibility upgrades  
 Sherman Elementary School, San Francisco, CA - accessibility upgrades  
 Vican Summer Residence, Croatia - detailing of stone house

**Page & Turnbull, Inc.**

One Powell, San Francisco - exterior survey  
 1st & Howard, San Francisco - historical study  
 730 Market, San Francisco - color study  
 Asian Art Museum, San Francisco - rehabilitation for adaptive reuse  
 Blue Wing Inn, Santa Cruz - measured drawings  
 737 Bryant Street, Palo Alto - design watercolor renderings for new addition  
 Bank of America, San Francisco - exterior study  
 Chronicle Building, San Francisco - conditions survey  
 San Francisco City Hall - Section 106 peer review  
 Colombo Building, San Francisco - building report, neighborhood survey  
 Columbia Mine State Historic Park - repairs  
 Conservatory of Music, San Francisco - window survey  
 Empire Mine State Historic Park - repairs  
 Fairmont Hotel, San Francisco - exterior terra cotta and granite rehabilitation  
 Fox Residence, San Francisco - kitchen design  
 Hall-Wald House, San Francisco - as-built drawings  
 Herrington House Garage - design  
 Hillel Foundation, Stanford - watercolor rendering  
 Turnbull Residence, San Francisco - renovation  
 La Purisima Mission, Santa Barbara County - rehabilitation  
 LGBT Center, San Francisco - as-built drawings  
 Malakoff Diggins State Historic Park - rehabilitation  
 Monadnock Building, San Francisco - paint selection  
 Montgomery Hotel, San Jose - marquee design and drawings  
 Muni Substation, San Francisco  
 Oakland Uptown - historic resources survey  
 Orpheum Theatre, San Francisco - storefront



McLaren Pergola (Chamberlain/Cassell House), Hillsborough - reconstruction  
Pond Farm, Guerneville - measured drawings  
Rengstorff House, Mountain View - porch repairs  
Stanford Mansion Roof, Sacramento - rehabilitation drawings  
Storey Avenue Duplexes (8 units), Presidio of San Francisco - rehabilitation  
Williams Building, San Francisco - masonry survey

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff ~~Rebecca Salgado~~

Date of Appointment: 04/01/2017

Date Term Expires: ~~N/A~~

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume. Yes, see resume attached.

# Rebecca C. Salgado

49 South Van Ness Avenue, San Francisco, CA 94103 | 628-652-7332 | rebecca.salgado@sfgov.org

Historic preservation professional with 7+ years of experience in historical research, report writing, field surveying, and historic preservation regulation who meets and exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History and Historic Architecture. Recognized for ability to organize effectively, work well in a team setting, communicate clearly, and learn new skills quickly. Specific skills include:

Researching | Writing/Editing | Surveying | Project-managing | Designing | Multi-tasking  
Adobe Creative Suite | AutoCAD | Filemaker | Microsoft Office | GIS

## Work Experience

San Francisco Planning Department, San Francisco, CA | April 2017–Present

Senior Preservation Planner

- Review and approve building permit applications that entail alterations to historic resources for compliance with the Planning Code, the Secretary of the Interior's Standards, and other relevant historic preservation and urban design policies
- Conduct site visits to buildings to review material samples, construction work in progress, and evaluate completed work
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act
- Present projects at public hearings before the Historic Preservation Commission and other review bodies as required
- Directly assist members of the public seeking historic preservation information or alterations to properties considered historic resources at the San Francisco Planning Department's Planning Information Counter

Garavaglia Architecture, Inc., San Francisco, CA | Oct/2014–April 2017

Architectural Historian / Conditions Assessment Specialist

- Conducted fieldwork to assess the conditions and integrity of cultural resources throughout Northern California
- Wrote reports on the historical context, conditions assessment, and suggested maintenance and repair for a wide variety of historic buildings for private individuals, city governments, and state and federal agencies
- Assessed the potential significance of individual buildings, districts, and cultural landscapes under National Register of Historic Places and California Register of Historical Resources criteria
- Performed historical research at archives, libraries, and online databases to gather information on historic buildings

NYC Landmarks Preservation Commission, New York, NY | Mar/2013–Sept/2014

Landmarks Preservationist, Preservation Department

- Personally reviewed and evaluated more than seven hundred applications for work on designated buildings
- Wrote and issued more than five hundred permits for construction and restoration work on designated buildings
- Corresponded directly with members of the public and architecture/engineering professionals on their work applications
- Conducted on-site visits to buildings to review material samples, construction work in progress, or evaluate completed work
- Assisted applicants in preparing presentations to the LPC Commissioners for work that could not be approved at staff level
- Conducted technical and historical research to determine appropriate preservation methods for designated buildings

BLDG BLOK, New York, NY | Jan/2013–Mar/2013

Architectural Research Consultant

- Researched sites of architectural, historical, and cultural interest in New York City, with a focus on sites around Times Square
- Wrote interpretive text for and sourced evocative images of specific sites around Times Square for public education

NYC Landmarks Preservation Commission, New York, NY | Jun/2012–July/2012

Research Department Intern, Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District

- Researched the construction history of more than eight hundred individual buildings in the proposed historic district using multiple information sources to assist in the creation of the official designation report for the historic district
- Took survey photographs of a majority of the buildings in the proposed historic district
- Maintained a database containing information on all of the buildings in the proposed historic district

# Rebecca C. Salgado

49 South Van Ness Avenue, San Francisco, CA 94103 | 628-652-7332 | rebecca.salgado@sfgov.org

## Li/Saltzman Architects, New York, NY | Jun/2011–Dec/2011

Freelance Preservation Consultant, Historical Resources Survey of Scarsdale, NY

- Created a record of more than six hundred Scarsdale buildings of potential historical significance, based on a multi-month survey of every building in the village undertaken by Li/Saltzman Architects, to help the village decide on municipal preservation methods and legislation
- Took part in a team survey of all of Scarsdale, and surveyed downtown Scarsdale myself
- Assisted in writing a section of the historical resources report given to the village, with a focus on the development of Scarsdale

## Françoise Bollack Architecture, New York, NY | May/2011–Dec/2011

Architectural Firm Intern

- Assisted with design projects in process, including conducting site visits, finalizing construction documents, building models, and conducting product research
- Researched and secured rights for the use of more than five hundred images for use in a book project by the firm's principal

## Education

### Columbia University Graduate School of Architecture, Planning and Preservation | 2010–2012

- Master of Science in Historic Preservation
- Graduate Thesis: “Rebuilding the Network: Interpretation of World War II Prisoner-of-War Camps in the U.S.”

### Cooper Union for the Advancement of Science and Art | 2002–2007

- Bachelor of Architecture
- Undergraduate Design Thesis: “Families on the Move: A Proposal for Flexible Military-Family Housing”

## Professional Courses

- RESTORE Course on Masonry Conservation, May 2014
- NYU School of Continuing and Professional Studies, Fundamentals of Proofreading Course, May 2008
- NYU School of Continuing and Professional Studies, Fundamentals of Copyediting Course, Dec 2007

## Awards

- 2012 Columbia University Historic Preservation Program Award for Outstanding Thesis
- 2011 Dorothy Miner Memorial Thesis Travel Fund
- 2007 Peter Bruder Memorial Fund Structures Prize
- 2007 Irma Giustino Weiss Prize
- 2002–2007 Five-year full-tuition scholarship to Cooper Union for the Advancement of Science and Art

## Volunteer Positions

### Friends of the Queensway, New York, NY | Aug/2013–May/2014

Preservation Advocate/Researcher

- Performed advocacy work related to the preservation and adaptive reuse of an abandoned railway in Queens, NY, including tabling, flyer, and community outreach events
- Conducted research on the architectural history and development of Queens for tours to raise awareness and encourage preservation of the railway
- Assisted in conducting tours of the abandoned railway with other members of the Friends of the Queensway

### University of Belgrano, Buenos Aires, Argentina | Sept/2012–Oct/2012

Guest Contributor to Historic Preservation Academic Journal *Documentos de Trabajo*

- Researched the architectural history of ten notable buildings in Buenos Aires, Argentina
- Created a walking tour itinerary and essay introducing the architecture of Buenos Aires to visitors to the city that was published in English and Spanish in an Argentinean academic journal

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Michelle Langille

Date of Appointment: 04/10/2017

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume. Yes, see resume attached.

## **Michelle Marie Langlie**

3505 Lakeshore Avenue, Apartment 11

Oakland, California 94610

Mobile: 347-982-6114 Email: [mmlanglie@gmail.com](mailto:mmlanglie@gmail.com)

### **Education:**

- Columbia University in the City of New York, Graduate School of Architecture, Planning, and Preservation. Focus on preservation planning, materials conservation and cultural site management. *September 2005 – May 2007.*
- Minneapolis Community College and North Hennepin Community College. Post-baccalaureate coursework in fine arts and chemistry, *September 2002 – May 2004.*
- Savannah College of Art and Design. Graduated Cum Laude, Bachelor of Fine Art in Historic Preservation, Minor in Architectural History, *June 2001.*

### **Professional Experience:**

- San Francisco Planning Department, City & County of San Francisco, CA. Senior Preservation Planner, *April 2017 - Present.*
  - Performs difficult planning work in the areas of land use, zoning, development, urban design, and housing; prepares or assists in the preparation of reports and planning studies; reviews and processes land use applications, including building permits and specialized preservation entitlements; provides information on planning policies and procedures; conducts limited environmental reviews and coordinates environmental review processes; assists in the development and implementation of planning policies and procedures.
  - Administers a variety of City regulations relating to physical development, reviewing both general proposals city-wide, as well as applications for changes to historic properties. Reviews building permit applications that entail the alteration of historical resources for compliance with the Planning Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the California Environmental Quality Act (CEQA); the review of land use applications such as Certificate of Appropriateness, Permits to Alter, Landmark Designations, Environmental Review Evaluations.
  - As core Preservation Staff for the San Francisco Planning Information Center (PIC), provides information directly to the public at the PIC, as well as by phone, email and correspondence. The Planning Department Planning Information Center serves the general public as the primary access point to planning information and services. Extensive face-to-face interaction with representatives of government, civic and business organizations and the general public. Answers questions about all aspects of the Planning Department's activities, including but not limited to Planning Code regulations, the General Plan, questions that are specifically related to all aspects of historic preservation and other planning activities policies and procedures of the Department. Trains professional staff and provides guidance to other planners at the PIC.
  - Staff to and supports the work of the Planning Commission, Historic Preservation Commission and the Major Environmental Analysis Division of the Planning Department.
  - Department of Building Inspection Accessible Business Entrance Ordinance - Interagency Group Planning Department Liaison.

- New York City Department of Parks & Recreation, Capital Projects, Olmsted Center, Flushing, New York. Preservation Project Manager, *October 2008 – March 2017*.
  - Selected projects include: Manhattan – Mt. Morris Fire Watchtower Dismantling & Restoration, Washington Square Park Fountain and Garibaldi Monument, Merchant's House Museum; Brooklyn – Saratoga Square Monument restoration, B&B Carousel (Coney Island), Wyckoff House Cultural Education Complex (new construction), McCarren Play Center Percent for Art Mural Design/Installation; The Bronx – Crotona Bathhouse; Staten Island – McFarlane-Bredt House; Queens – Prospect Cemetery, New York State Pavilion.
- GB Geotechnics USA Inc., New York, NY. Trainee Operations Manager, *February – October 2008*
  - Project manager and on-site surveyor for non-destructive testing contracts on historic and contemporary buildings and structures.
- Kress Intern in Conservation, The American School of Classical Studies at Athens, Greece. Stone conservation intern, *June – July 2007*.
- Kress Intern in Historic Preservation and Conservation at Tarim, Yemen, *December 2006 – January 2007*.
  - Surveyed and documented historic and at-risk mud brick palaces in Tarim, Yemen as part of Columbia University's Tarim Digital Documentation Project. Interfaced with volunteers and other NGO aid workers in the area.
- Integrated Conservation Resources, New York, New York. Architectural Conservation Intern, *September 2006 – December 2006*.
- Jablonski Berkowitz Conservation, New York, New York. Architectural Conservation Intern, *June – August 2006*.
- New York City Department of Parks & Recreation, Capital Projects, Olmsted Center, Flushing, New York. Assistant Architectural Conservator, *October 2005 – May 2006*.
- Metropolitan Museum of Art and The Cloisters, New York, New York. Preservation Intern, *June – August 2001*.

#### **Graduate Coursework (selected):**

- Aesthetics and Science of Cleaning Stone Structures
- American Architectural History
- Archaeological Sites: Management & Conservation
- The Architecture of Additions
- Cultural Site Management
- Historic Preservation Theory & Practice
- Preservation Planning & Law

#### **Professional Development (selected):**

- Historic Districts Council Seminar: Substitute Materials in Historic Building Renovations, New York, NY. *Sept 2011*.
- RESTORE Masonry Conservation Course, New York, NY. *November 2009 – May 2010*.
- Jahn Mortars Specification Workshop, Chuck Spitznagel, instructor. Two-day intensive course by Cathedral Stone, Hanover, Maryland. Jahn Certified. *January 2007*.

#### **Professional Affiliations:**

- *California Preservation Foundation* – Attended the 2017 Annual Conference, May 2017 in Pasadena, CA and the 2019 Annual Conference, May 2019 in Palm Springs, CA.

- *National Trust for Historic Preservation* – Attended PastForward 2018 Conference, November 2018, San Francisco, CA.
- *The Association for Preservation Technology - Western Chapter* - 2018 Annual Meeting, San Francisco, CA.
- *Docomomo US & Docomomo Northern California Chapter*.
- *The Association for Preservation Technology International & The Association for Preservation Technology Northeast Chapter* – 2012 APTNE Annual Symposium, February 2012, Hartford, CT; 2011 APTNE Annual Symposium, February 2011, Boston, MA; 2010 APTNE Annual Symposium, February 2010, New York, NY; 2009 APTi Annual Conference, November 2009, Los Angeles, CA; Louis Sullivan Terra Cotta Conference, October 2006, New York, NY; 2006 APTi Annual Conference, Atlanta, GA; APTNE, Columbia University Student Chapter, Co-Student Leader (2006-2007); poster at 2006 APTNE Annual Symposium, Albany, NY.
- *The American Institute for Conservation of Historic & Artistic Works* – Attended 2006 Annual Meeting, Providence, RI.

#### **Additional Skills:**

Microsoft Word, Excel and PowerPoint; Adobe Photoshop and InDesign; AutoCAD and ArcView GIS.

#### **Volunteer Work:**

- Bike East Bay, Oakland, CA 2017 - Present.
- Brooklyn Bridge Boathouse, Brooklyn Bridge Park, Brooklyn, NY. Summer Volunteer 2014-2016.
  - Lead volunteers and guided public during open public paddle sessions.
  - Safety boater training obtained in cases of emergency.
- 135 Plymouth Street Tenant Group, Brooklyn, NY. Vice President, 2010 – 2016.
  - Co-led tenant association. Interfaced with legal counsel, attended meetings, wrote and reviewed correspondence.



**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Gretel Gunther

Date of Appointment: June 2020

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume. Yes, see resume attached.

# GRETEL GUNTHER

6 Dale Court ~ Orinda, CA 94563

(415) 680-5130

[gretelhgunter@gmail.com](mailto:gretelhgunter@gmail.com)

## **EDUCATION**

SAN JOSE STATE UNIVERSITY – San Jose, CA <i>M.A.: Urban &amp; Regional Planning</i> <i>Certificate: Real Estate Development</i>	2019 - 2022
MACALESTER COLLEGE – St. Paul, MN <i>B.A.: Geography (Urban Studies Concentration)</i> <i>Minor: History</i>	2014 - 2017
LOWELL HIGH SCHOOL – San Francisco, CA	2010 - 2014

## **WORK EXPERIENCE**

CITY AND COUNTY OF SAN FRANCISCO, PLANNING DEPARTMENT – San Francisco, CA	June 2019 - Present
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***Planner I – Northwest Quadrant*** *June 2020 - Present*  
(performs a variety of entry-level permitting, entitlement, and preservation duties including: reviewing and processing Project Applications (PRJs), Conditional Use Authorizations (CUAs), Variances (VARs), Administrative Certificates of Appropriateness (ACOs), Legacy Business Applications (LBRs), Miscellaneous Permits for zoning referrals (MISs), Historic Resource Evaluation Responses (HREs), Historic Resource Assessments (HRAs), Condo Conversions and Referrals (CNDs), Subdivisions (SUBs), Lot Line Adjustments (LLAs), and leading project review meetings (PRVs). Also works shifts at the planning information counter in a training capacity)

***Murals Project Intern*** *September 2019 – February 2020*  
(created public informational packet about murals in San Francisco for Planning Department. Also created internal staff resource guide for planning projects involving murals. Conducted comparative research on other cities' mural policies and programs. Held discussions with Planning staff about murals. Gave informational presentation on projects to Planning Director and Historic Preservation Commission)

***Citywide Survey Intern*** *June 2019 – September 2019, February 2020 – June 2020*  
(assisted Survey Team with Haight-Ashbury Pilot Survey as part of larger Citywide Survey effort with field data collection, assessing and testing data collection and management software Arches, conducting property research, creating maps related to survey, and completing a comprehensive survey report. Gained extensive knowledge of San Francisco architectural history and terminology. Also assisted with processing Legacy Business Applications)

*(LBRs) and Historic Resource Assessments (HRAs). Shadowed preservation planners at the planning information center)*

HENNEPIN COUNTY – Minneapolis, MN

July 2018 - January 2019

**GIS Intern** *(assist GIS Staff with spatial analysis, maintaining and creating current and new data sets, county map requests, and online map applications for internal use)*

MINNESOTA HISTORICAL SOCIETY – St. Paul, MN

January 2018 – June 2018

**Oral History Intern** *(assisted with transcribing interviews from both recent (Vietnam Era Oral History Project) and old projects, editing interview transcripts, digitizing old audio, organizing backlogged projects, and learning audio technologies)*

CITY OF PALO ALTO – Palo Alto, CA

June 2017 – August 2017

**Historic Preservation Intern** *(assisted the historic preservation planner with general and archival research, updated the preservation website and historic resource database, and helped organize a community outreach event for Palo Alto's Eichler Design Guidelines.)*

IMPACT SCIENCES – Oakland, CA

July 2016 – August 2016

**Summer Intern** *(assisted with project environmental review, document drafting, and mitigation plans)*

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Susan Parks

Date of Appointment: September 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume. Yes, see resume attached.

# Susan Parks

## **Professional Experience**

**City and County of San Francisco, Planning Department (Sept. 2019-present)**

**Senior Preservation Planner, Planner III | Citywide Historic Resources Survey**

- Responsibilities include developing historic resources survey methodologies, and reviewing existing surveys and context statements; creating thematic frameworks for ethnic and cultural heritage and for the identification, evaluation, documentation, registration, and treatment of historic districts and individual resources.

**ICF International, San Francisco Bay Area (July 2018-Sept. 2019)**

**Architectural Historian (On-Call)**

- Architectural Historian Responsibilities included the research and development of DPR forms for environmental review projects.

**City of Chicago, Department of Planning and Development (Mar. 2017-Jan. 2018)**

**City Planner III, Landmark Designations**

- Responsibilities include landmark designations, internal coordination and approvals during the designation process, archival research for potential landmarks, landmark districts, and historic resource surveys; created the Historic Properties Inventory for City-sponsored Section 106 process; served as consulting party for Section 106 and environmental review processes for sister city agencies, including the Chicago Department of Transportation and the Chicago Transit Authority.

**City and County of San Francisco, Planning Department (June 2012 – Feb. 2017)**

**Senior Preservation Planner, Planner III | Historic Resources Survey Team (Mar. 2015 – Feb. 2017)**

**Preservation Planner, Planner II | Historic Resources Survey Team (Feb. 2013 – Mar. 2015)**

**Preservation Planning Intern (June 2012 – Dec. 2012)**

- Preservation Planner responsibilities included reviewing projects and proposals at the Planning Information Counter for compliance with the Planning Code, the California Environmental Quality Act (CEQA), and the Secretary of the Interiors Standards for Rehabilitation. Reviewed projects with team members to determine historic status, potential historic status, character-defining features, and compliance with the above mentioned standards. Served as staff to the Historic Preservation Commission, created case reports, presentations, and coordinated with project sponsors in anticipation of public hearings.. Scoping for Environmental Review projects and Section 106 surveys and SHPO consultation. Policy analysis relating historic resource survey work into larger departmental and inter-departmental programs, initiatives, and objectives.

## **Education + Qualifications**

**School of the Art Institute of Chicago, MS Historic Preservation**

**The University of Memphis, BFA Art/Interior Design**

**Qualified Architectural Historian** per the Secretary of the Interior's Standards

## **Teaching Experience + Professional Presentations**

- Historic Preservation Program, School of the Art Institute of Chicago (May 2017)  
Guest Lecturer, Preservation Planning Studio
- California Preservation Foundation, Annual Conference: Presidio of San Francisco, (April 2016)  
Moderator/Panelist, Preserving a Non-Traditional Cultural Resource: "The Great Cloud of Witnesses"
- California Preservation Foundation, Annual Conference Presidio of San Francisco, (April 2016)  
Moderator/Presenter, *Sunset Residential Tract Historic Resources Survey, Community Outreach Tactics*
- California Preservation Foundation, Webinar (March 2014)  
Panelist/Presenter, *Mills Act Historic Property Contracts in California*,
- Historic Preservation Program, School of the Art Institute of Chicago  
Teaching Assistant, Restoration Design Studio (Jan. - May 2011)

- Historic Preservation Program, School of the Art Institute of Chicago  
Teaching Assistant, Physical Documentation Studio (Sept. - Dec. 2010)

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Melanie Bishop

Commissioner ☐ Staff ☒

Date of Appointment: May 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Melanie Bishop

1650 Mission Street, San Francisco, California 94103  
Tel: 415-575-9103 Email: melanie.bishop@sfgov.org

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## EDUCATION

- |      |  |
|------|--|
| 2017 | School of the Art Institute of Chicago<br>Master of Science in Historic Preservation |
| 2014 | Columbia College Chicago<br>Bachelor of Arts in Art History                          |

## EXPERIENCE

**Planner I**  
May 2019-Present

### **San Francisco Planning Department**

Provides continued assistance in development and maintenance of Arches data collection software.  
Conducts survey fieldwork and evaluates properties using National Register and California Register Criteria.  
Provides preliminary research for future Article 10 landmark designations.  
Conducts site visits and primary research for classification of historic properties according to the California Environmental Quality Act (CEQA).  
Performs review of applications and other planning documents and prepares recommendations for department action.  
Prepares display materials related to citywide cultural resources survey presentations and reports.

**Intern**  
February 2019-May  
2019

### **San Francisco Planning Department**

Assist in the development and maintenance of Arches, a data collection application for cultural resources survey.  
Conduct archival research on neighborhoods and individual properties within the city of San Francisco to inform cultural resources survey.  
Conduct survey fieldwork and evaluate properties using National Register and California Register criteria.  
Conduct site visits and primary research to assist in classification of historic properties according to the California Environmental Quality Act (CEQA).

**Intern**  
April 2018-January 2019

### **National Park Service State, Tribal, and Local Plans & Grants Division**

Assist program manager in updating databases, reviewing and certifying new communities as part of the Certified Local Government (CLG) Program. Work with the National Alliance of Preservation Commissions to prepare for FORUM 2018, a national historic preservation commission conference.  
Consult on development of CR Surveyor, a historic resources survey application sponsored by NAPC and the National Park Service.  
Review project grant applications for various department grant programs using the Secretary of the Interior's Standards for Historic Preservation.



### **Intern**

Jan. 2018- March 2018

### **National Park Service & City of Chicago**

Responsible for conducting an updated survey of Chicago's Park Boulevard System, a National Register district including over 2,000 structures, sites, and objects listed on the National Register of Historic Places in 2018.

Identified various building types and styles, and evaluated building alterations to assess integrity.

Photographed streetscapes to illustrate historic and architectural significance of district.

Created updated maps using Adobe Creative Suite to illustrate changes to district since initial 2010 survey.

### **Intern**

May 2017-Nov. 2017

### **National Alliance of Preservation Commissions**

Responsible for expansion and update of NAPC online resources to include a wide variety of historic preservation program tools such as preservation plans, design guidelines and preservation ordinances.

Worked closely with NAPC staff to develop organizational framework for online resources to allow for future maintenance and updates.

### **Intern**

July 2016-April 2017

### **City of Chicago, Historic Preservation Division**

Conducted property research and surveys to evaluate potential landmark designations.

Provided research and documentary photographs for pending landmark designation reports.

Reviewed and provided comments as a consulting party to Section-106 review projects.

## **AWARDS & HONORS**

2016

Holland Prize Honorable Mention for HABS documentation of the Chess Pavilion in Chicago, Illinois as part of a student team at the School of the Art Institute of Chicago

2016

HALS Challenge Prize Third Place for the HALS documentation of the Lincoln Park Lily Pool in Chicago, Illinois as part of a student team at the School of the Art Institute of Chicago

## **TECHNICAL SKILLS**

Creating visual materials for presentations and print resources using Microsoft Office Suite and Adobe Creative Suite.

Conducting historic resource surveys and property evaluations using National Register and California Register criteria.

Management, distribution, and reporting of Historic Preservation Fund grant projects.

## **REFERENCES**

David Trayte  
Historical Architect  
Technical Preservation Services  
National Park Service  
david\_trayte@nps.gov  
Tel: 202.354.2016

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name of Commissioner/Staff Marcelle Boudreaux

Date of Appointment: 11/25/2013

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

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PROFESSIONAL EXPERIENCE

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San Francisco Planning Department [San Francisco, CA]  
Planner/Preservation Planner (November 2013 - present)

San Jose Downtown Association [San Jose, CA]  
Business Development Manager (March 2013 - November 2013)

Baton Rouge Redevelopment Authority (RDA) [Baton Rouge, LA]  
Program Director/Project Manager, Economic Development & Preservation Rehabilitation (November 2011 - February 2013)

Center for Planning Excellence (CPEX) [Baton Rouge, LA]  
Community Planner, Economic & Community Development (May 2010 - November 2011)

Indian National Trust for Art & Cultural Heritage [New Delhi, India]  
US/ICOMOS Fellow (November 2006 - February 2007)

Historic Resources Group [Pasadena, CA]  
Associate Preservation Planner (November 2005 - November 2006)

City of Glendale, Community Development Department [Glendale, CA]  
Planning Associate/ Preservation Planner (November 2003 - November 2005)

Community Planning Internships:  
LSU School of Architecture, Office of Community Design + Development (Academic years 2007-08, 2008-09)  
UCLA Department of Urban Planning, Graduate Student Researcher (Summer 2004, Fall 2004)

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EDUCATIONAL BACKGROUND & TRAINING

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Louisiana State University (LSU), Baton Rouge, LA  
Master of Architecture, First Professional Degree (May 2010). Concentration: Historic Preservation

University of California, Los Angeles (UCLA), Los Angeles, CA  
Master of Arts in Urban Planning (June 2005). Concentration: Community Development/Built Environment

University of New Orleans, New Orleans, LA  
Bachelor of Science, cum laude (December 2002). Major: Marketing Minor: Management

Certification (2012) - American Institute of Certified Planners (AICP)

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SKILLS

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Proficiency | Mac & PC OS; MS Office; AutoCAD; Adobe InDesign, Illustrator  
Working knowledge | MS Access & Project; web management/CMS, GIS

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LEADERSHIP & RECOGNITION

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American Planning Association, Louisiana Chapter  
Associate Director - Capital Section (2012)

American Association of University Women (AAUW) Selected Professions Fellowship  
Fellowship Recipient (Academic Year 2009-2010)

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MEMBERSHIPS

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SPUR  
American Planning Association - National, Northern California, Urban Planning & Preservation Divisions  
California Preservation Foundation

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name Shelley Caltagirone

Commissioner ☐ Staff ☒

Date of Appointment: N/A

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Please see attached resume. I am a qualified Architectural Historian per the Secretary of the Interior Standards for professionals with an MS in Historic Preservation and 6 years of professional experience in the field.

## SHELLEY CALTAGIRONE

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### ACADEMIC HISTORY:

**Master of Science, Historic Preservation, May 2005**  
University of Pennsylvania, Philadelphia, PA

**Bachelor of Arts, English and Religious Studies, May 2000**  
University of Virginia, Charlottesville, VA

### PROFESSIONAL HISTORY:

***Planner III, San Francisco Planning Department, San Francisco, CA***  
June 2007 – present

Duties include the review of building permit and entitlement applications for conformance with CEQA, General Plan, and Planning Code requirements; historic resource review per CEQA, Section 106, and local ordinances; preparation of reports and presentations before the Planning and Historic Preservation Commissions and other City agencies; and public outreach and case mediation.

***Architectural Historian, Earth Tech, New York, NY***  
Oct. 2006 – June 2007

Duties included the survey and evaluation of historic properties; preservation planning; Section 106 review; and preparation of condition assessments, National Register nominations, HABS/HAER documentation, and Historic Structure Reports.

***Landmarks Preservation Planner, NYC Landmarks Preservation Commission, New York, NY***  
May 2005 – Oct. 2006

Duties included the review of specifications and drawings for building alterations and new construction within historic districts and individual landmarks throughout the five boroughs, presentations before the Commission, site inspections, technical assistance, and permit writing.

***Conservation Technician, Eastern State Penitentiary Historic Site, Philadelphia, PA***  
Jan. 2004 – May 2005

Duties included the planning and execution of emergency stabilization projects, restorative projects, condition assessments, laboratory analysis of finishes and mortars, treatment design, architectural research, surveying, drafting, masonry reconstruction, carpentry, and window restoration.

***Surveyor and Conservation Technician, Bandelier National Monument Park, Bandelier, NM***  
June 2003-August 2003

Duties included data collection and photographic survey of Native American cliff dwellings, graffiti mitigation, stone and plaster conservation, and masonry restoration.

***Apprentice to Rynta Fourier, Architectural Finishes Conservator, Philadelphia, PA***  
May 2003 – June 2003

Duties included assisting in the restoration of interior finishes in a late 1800's residence, including plaster moldings and decorative painting.

***Apprentice to David Blanchard, Furniture Conservator, Monterey, VA***  
June 2001 – Feb. 2002

Duties included assisting in the restoration of wood finishes, composite repairs, infill painting, veneer replacement and repair, and chair caning.

**PROJECT LIST:**

- Reform of San Francisco Planning Department CEQA review procedures regarding historical resources.
- Tappan Zee Bridge/I-287 Environmental Review, Rockland and Westchester Counties, New York. Collected cultural resource data within a 30-mile project corridor slated for highway, railway and bridge improvements at state, county, and local repositories.
- Brooklyn Navy Yard, Brooklyn, New York. Prepared HABS Level II documentation on a National Register-eligible structure.
- Tallman Island Water Pollution Control Plant, College Point, New York. Prepared HABS Level II documentation on six National Register-eligible structures.
- Eastern State Penitentiary, Philadelphia, PA. Documented, stabilized, and restored an original exercise yard, greenhouse, and synagogue in collaboration with the Fairmount Park Historic Preservation Trust.
- Washington Memorial Chapel at Valley Forge National Park, PA. Prepared an Historic Structure Report and Conditions Assessment.

**COMPUTER SKILLS:**

Microsoft Word, Excel, PowerPoint, Access; Adobe Photoshop, Illustrator, and InDesign; AutoCAD

**PROFESSIONAL REFERENCES:**

David Lindsay  
Planner IV, Neighborhood Planning  
San Francisco Planning Department  
(415) 558-6393  
david.lindsay@sfgov.org

Allison Rachleff  
Senior Architectural Historian  
Earth Tech, Inc.  
(212) 798-8598  
allison.rachleff@earthtech.com

Sarah Carroll  
Director of Preservation  
New York City Landmarks Preservation Commission  
(212) 669-7817  
scarroll@lpc.nyc.gov

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name of Commissioner/Staff Stephanie Cisneros

Date of Appointment: 6/15/2015

Date Term Expires:

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Stephanie A. Cisneros

1650 Mission Street, Suite 400, San Francisco, CA 94103  
Phone: 415 575 9186 • E-Mail: Stephanie.Cisneros@sfgov.org

## **Education**

Masters of Heritage Conservation, University of Southern California  
December 2014

Graduate Certificate, University of Southern California  
Certificate in Heritage Conservation  
May 2013

Bachelors of Art, California State University Los Angeles  
Degree in Anthropology  
June 2012

## **Awards and Honors**

USC School of Architecture Heritage Conservation Grant, 2012-2013, 2013-2014

## **Organizations**

### *Member*

California Preservation Foundation  
April 2016 – Present

### *Student Member*

National Trust for Historic Preservation  
March 2013-Present

## **Experience**

### *Preservation Planner - Planner I*

City and County of San Francisco - Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

*Duties:* Perform entry level planning work in the collection, analysis, interpretation and presentation of city planning data in one of a variety of phases of plan development and implementation; Reviews planning activities, goals and programs; zoning ordinances, rules, regulations, policies and procedures, procedural requirements for securing consideration of application requests, and federal and state environmental requirements and procedures; Presents information orally and in writing to city agencies, Commissions, property owners, developers, community organizations and the general public by answering questions, providing assistance, responding to complaints, and explaining policies; conducts surveys and interviews to obtain data required for planning, zoning and environmental review; conducts research studies and assists in formulating recommendations by collecting, recording, organizing and analyzing technical, physical, economic, social and statistical data; provides, at the Planning Information Center (PIC), general and specific planning information in a professional and courteous manner regarding land-use designations, and Planning Code requirements, distribute documents and applications, perform intake of plans and application submittals, and approve some application and plans for over-the-counter permits; assisting the public with the public computers, and referring them to other agencies or departments for answers, if needed; Performs environmental review for small to medium size projects, consistent with



the requirements of the California Environmental Quality Act (CEQA) and local regulations and procedures; application of judgment regarding potential environmental impacts, coordination with technical experts on the relevant topics of environmental review, and preparation of written environmental determinations consolidating relevant information; and communication with project sponsors, members of the public and interested stakeholders regarding environmental.

June 2015 - Present

*Assistant Planner (Temporary)*

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

*Duties:* Assists in overseeing and completing various planning tasks including: providing planning information (historic preservation, permit processes, zoning regulations, regulatory policies, etc.) to interested parties through regular interaction at the counter; conducting research and disseminating findings; reviewing blue prints, sketches and applications for permit approval; and logging in plans and assuring necessary components are present.

Manages planning cases, assuring compliance with ordinances, guidelines, acts, and the General Plan.; correspondence with the public and applicants regarding application requirements; rendering decisions regarding planning projects; and presenting cases to governing bodies with recommendations for approval/disapproval. Prepares complex, routine and non-routine reports as requested utilizing a variety of software; receives, sorts, and summarizes material for the preparation of reports; prepares work reports and staff reports.

Interacts with a variety of individuals, both internally and within the community to provide information, distribute departmental information and assist in resolving administrative issues. Performs specialized research and statistical work on assigned subjects for staff and management.

March 2015-May 2015

*Planning Intern*

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

*Duties:* Assist in the daily administration of historic preservation, current and advanced planning, urban design, land use and CEQA. Assist in application review and customer service for current planning and Historic Preservation applications. Provide analysis, research and preparation of staff reports for various projects including but not limited to: Mills Act Contracts; Nominations for Designation as a Cultural Resource; and Certificates of Appropriateness. Assists with the City's Mills Act Program, including monitoring property work plans. Assist with the development of the Certified Local Government Program Annual Report (2012-2013 & 2013-2014) and Grant Application (2014-2015). Compile, organize, process and analyze data for the preparation, completion and presentation of assigned projects and reports. Conduct field investigations and surveys. Prepare written reports, basic research, respond to public inquiries and prepare maps and graphics. Update City Website and participates in other projects as assigned.

October 2013-March 2015

*Historic Resources Analyst, Level 2E (Temporary, Part-Time)*

Sapphos Environmental, Inc.

430 North Halstead Street, Pasadena, CA 91107

*Duties:* Assisting with the production of a Department of Parks and Recreation (DPR) form for the documentation of a mid-century modern building located on tribal land in Palm Springs, California. This property was not subject to the California Environmental Quality Act or Section 106 of the National Historic Preservation Act because of its location on Native American land. Specifically, I conducted research about the property and the architect(s) with whom the property's original design and later alterations are associated.

Assisted in the documentation of a Mid-Century Modern middle school in Marina del Rey designed by notable architect Paul R. Williams. Duties included taking photographs of significant historic features such as buildings, layout, and landscaping. The purpose of documentation was to be a reference for a new proposed development on the site.

Assisted in a design review analysis of a large development in the foothills of Sierra Madre. Duties included reviewing each individual design for compatibility or incompatibility with two historic properties located in the immediate vicinity.

June 2014 – March 2015

#### *Intern*

Historic Preservation Partners

419 Concord Ave., Monrovia, CA 91016

*Duties:* Assisting with National Register and Historic Cultural Monument nomination applications, and Mills Act applications. Assisting with historical research pertaining to architecture, architects, and Southern California as they related to active applications and projects.

*Project Accomplishments:* National Register of Historic Places nomination for property in Altadena, passed and approved April 2014.

September 2012-September 2013

#### **Qualifications**

Secretary of the Interior's Professional Qualification Standards for Architectural History:

1. Two years of Heritage Conservation studies (including research and writing) at the University of Southern California with courses taken in American architectural history
2. Submission of a Master of Heritage Conservation thesis to the USC School of Architecture titled, "Culture, History, and Gentrification: Conserving Latino-Oriented Legacy Businesses in San Francisco's Rapidly Changing Mission District," September 2014

#### **Continuing Education**

Real Estate Principles (3 units)

City College of San Francisco, Spring 2017

#### **Skills**

Exceptional listener and communicator who effectively conveys information verbally and in writing; Analytical thinking; Computer literacy with proficiency in extensive software that covers a wide variety of applications (Microsoft Office, ArcGIS Software, Adobe Photoshop and Pro); Cultural sensitivity and awareness; Planning and organizational skills; Highly adaptable and flexible; Dedicated and optimistic; Dependability and reliability; Self-motivated; and Eager to learn.

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Jorgen Cleeman

Commissioner ☐ Staff ☒

Date of Appointment: January 2017

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Jørgen G. Cleemann

69 Glen Ave., #106, Oakland, CA 94611  
510-917-5381 [jcleemann@gmail.com](mailto:jcleemann@gmail.com)

## EDUCATION

### **Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY**

M.S. in Historic Preservation, May 2012

- Winner of thesis prize for *The Kiln in the Garden: Damariscotta River Brick Making and the Traces of Maine's Agro-Industrial Past*
- Coursework in materials history, architectural history, historic preservation theory and practice, and conservation science

### **Columbia University School of Continuing Education and Graduate School of Arts and Sciences, New York, NY**

Postbaccalaureate and Graduate-level Coursework, January 2007 - May 2010

- Pursued studies in American history, French, creative writing, and philology

### **Georgetown University, Washington, DC**

B.A. in American Studies, May 2002

- Junior year abroad at Trinity College Dublin
- Senior thesis: *Achieving Invisibility through Versatility: The Mainstreaming of American Graphic Novels*

## PROFESSIONAL EXPERIENCE

### **San Francisco Planning Department, San Francisco, CA**

Senior Preservation Planner

*January 2017—Present (approx. 40 hours/week)*

- Conduct historic preservation review under the California Environmental Quality Act (CEQA) for projects ranging in size from small residential renovations to large mixed-use developments.
- Apply the California Register of Historical Resources significance criteria to identify historical resources; apply the Secretary of the Interior's Standards for Rehabilitation to determine project impacts and guide revisions.
- Present projects and preservation alternatives at public hearings of the Historic Preservation Commission.
- Provide in-person historic preservation technical assistance to the general public at the Planning Department's Public Information Counter.

### **Higgins Quasebarth & Partners, LLC, New York, NY**

Associate Preservation Consultant

*October 2012—December 2016 (approx. 40 hours/week)*

- Advised property owners, architects, contractors, and other professionals on the best practices of the preservation and rehabilitation of historic buildings.
- Prepared federal historic preservation tax credit applications for numerous large-scale projects; worked closely with state and federal officials on amendments and appeals as unforeseen complexities arose during design development and construction.
- Guided applicants through the NYC Landmarks Preservation Commission permitting process and presented projects at public hearings.
- Identified mechanisms of deterioration for a wide range of building materials and recommend appropriate restoration treatments.

### **GSAPP Summer Research Workshop: the Architecture of Antonio da Sangallo the Younger, Rome, Italy**

Preservation Specialist

*June 2012 (approx. 50 hours/week)*

- Provided historic preservation and materials analysis perspective for intensive study of a seminal Renaissance architect.
- Operated FLIR infrared camera, scanning historic buildings for evidence of alteration and deterioration.

### **Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY**

Teaching Assistant

*September 2011 – December 2011 (approx. 2 hours/week)*

- Assisted faculty in the preparation of course reading material.
- Handled logistical issues related to course administration and management.

### **Frances Perkins Center, Newcastle, ME**

Summer Research Fellow

*July 2011 – August 2011 (approx. 40 hours/week)*

- Served as first-ever summer research fellow at a young organization devoted to preserving and interpreting a complex historic site comprising domestic, agricultural, and industrial architecture.
- Conducted intensive research into the history of the brick making industry and brick architecture in the region.
- Assisted in the development of tour content and an interpretive program for the Center.

**Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY**

Research Assistant to Professor Andrew Dolkart, Director, Historic Preservation Program

*September 2010 - May 2011 (approx. 10 hours/week)*

- Conducted deep archival research for Program Director as he prepared books and articles for publication.
- Provided general technological assistance in the manipulation and presentation of digital images.

**Columbia University Department of Art History and Archaeology, New York, NY**

Coordinator for Graduate Programs

*November 2006 - August 2010 (approx. 40 hours/week)*

- Advised M.A. and Ph.D. students on administrative, financial, and academic issues.
- Assigned student teaching positions appropriate to ability and experience.

**Gladstein, Reif & Meginniss, LLP, New York, NY**

Paralegal

*July 2004 – November 2006 (approx. 40 hours/week)*

- Operated as sole paralegal in medium-sized law firm specializing in labor and employment.
- Navigated bureaucratic intricacies of the New York State Unified Court System.

**Eastern State Penitentiary Historic Site, Philadelphia, PA**

Tour Guide

*March 2004 – July 2004 (approx. 35 hours/week)*

- Interpreted historical, socio-economic, architectural, and anecdotal information for guests with diverse interests, ages, and educational backgrounds.
- Customized tour content in response to the demands of varying annual themes.
- Managed logistics for special events.

## **PUBLICATIONS AND PRODUCTIONS**

**Buildings & Landscapes: Journal of the Vernacular Architecture Forum**

*“Farmer + Brickmaker”: Damariscotta River Brick Making in the Nineteenth Century and the Traces of Maine’s Agro-Industrial Past*

*Spring 2015*

- Drew on years of original research and scholarly engagement to write an article for a respected academic journal.
- Refined and improved the research in the course of an extensive peer review process.

**Construction History Society of America Newsletter**

*“Metal Roofing in New York City to 1850”*

*January 2014*

- Produced a study clarifying the role played by metal roofing materials in early New York City buildings.
- Drew from a wide range of historical materials, including primary and secondary resources.

**Buildings & Landscapes: Journal of the Vernacular Architecture Forum**

*Review of *Sweet Cane: The Architecture of the Sugar Works of East Florida**

*Spring 2013*

- Reviewed a work of architectural history for a scholarly journal.
- Crafted thoughtful critique grounded in extensive scholarly knowledge.

**Hispanic Society of America website for the Columbia University Media Center for Art History**

*“Beaux-Arts, the City Beautiful, and the Hispanic Society of America”*

*July 2012*

- Wrote essay placing the design of the Hispanic Society of America buildings in the context of larger architectural and urban planning movements.
- Available online: <https://projects.mcah.columbia.edu/hispanic/essays/beaux-arts.php>

**The Croton Waterworks YouTube channel**

*“Introduction to the Croton Waterworks,” “A Social and Cultural History of the Croton Waterworks, Parts 1 and 2”*

*May 2011*

- Produced three short videos on the history of the Croton Waterworks as a component of a studio project.
- Available online: <http://www.youtube.com/watch?v=jAMyCaoNIR8&feature=relmfu>,  
<http://www.youtube.com/watch?v=B0y83pSbjV4&feature=relmfu>,  
<http://www.youtube.com/watch?v=yb9ZzmPL4CI&feature=plcp>

### **Docomomo US Register**

“Kips Bay Plaza”

*February 2011*

- Produced fiche of largely unheralded early brutalist composition by I.M. Pei.

## **CONFERENCES AND PUBLIC PRESENTATIONS**

### **California Preservation Foundation Annual Conference, Palm Springs, CA**

Panel Moderator and Presenter

*May 9, 2019*

- Moderated a panel devoted to dramatic situations when a historic resource is threatened with demolition.
- Presented a case study of creative mitigation measures I helped develop for a historic concert venue in San Francisco.

### **Fifth International Congress on Construction History, Chicago, IL**

Paper Presenter

*June 4, 2015*

- Presented original research on the history of the concrete transit mixer at a conference.

### **Newcastle Historical Society, Newcastle, ME**

Guest Presenter

*August 6, 2012*

- Presented research on history of local brick making.

### **Vernacular Architecture Forum Annual Conference, Madison, WI**

Paper Presenter/Panelist

*June 9, 2012*

- Presented paper on Damariscotta River brick making in the “The Vernaculars of Business and Commerce” session.

### **New York City Department of Environmental Protection, New York, NY**

Guest Presenter (part of group presentation)

*May 7, 2012*

- Presented comprehensive research on the history, current interpretation, and history of preservation of the Croton Waterworks, a massive piece of public infrastructure that has been providing New York City with fresh water since 1842.
- Proposed various new schemes for the interpretation of the Waterworks.

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Charles Enchill

Commissioner ☐ Staff ☒

Date of Appointment: April 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



# CHARLES KWESI ENCHILL

1514 Oxford Street, Apt 301 · Berkeley, CA 94709  
(408) 702-5352 · ENCHILL.CHARLES@GMAIL.COM

## EDUCATION

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### California State Polytechnic University, Pomona

Sep 2009 – Jun 2013

B.S., Urban & Regional Planning

Applicable Coursework: *Advanced Applications in GIS, CEQA/NEPA, Land Use, Statistics, Urban Design, Policy Analysis, Public Speaking, Historic Preservation as Economic Development.*

### Harvard University Career Discovery: Architecture

Summer 2011

Summer program focused on graduate-level studio architecture projects, drafting, 3-D models, and research.

## PROFESSIONAL EXPERIENCE

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### City and County of San Francisco Planner II

April 2019 – Present

Determine whether properties are historic resources under California Register Criteria/CEQA, prepare historic resource evaluation responses (HRERs) in agreement or disagreement with submitted HREs, analyze potential impacts from proposed projects, staff public information counter, coordinate with building department and owners on use of the California Historic Building Code, and assist with environmental planning review of SFMTA and Public Works Department projects as needed.

### City of Benicia Associate Planner

Apr 2018 – April 2019

Intake of applications at counter, articulate ordinances and processes to the public and professionals; plan check building permits, process discretionary permits for conformance to zoning code, area plans, and design guidelines; interface with state agency (BCDC) for development and improvements near shoreline, manage weekly interdepartmental meetings, write text amendments to zoning ordinance related to Senate Bill 35 (objective planning standards), donation bins, etc., coordinate with consultants to process environmental documents, present staff recommendations at Historic Preservation Review Commission and Planning Commission.

### City of Berkeley Assistant Planner

Feb 2015 – Apr 2018

Intake of applications at counter, learn and explain ordinances and processes in a timely manner. Review of ministerial and discretionary projects for zoning and landmarks, determine completeness and CEQA status for projects, encourage applicant and neighbor mediation service (SEEDS), review of alterations to City landmarks including signage, wireless, and additions. Review of City landmark criteria for designations, update GIS layer for City landmarks, present staff recommendations to Landmarks Preservation Commission and Zoning Adjustments Board, and assist the Design Review Committee Secretary as needed on staff reports and at meetings.

### City of Dallas Planner I

Sep 2012 – Jun 2013

One of two planners responsible for intake of zoning applications in Current Planning Division, assist applicants with conditional use permits and planned development districts, answer questions regarding zoning codes and development requests to Planning Commission and City Council, conduct site visits to aid recommendations, write staff reports for assigned zoning cases, review language for public deed restrictions.

## VOLUNTEER EXPERIENCE

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### City of Berkeley Landmarks Preservation Commissioner

Sep 2019 – Present

Councilmember appointed commissioner responsible for enforcing the local preservation ordinance including: alterations to historic resources, design review/application of the Secretary of Interior's Standards, demolition review of non-residential buildings and structures 40 years in age or older, review of Mills Act Contracts, and encouraging use of the California Historic Building Code.

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco

Name of Commissioner/Staff Shannon Ferguson

Date of Appointment: 1/12/2015

Date Term Expires:

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Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the US Secretary of the Interior's Professional Qualifications Standards for History and Architectural History. I hold a Bachelor of Arts in history from the University of California, Los Angeles and a Master's of Fine Arts in Historic Preservation from Savannah College of Art & Design. I have over nine years of full-time experience in research, writing, and interpretation of history, architectural history, and restoration architecture at a professional institution and have made a substantial contribution to the body of scholarly knowledge in the field of history and architectural history through research and publication.

## **Shannon M. Ferguson**

2264 15<sup>th</sup> Street, San Francisco, CA 94114 • (415) 264-9529 • shannon\_ferguson@hotmail.com

### **PROFESSIONAL EXPERIENCE:**

#### **SAN FRANCISCO PLANNING DEPARTMENT: Historic Preservation Planner (January 2015-present)**

- Manage Mills Act Program
- Conduct public meetings
- Write landmark designation reports
- Perform archival research
- Implement and manage historic plaque program
- Present at public hearings
- Staff Public Information counter
- Review projects for CEQA compliance
- Review projects for conformance with *Secretary of the Interior's Standards*
- Advise project sponsors on appropriate treatment of character-defining features

#### **CHATTEL, INC.: Historic Preservation Associate (2006-2008, Los Angeles) and Senior Historic Preservation Associate (February 2009 – January 2015, San Francisco)**

- Founder and manager of Chattel's San Francisco office
- Manage projects and keep track of project budgets
- Supervise and train new associates
- Manage company-wide marketing efforts
- Write monthly e-newsletter and blog posts
- Prepare National Historic Landmark and National Register nominations
- Prepare historic resource assessments
- Prepare condition assessment reports with preservation recommendations
- Determine eligibility for listing in the National or California Registers
- Perform reconnaissance and intensive level surveys
- Review projects for CEQA compliance
- Prepare federal Historic Preservation Certification Applications
- Prepare City of Los Angeles Historic-Cultural Monument applications for local landmark designation
- Prepare Mills Act Historical Property contracts for Los Angeles and San Francisco
- Write specifications for salvage and protection of historic artifacts, wood sash windows and masonry restoration
- Participate in design collaboration/review with project architects
- Review projects for compliance with *Secretary of the Interior's Standards*
- Advise clients on appropriate treatment of character-defining features
- Advise on Section 106 compliance
- Write and implement mitigation measures
- Respond to requests for proposals and qualifications
- Perform independent archival research
- Conduct conservation research on appropriate treatments and replacement materials
- Perform construction monitoring

#### **CAREY & CO. (San Francisco, CA): On-Call Architectural Historian (April 2009- March 2011)**

- Prepared historic resource evaluation for properties located in Pleasanton
- Determined eligibility for listing on the California and National Registers
- Conducted reconnaissance and intensive level historic resource surveys and prepare DPR 523 A and B Forms for Glen Park, Parnassus Heights and Mount Sinai neighborhoods
- Performed archival research

## **Shannon M. Ferguson**

2264 15<sup>th</sup> Street, San Francisco, CA 94114 • (415) 264-9529 • shannon\_ferguson@hotmail.com

**PAGE & TURNBULL (San Francisco, CA): Architectural Historian (June 2008-January 2009) and On-Call Architectural Historian (August 2010- March 2011)**

- Prepared Supplemental Information Form for Historical Resource Evaluation
- Prepared Certificate of Appropriateness Applications
- Prepared historic resource evaluations
- Advised clients on entitlements process
- Prepared DPR 523B forms for Downtown Napa, CA
- Prepared Federal Historic Preservation Certification Applications
- Prepared National Register Nomination forms
- Evaluated projects for conformance with the *Secretary of the Interior's Standards*
- Reviewed projects for compliance with CEQA
- Performed archival research
- Responded to requests for proposals and qualifications

**KELLEY & VERPLANCK (San Francisco, CA): On-Call Architectural Historian (February 2009 – May 2010)**

- Prepared Historic Structure Report for Hibernia Bank Building, San Francisco, CA
- Prepared National Register Nomination form for Sacred Heart Church, San Francisco, CA
- Prepared Supplemental Information Form for Historical Resource Evaluation
- Conducted historic resource survey and prepare DPR 523 A and B Forms for San Mateo County
- Prepared DPR 523 B Forms for Hunter's Point and Market/Octavia Survey Areas
- Reviewed projects for compliance with CEQA
- Analyzed projects for Section 106 compliance
- Performed archival research
- Performed physical evaluation of historic buildings
- Identified historic materials

**MAINE PRESERVATION (Portland, ME): Internship (Summer 2005)**

- Conducted research and site visits for the 10<sup>th</sup> Annual Most Endangered Property Program
- Author and photographer for Maine Preservation News
- Designed brochures, logos and display materials for clients including the Spires Club and the Sacred Spaces Conference

**RESTORATION RESOURCES (Alna, ME): Internship (Summer 2005)**

- Preserved and restored historic homes under the direction of preservation professionals
- Performed hands on construction restoration techniques, such as wood siding restoration and wood sash window rehabilitation

**LOMINACK, KOLMAN SMITH ARCHITECTS (Savannah, GA): Assistant (Spring 2005)**

- Performed general bookkeeping duties using QuickBooks
- Researched architectural history of buildings undergoing restoration

## **EDUCATION:**

**SAVANNAH COLLEGE OF ART & DESIGN (Savannah, GA)**

- Master of Fine Arts, Historic Preservation (June 2006)
- Study Abroad Program, Lacoste, France (Fall 2005), studied international conservation philosophies and performed traditional historic building techniques to rehabilitate an 18<sup>th</sup> century limestone fountain.
- Lifetime member of Sigma Pi Kappa

## **Shannon M. Ferguson**

2264 15<sup>th</sup> Street, San Francisco, CA 94114 • (415) 264-9529 • shannon\_ferguson@hotmail.com

UNIVERSITY OF CALIFORNIA, LOS ANGELES (Los Angeles, CA)

- Bachelor of Arts, History (June 1997)

## **PROFESSIONAL QUALIFICATIONS:**

- Secretary of the Interior's Professional Qualifications Standards in History and Architectural History

## **PROFESSIONAL SKILLS:**

- Fluency in reading and interpreting architectural plans, construction documents and specifications
- Knowledge of historic preservation law and California historical building code
- Familiar with building science and building envelope issues
- Solid knowledge of architectural styles and elements
- Experienced in performing traditional historic building techniques including stone masonry, plastering, limestone conservation, wood sash window rehabilitation and wood clapboard restoration
- Photoshop, Illustrator, InDesign, PageMaker, Quark XPress, PowerPoint, Publisher, Acrobat Professional, Word, Excel, Outlook, FileMaker Pro; some Access, AutoCAD, QuickBooks Pro, and GIS
- Experienced in both print and digital photography, studio lighting and darkroom skills.
- Co-founder [www.funcheap.com](http://www.funcheap.com), a San Francisco-based website of affordable, fun and unique Bay Area events

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Monica Giacomucci

Date of Appointment: 7/2/2018

Date Term Expires: N/A

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

       No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# MONICA GIACOMUCCI

(610) 513-7004

mgiacomu@gmail.com

929 Lincoln Way

San Francisco, CA 94122

Historic preservationist with experience in historic resource surveys, permit review, archival and permit research, National Register nominations, Section 106 review and regulatory compliance, historic structure reports, and structural conditions assessment. Meets the Secretary of the Interior's Professional Qualifications for Historic Preservation and Architectural History.

## EXPERIENCE

### **SAN FRANCISCO DEPARTMENT OF PLANNING**

San Francisco, CA  
July 2018 to Present

#### **Historic Preservation Technical Specialist**

Reviewing building permit applications for properties in the Southeast Quadrant of San Francisco for compliance with the Planning Code, design guidelines, the Secretary of the Interior's Standards for Rehabilitation, and historic preservation guidelines; reviewing land use applications for Conditional Use Authorizations, Variances, Certificates of Appropriateness and Permits to Alter, Preliminary Project Assessments, Office Allocations, Transfer of Development Rights, Letters of Determination, condominium conversions and lot subdivisions, wireless antenna installations, and miscellaneous permits referred from other City agencies; processing land use applications; conducting environmental review of historic resources pursuant to the California Environmental Quality Act; conducting Project Review Meetings with prospective applicants; serving at the Planning Information Counter as a historic preservation specialist; liaising with property owners, project sponsors, and the general public.

### **RESCOM Environmental Corporation**

Chicago, IL  
April 2017 to present

#### **Regulatory Compliance Specialist and Architectural Historian**

Contracted to telecommunications firm. Overseeing regulatory processes per the FCC Programmatic Agreement for the Collocation of Wireless Antennae (NPA) from the application phase through construction for approx. 6,000 sites. Ensuring compliance with Section 106 of the National Historic Preservation Act (NHPA) and the National Environmental Protection Act (NEPA), including tribal concurrence. Screening all sites in the Northeast region for proximity to historic landmarks and districts at the local, state, and federal levels. Advising cross-country build teams on landmark designations, Section 106 regulatory processes, communication with State Historic Preservation Offices.

### **SULLIVAN PRESERVATION**

Chicago, IL  
January 2016 to present

#### **Associate**

Assisted the principal in executing all aspects of Historic Structure Reports (HSRs) and Historic Resource Surveys in a project-based role. Conducted architectural assessment and analysis of current structural conditions. Researched and wrote architectural, social, and contextual histories.

### **SAN FRANCISCO DEPARTMENT OF PLANNING**

San Francisco, CA  
June 2015 to October 2015

#### **Preservation Planning Intern**

Conducted citywide reconnaissance-level historic resource survey of 65 Neighborhood Commercial Zoning Districts (5,500 buildings). Conducted archival and permit research and wrote analytical reports on each district; identified buildings and clusters that yield historic landmark potential. Co-authored report of findings for submission to the California State Historic Preservation Office. Contributed to the African American Historic Context Statement, the Neighborhood Commercial Building Historic Context Statement, and the Great Cloud of Witnesses Landmark Designation.

### **LANDMARKS ILLINOIS**

Chicago, IL  
May 2014 to May 2015

#### **Advocacy and Special Projects Intern**

Developed and presented historic preservation educational program for 100 Chicago-area realtors. Researched and solicited nominations for the 2014 Richard H. Driehaus Preservation Awards. Identified 17 properties for nomination to the 2015 Most Endangered Buildings list.

## EDUCATION

### **SCHOOL OF THE ART INSTITUTE OF CHICAGO**

Chicago, IL  
May 2015

#### **Master of Science, Historic Preservation**

Thesis: "City Recreational: Documenting the Chicago Park District's Ten-Year Plan, 1947-1957."  
Teaching Assistant, Restoration Design Studio.

### **FRANKLIN & MARSHALL COLLEGE**

Lancaster, PA  
May 2012

#### **Bachelor of Arts**

English Literature, Architectural History.

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Elizabeth Gordon-Jonckheer

Commissioner ☐ Staff ☒

Date of Appointment: 2016

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



Elizabeth Gordon Jonckheer  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-8728  
elizabeth.gordon-jonckheer@sfgov.org

## PRESERVATION EXPERIENCE

**San Francisco Planning Department**, San Francisco, California

June 2019-Present

*Principal Planner/Planner IV, Manager, Northwest Quadrant*

*Responsibilities:* Supervise and direct the Northwest Team, which consists of nine planners (Planner Is, IIs, and IIIs); management of processing of discretionary permits and case applications (Conditional Use Authorizations, Variances, Planned Unit Developments, etc.); and, implement and enforce city planning policies and procedures; gather, analyze and interpret planning data and prepares recommendations; and supervise Preservation Entitlements (including Certificate of Appropriateness and Permits to Alter) in Northwest and Northeast Quadrants. The Northwest Quadrant is responsible for all development activity in the northwest quadrant of the City, which encompasses the high density Van Ness corridor north of the Civic Center, the residential neighborhoods of Pacific Heights, Presidio Heights, Sea Cliff, Cow Hollow, the Marina, the Richmond, the Western Addition, Cole Valley, the Upper and Lower Haight Districts and the Inner Sunset, the neighborhood commercial districts along Clement Street, Upper Fillmore Street, Haight Street, Sacramento Street, Union Street and the Inner Sunset, the Japantown Special Use District and Golden Gate Park. The Northwest Quadrant also includes four important historic districts: Alamo Square, Blackstone Court, Bush Street – Cottage Row, and Webster Street.

*Preservation Planner.*

2016-2019

Review discretionary permits and case applications in conformance with the City's long-range planning and policy goals, as regulated by Articles 10 and 11 of the Planning Code. Process land use applications, conduct limited environmental reviews and coordinate environmental review processes. Review building permit applications that entail the alteration of historical resources for compliance with the Planning Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the California Environmental Quality Act (CEQA).

**M-Group, Town of Colma**, Colma, California

2013-2015

*Consultant.* The Town of Colma contracted M-Group to update their existing Historic Preservation Element of the Town's General Plan. The expectations centered on a desire by the Town to improve their historic preservation program while at the same time acknowledging limited availability of time and resources to perform intensive historic preservation efforts.

Performed an assessment of the relevancy and efficacy of the existing element. Updated the historic preservation policies and objectives section of the Element to better reflect contemporary practices and encourage effective usage of available preservation incentives. A strong focus was placed on educational tools and methods of incentivizing preservation in order to reduce demands on the Town and redistribute them to encourage more community-wide preservation efforts.

**M-Group, City of Petaluma Planning Division**, Petaluma, California

2013-2015

*Senior Planner.* Reviewed historical databases, relevant local historic resource inventories, surveys, and City codes to establish goals and priorities for the identification, evaluation, registration, treatment and development of historic properties. Prepared landmark designation reports. Prepared rescission ordinance removing the local historic designation of a property.

**KDI Land Use Planning**, San Francisco, California

2005-2008

*Consultant.* Provided analysis and assistance on a variety of San Francisco development projects. Crafted historic resource evaluations and reports for Environmental Evaluation under CEQA. Advised clients on façade renovation and restoration, building preservation, and contextual new construction and additions.

**San Francisco Planning Department**, San Francisco, California

1996-2001

*Preservation Technical Specialist and Preservation Coordinator in the Neighborhood Planning Division.* Served as Preservation Coordinator and Secretary to the Landmarks Preservation Advisory Board (LPAB), planned and conducted commission meetings, and supervised the work of ten staff preservation planners. Work included reviewing landmark and historic district designation reports, applications under Articles 10 and 11 of the San Francisco Planning Code, requests for analysis from the State Office of Historic Preservation, and Section 106 federal review.

**City of Santa Clara Planning Division**, Santa Clara, California

1993-1995

*Contract Planner.* Acted as the division liaison to the City of Santa Clara/Old Quad Precise Plan Task Force. Focused on historic architectural analysis and citizen participation.

## EDUCATION

**San Jose State University, Graduate Department of Urban and Regional Planning**, San Jose, California.

M.U.P. (Master's in Urban Planning) 1995.

Urban Planning Academic Excellence Award.

Thesis: Planning for Conflict: Citizen Participation Guidelines

**Barnard College, Columbia University**, New York, New York.

B.A. 1990.

Major in Anthropology

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government City and County of San Francisco

Name of Commissioner Justin Greving

Date of Appointment: N/A (staff to the Commission)

Date Term Expires: \_\_\_\_\_

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes ☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master in Architectural History with a Certificate in Historic Preservation, University of Virginia  
Preservation Planner, City and County of San Francisco, December 2014 - present  
Historic Preservation Consultant, Chattel, Inc. September 2008-June 2010, August 2012-November 2014  
Meets the Secretary of the Interior's Professional Qualification Standards in Architectural History

## Justin A. Greving

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Local Address: [REDACTED]

E-mail: [REDACTED]

Mobile Phone: [REDACTED]

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### EDUCATION

#### **UNIVERSITY OF VIRGINIA, Charlottesville, VA**

Master of Architectural History with a Certificate in Historic Preservation, received May 2012

Received package of full funding for academic tuition during both years

Recipient of the Judy Rosson Book Award

Cumulative GPA: 3.94/4.0

#### **UNIVERSITY OF CALIFORNIA, LOS ANGELES, Los Angeles, CA**

Bachelor of Arts, received June 2007

Concentration: Art

Second Concentration: French and Francophone Studies

Cumulative GPA: 3.71/4.0

### WORK EXPERIENCE

#### **San Francisco Planning Department, Current Planning Division**

December 2014 – Current, Planner III, Preservation Technical Specialist

- Review Environmental Applications to determine status as historical resource under CEQA.
- Provide design recommendations to ensure proposed projects to historical resources are in conformance with the Secretary's Standards.
- Collaborate with other Preservation Planners to ensure consistent review of proposed projects.
- Coordinate project review with current planners to ensure conformance with zoning regulations.

#### **Chattel, Inc., Los Angeles, CA/San Francisco, CA**

August 2012 – December 2014, Associate I

September 2008 – June 2010, Associate II

##### **Cultural Resource Assessments**

- Prepared reports determining eligibility of properties for listing in the National Register of Historic Places and the California Register of Historical Resources.

##### **Design Review/CEQA Review**

- Worked with developer of an elder care facility to ensure the proposed project had a less than significant impact on a locally designated stable. Collaborated to ensure the landscape plan reflected the rural nature of the property and the proposed building was compatible with the historic stable.

##### **Mills Act Contract/Local Landmark Nominations**

- Prepared successful local landmark nominations for properties in Los Angeles and Santa Monica. Prepared successful Mills Act applications for properties in Santa Monica.

### PRESENTATIONS/PUBLICATIONS

#### **"Accounting for Lady Nugent's Creole House"**

Presented at the 2011 Annual Southeast Chapter of the Society of Architectural Historians Conference

Article was published in *ARRIS* vol. 13 (2012)

#### **"Straight out of Compton: A Late Modern Building gets an Energy Upgrade"**

Presented at the Getty Conservation Institute's Modern Snapshots in the Field lecture, December 8, 2015

#### **"BART to the Future: A Tour of Modern Transit in the Bay Area"**

A tour of BART stations and infrastructure led in partnership with other DOCOMOMO NoCa board members

#### **"A New Attitude to Old Approaches: Examining Facadism"**

Session presented at the California Preservation Conference, March, 2016

-presented at the Victorian Alliance monthly meeting April, 2016

-upcoming presentation as a webinar for the California Preservation Foundation, February 2017

### AWARDS

#### **Los Angeles Conservancy Preservation Award, 2013**

##### **Compton City Hall Window Reglazing Replacement**

Project manager for the Compton City Hall window reglazing effort that included preparing Section 106 review for the project, and National Register eligibility-determination. Prepared findings that the building is eligible for listing in the National Register and worked with the glazing contractor to perform a federally-funded energy upgrade.

**SPECIAL QUALIFICATIONS/ LEADERSHIP SKILLS**

- Meets the *Secretary of the Interior's Professional Qualification Standards* in Architectural History
- President of DOCOMOMO NoCa, April 2014 - Present

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commission/Staff**

Local Government City & County of San Francisco

Name of Commissioner/Staff Alexandra Kirby

Date of Appointment: 09/2014

Date Term Expires: n/a

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# ALEXANDRA KIRBY

LEED Green Associate

1650 MISSION STREET, SUITE 400

SAN FRANCISCO, CA, 94103

415 575-9133

ALEXANDRA.KIRBY@SFGOV.ORG

## EXPERIENCE

March 2016 -  
Present

### San Francisco Department of City Planning

#### *Preservation Compliance/Planner III*

Establish best practices for common preservation-related issues

Develop trainings and guides for review efficiency for Enforcement and PIC staff

Assist public in bringing projects involving eligible historic resources into compliance with the Planning Code and Secretary of the Interiors Standards

Nov. 2013 –  
March 2016

#### *Northwest Quadrant/Planner II*

Review entitlements for Planning Code compliance

Assist Historic Preservation Division in CEQA determinations and Secretary of Interior's Standards compliance

Assist general public with Planning Code interpretations and administrative approvals at the Public Information Counter and

Attend public outreach events as a Department ambassador

Sept. 2013 –  
Nov. 2013

### Page & Turnbull San Francisco, CA

#### *Architectural Historian/Cultural Resources Specialist*

Research and author technical reports, field research and documentation

Compile and finalize documents using InDesign, Photoshop, ArcGIS 10.1

## EDUCATION

2011 – 2013

### Columbia University New York, NY

#### Graduate School of Architecture, Planning and Preservation

#### *Masters of Science, Historic Preservation*

Thesis – *Preserving the Civic Landscapes of Isamu Noguchi*

Relevant Coursework: Sustainable Zoning & Land Use, GIS, Neighborhood Change

Recipient: Asian Cultural Council grant; Kinne Travel Fellowship

Independent Study course: Modernism in Havana, 2013

Preservation guest lecture series coordinator, *Inquiry:HP*

2011

### University of Oregon Trogir, Croatia

#### Conservation Field School: Croatia

Documentation of dry stone construction village for Ministry Of Culture

2004-2009

### University of California, Santa Cruz

#### *Bachelor of Arts in History of Art and Visual Cultures*

Dean's honors; focus on architectural history and environmental studies

Semester in Cordoba, Spain, for Spanish immersion and history studies

## SKILLS

Meets Secretary of Interior's Professional Qualification Standards in Architectural History

Microsoft Office Suite; Adobe Creative Suite; ArcGIS; AutoCAD; Google SketchUp

Social Media: Instagram, Facebook, Twitter

Arts: Pottery, photography, watercolor

PAPERS/  
PUBLICATIONS

- 2013 *Reassessing the Public Spaces of Isamu Noguchi*, Master's Thesis  
<http://academiccommons.columbia.edu/catalog/ac%3A174935>
- July, 2014 *The Little-Known Public Spaces of Isamu Noguchi: Detroit's Hart Plaza*  
DoCoMoMo US, <http://docomomo-us.org>
- April, 2013 *Mosaics of La Rampa*  
Independent study course documenting historic public mosaics in Havana,  
Cuba
- March, 2013 *Programming of the Birmingham Central Library, UK*  
October, 2012 *Preservation at Play: What can we learn from post-war playscapes?*  
June, 2009 *Women in Contemporary Indian Architecture*

LANGUAGES

Intermediate/conversational Spanish  
Intermediate French



**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Natalia Kwiatkowska

Commissioner ☐ Staff ☒

Date of Appointment: January 2015

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# Natalia Kwiatkowska

Phone 415.575.9185

Email: natalia.kwiatkowska@sfgov.org

**Objective** To follow my passion for urban planning, architecture and historic preservation, and pursue a career in the field of planning in a government setting to further gain experience and knowledge.

**Education** *School of the Art Institute of Chicago*  
Master of Science in Historic Preservation  
Graduation: May 2014  
Graduate Thesis: "Spanish Charm in Chicago's Suburbs:  
Survey of a 1920's Development in Park Ridge, IL"

*University of Illinois at Chicago*  
Bachelor of Science in Architecture  
Concentration in Art History  
Graduation: May 2012

**Work Experience** **Planner I**, January 2015 to present  
*City and County of San Francisco, CA*

- ≠ Review of building permit applications and variety of land use applications including variances and conditional use authorizations for conformity to the General Plan, Planning Code, Design Guidelines, Historic Preservation and all other relevant policies and processes
- ≠ Review of miscellaneous permits for referrals to other agencies
- ≠ Draft staff reports, motions, and letters as required
- ≠ Attend and participate in public hearings before the Planning Commission as required
- ≠ Staff the Public Information Center for assistance to the public
- ≠ Review of environmental evaluation applications and historic resource determinations
- ≠ Preservation review of projects to meet the Secretary of Interior Standards
- ≠ Supervise an intern during the summer internship program
- ≠ Conduct a plan check workshop during the summer internship program
- ≠ Assist in outreach and adoption of a historic resource survey
- ≠ Department Ambassador at public meetings

**City Planning Intern**, June 2014 to February 2015  
*City and County of San Francisco, CA*

- ≠ Documentation and evaluation of historic mixed-use buildings in the Neighborhood Commercial Building Storefront Survey
- ≠ Records and historic research of San Francisco's architecture

**Survey Intern**, July 2013-August 2013  
*Miami Design Preservation League, Miami Beach FL*

- ≠ Re-survey of the Art Deco Historic District
- ≠ Records and historic research of Miami Beach architecture

**Skills** Software proficiency:

- ≠ GIS, AutoCAD, Revit, Rhinoceros & SketchUp
- ≠ Adobe: Illustrator, Photoshop, InDesign & Acrobat
- ≠ Microsoft: Word, PowerPoint & Excel

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City & County of San Francisco

Name M. Pilar LaValley

Commissioner ☐ Staff ☒

Date of Appointment: N/A

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's of Science in Historic Preservation; 9 years of professional experience in architectural history and preservation planning

# M. Pilar LaValley, LEED AP

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## Employment History

*City & County of San Francisco, 11/2007-Present (40 hours/week)*

### **SURVEY COORDINATOR (10/2016-PRESENT)**

- Develop historic resource survey methodologies, surveys, and context statements for citywide survey
- Prepare historic resource documentation and the integration of survey findings into publicly-accessible database
- Develop and implement public outreach strategy for survey
- Develop and complete and survey pilot to test methodologies.

### **PLANNER III/PRESERVATION TECHNICAL SPECIALIST (11/2007-9/2016)**

- Review building and land use permit applications
- Determine eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Make presentations to Historic Preservation Commission, Planning Commission, and Board of Supervisors
- Review and comment on California Environmental Quality Act environmental review documentation
- Review and comment on draft staff reports
- Assist in development and implementation of planning policies and procedures

Positions involve: project management skills; application of local land use, zoning, and General Plan regulations; application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of historic preservation laws and regulations; ability to convey technical information in writing; communication with property owners, preservation advocates, and government agencies.

*Chattel Architecture, Preservation & Planning, Inc., 8/2004-9/2007 (40 hours/week)*

### **SENIOR ASSOCIATE (6/2006-9/2007)**

#### **ASSOCIATE (8/2004-6/2006)**

- Survey and assess potential eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Prepare National Register nominations and supporting documentation
- Prepare California Environmental Quality Act environmental review documentation
- Prepare Federal Investment Tax Credit applications
- Prepare municipal preservation plans and ordinances
- Prepare proposals, scopes of work, project budgets, and responses to Requests for Proposals
- Manage project budgets, schedules, and scopes of work
- Contribute to grant proposals
- Provide administrative assistance in preparing invoices and managing grants

Position involved: application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of rehabilitation tax credit program requirements; knowledge of preservation laws and regulations; knowledge of historic resource survey methods; ability to conduct primary research; knowledge of historic construction techniques; digital and 35mm photography; writing and editing; report layout and formatting; communication with developers, preservation advocates, and government agencies.

*Allegheny East Conference of Seventh Day Adventists, 1/2003-9/2003 (5 hours/week)*

### **HISTORIC PRESERVATION CONSULTANT**

- Conduct historic research and analysis
- Compose National Register nomination and prepare supporting documentation

Position involved: ability to successfully apply the National Register criteria for designation; ability to conduct primary research; 35mm black and white photography; writing and editing; communication with the property owner and State Historic Preservation Office; ability to set and meet deadlines.

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# M. Pilar LaValley, LEED AP

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*National Trust for Historic Preservation & National Park Service, 2/2003-7/2004 (5-10 hours/week)*

## **HISTORIC PRESERVATION CONSULTANT**

- Survey and assess the physical condition of a National Historic Landmark building
- Identify and describe active deterioration mechanisms in physical fabric
- Make recommendations for preservation
- Conduct historic research
- Document, through research and physical examination, building's physical development
- Write Condition Assessment Report and Property History Report
- Manage project schedules and accounting/billing for time and costs

Position involved: ability to assess the physical condition of historic buildings; ability to conduct primary research; ability to convey technical information in writing; knowledge of historic construction techniques; digital photography; writing and editing; report layout and formatting; communication with property stewards and grant managers.

*Historic Preservation Office, State of New Jersey, 9/2001-7/2003 (10-20 hours/week)*

## **INTERN – SECTION 106**

- Conduct research and respond to requests for technical assistance
- Review and comment on NHPA, Section 106 documentation
- Review and edit reconnaissance-level and intensive-level countywide architectural surveys
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)

Position involved: ability to understand maps, architectural and construction plans; application of National Register criteria; application of the Secretary's Standards; knowledge of applicable preservation laws and regulations; knowledge of resource survey methods; writing and editing; communication with applicants.

*Philadelphia Support Office, National Park Service (Student Temporary Employment Program), 6/2001-12/2002 (20-40 hours/week)*

## **ARCHITECTURAL TECHNICIAN**

- Provide technical support for the National Historic Landmarks Program, Challenge Cost Share Grant Program, and the HABS/HAER/HALS Program
- Prepare HABS/HAER/HALS documentation for transmittal to the Library of Congress
- Conduct architectural survey of a National Historic Landmark property (18+ buildings)
- Conduct architectural survey of eastern Pennsylvania portion of the Lincoln Highway for Special Resource Study (170+ resources)

Position involved: primary research; writing on architectural, historical, and preservation topics; knowledge of HABS/HAER/HALS documentation requirements; knowledge of resource survey methods.

## **Education**

2009	LEED AP certification
2000-2002	University of Pennsylvania, Graduate School of Fine Arts MS in Historic Preservation – Preservation Planning
1992-1996	University of Michigan, Residential College BA Social Science – Environmental Studies and Urban Planning
1994	University of Michigan, Biological Field Station Natural History Writers Program

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**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government \_\_City and County of San Francisco\_\_\_\_\_

Name of Commissioner/Staff Frances M. McMillen\_\_\_\_\_

Date of Appointment: \_\_08/15/2016\_\_\_\_\_

Date Term Expires:\_\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

## **FRANCES M. MCMILLEN**

440 42nd Street • Oakland, CA 94609 • 202-276-5001 • fmm6e@virginia.edu

### **EXPERIENCE**

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#### **HISTORIC PRESERVATION TECHNICAL SPECIALIST**

##### **SAN FRANCISCO PLANNING DEPARTMENT**

August 2016 to the present

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies
- Prepare and develop a Department position on a variety of preservation related applications, including Certificate of Appropriateness, Determinations of Major and Minor alterations in downtown zoning districts, and Permits to Alter
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act
- Attend
- Participate in public hearings before the Historic Preservation Commission and other review bodies as required
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

#### **HISTORIC PRESERVATION SPECIALIST**

##### **DISTRICT OF COLUMBIA HISTORIC PRESERVATION OFFICE**

December 2012 to July 2016

- Reviewed and evaluated building permit and concept design applications for alterations and new construction in accordance with local and national historic preservation principles, regulations, and practices
- Determined the compatibility of proposed building modifications and new construction and presented staff recommendations to the Historic Preservation Review Board at their monthly hearings
- Monitored large and small scale projects from start to finish to ensure appropriate and approved materials and methods of construction are in use
- Researched the history of buildings and sites with projects or landmark designation under consideration
- Developed and maintained effective working relationships with residents, city and elected officials, business owners, preservation partner organizations, architects and building trade professionals
- Consulted and collaborated with District of Columbia and federal agencies on projects with shared jurisdiction

#### **LANDSCAPE HISTORIAN**

##### **CULTURAL LANDSCAPES PROGRAM**

##### **National Park Service, National Capital Region**

September 2009 to December 2012

- Conducted field surveys, evaluated physical condition and integrity of contributing features, prepared reports and plans to support cultural landscape preservation
- Managed, prepared, and authored multiple cultural landscape inventories on inadequately documented landscapes within the National Capital Region

- Performed primary and secondary research at the National Archives, Library of Congress, and local historical societies, libraries, government agencies, and repositories
- Determined the significance of sites using National Register criteria
- Collaborated and consulted with regional and park staff, including landscape architects, archeologists, and resource managers on research methods and project goals, cultural landscape preservation concerns, and development of treatment options in accordance with the Secretary of the Interior's Standards
- Researched, authored, and edited historic context chapters of cultural landscape reports
- Reviewed and edited National Register nominations, cultural landscape inventories and reports, historic structure reports, web content, and correspondence using the Chicago Manual of Style and National Park Service style guides
- Authored web content for the National Park Service's Cultural Landscape Program website

#### ARCHITECTURAL HISTORIAN

##### HISTORIC ARCHITECTURE PROGRAM

National Park Service, National Capital Region

October 2008 to August 2009

- Surveyed, inventoried, and performed condition and integrity assessments of historic structures located in the National Capital Region, including Prince William Forest Park, Antietam National Battlefield, Chesapeake & Ohio Canal National Historical Park, and Fort Washington Park
- Conducted primary and secondary research on buildings and properties located within the region's parks
- Created, edited, and updated entries in the park service's List of Classified Structures (LCS) database

#### ARCHITECTURAL HISTORY RESEARCH FELLOW

St. Elizabeths Hospital

June 2007 to August 2009

- Conducted primary research on the history and development of St. Elizabeths Hospital
- Active member of the working group tasked with the re-establishment of a museum at the hospital
- Located more than 200 St. Elizabeths' artifacts at government agencies, museums and other institutions and assisted in their return to the hospital
- Researched the identities of individuals buried in the hospital cemetery
- Conducted buildings and grounds surveys for historic objects
- Consulted designers, historians, former and current hospital staff members and patients, concerning the creation of a new hospital museum

#### INTERN

##### CULTURAL LANDSCAPES PROGRAM

National Park Service, National Capital Region

June 2008 to August 2008

- Conducted primary and secondary research on Columbus Plaza, a historic site adjacent to Union Station in Washington, DC
- Conducted site analysis and evaluation of Columbus Plaza utilizing National Register criteria
- Completed Cultural Landscape Inventory of Columbus Plaza



Research Assistant  
Frederick Law Olmsted Papers  
University of Virginia  
January 2008 to June 2008

- Researched sources, provided references and supporting materials for the annotated letters and documents selected for volume eight of Frederick Law Olmsted's papers
- Conducted interviews and reviewed secondary and primary source material

## EDUCATION

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<b>University of Virginia</b> Charlottesville, VA	<i>Master of Architectural History</i> <i>Historic Preservation Certificate</i>	2008
<b>Smith College</b> Northampton, MA	<i>Bachelor of Arts</i> <i>American Studies</i>	1996

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Elizabeth Munyan

Commissioner ☐ Staff ☒

Date of Appointment: May 2019

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

## **Elizabeth C. Munyan**

804-335-9781 | [elizabethmunyan@gmail.com](mailto:elizabethmunyan@gmail.com)

### **WORK EXPERIENCE**

#### **SAN FRANCISCO PLANNING DEPARTMENT- SAN FRANCISCO, CALIFORNIA**

*Planner 1: Current Planning Division*

*April 2019- Present*

- Conduct historic research, develop maps and graphic tools, perform community outreach and conduct field work as a part of the Planning Department's Citywide Survey
- Assess properties for eligibility in the National Register and/or California Register of Historic Places through the Planning Department's Historic Resource Assessment Program
- Review preservation related entitlements, review project applications for compliance with the *Secretary of the Interior's Standards for Rehabilitation*, and assist the Environmental Planning Division in reviewing historic resources under CEQA guidelines
- Prepare Article 10 Landmark Designations by conducting archival research, performing site visits, and drafting the final designation report and legislation documents
- Serve on the Racial and Social Equity Core Team, working alongside other Planning Divisions and City Agencies to implement equity outcomes in Current Planning work

#### **SAN FRANCISCO PLANNING DEPARTMENT- SAN FRANCISCO, CALIFORNIA**

*Citywide Survey Intern*

*June 2018- April 2019*

- Provided background research and support for developing a Fieldwork Methodology for the Planning Department's Citywide Survey
- Test-piloted survey software and hardware programs to inventory the location, distribution, and significance of historic resources
- Co-authored an abbreviated Historic Context Statement for the Haight-Ashbury neighborhood which included extensive research of history, themes, and survey data outcomes
- Attended various trainings on zoning and compliance, site plan review, and land use entitlements

#### **PAGE AND TURNBULL- SAN FRANCISCO, CALIFORNIA**

*Preservation Extern*

*January 2018*

- Placed within the Cultural Resources Planning and Research Department during the University of Virginia Externship Program to explore a career interest in a realistic learning environment
- Assisted with historic research for Historic Resource Evaluations and the preparation of Historic Structures Reports

#### **CITY OF DANVILLE ECONOMIC DEVELOPMENT AGENCY- DANVILLE, VIRGINIA**

*Summer Intern with Danville Regional Foundation*

*Summer 2017*

- Performed property research on historic buildings located in the City's River District and used findings to market properties to future developers
- Created a database of historic developers that use historic tax credits

#### **DANVILLE REGIONAL FOUNDATION- DANVILLE, VIRGINIA**

*Summer Intern*

*Summer 2017*

- Conducted an audit of equitable park access by using GIS analysis, and conducting site surveys
- Used findings to create a series of maps that illustrate gaps in park access and wrote a final report that proposed an equitable parks plan

### **EDUCATION AND QUALIFICATIONS**

- AICP Candidate- Completion of Exam November 2018, Certification Expected May 2020
- University of Virginia- *M.A. in Urban and Environmental Planning with Historic Preservation Certificate*- May 2018
- Guilford College- *Dual B.A. in History and Sociology/ Anthropology*- May 2018

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Margaret "Maggie" Smith

Commissioner ☐ Staff ☒

Date of Appointment: September 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



## EXPERIENCE

### City & County of San Francisco Planning Department | Preservation Planner II

September 2019 – Present | San Francisco, CA

- » Works with the Environmental Planning Division's (EP) California Environmental Quality Act (CEQA) Preservation Team and supports the EP Preservation Planner IV and the Environmental Review Officer.
- » Collaborates to ensure the consistent review and determination of historic resources throughout San Francisco.
- » Reviews Historic Resource Determination Supplemental Applications and completes additional property research if necessary.
- » Prepares CEQA documents, including Preservation Team Review forms to determine historic resource status.
- » Provides comments on proposed projects for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- » Guides project applicants through the review process, explaining its intricacies along the way.
- » Shadows planners and Preservation Technical Specialists at the Planning Information Center (PIC) and attends trainings to ultimately serve at a regularly scheduled preservation PIC shift.

### Page & Turnbull | Project Manager, Associate

March 2016 – August 2019, January 2018 – August 2019 | San Francisco, CA

- » Managed over 100 projects total and at one point over 30 simultaneously, including large projects with multiple phases and tasks.
- » Completed workflow and resource planning, time and cost estimating, strategic influencing, and QA/QC.
- » Coordinated with the project team and client.
- » Managed budgets, prepared invoice directives, and monitored and reported progress.
- » Provided guidance and instruction for new, entry-level employees and conducted peer reviews of reports.
- » Assisted with business development, including obtaining new clients and projects.
- » Developed scopes of work and produced project proposals and additional service request proposals.
- » Participated in the firm's strategic planning process and early facilitation stages.
- » Led systems improvement, such as for the invoicing and proposals processes.

### Page & Turnbull | Cultural Resources Planner / Architectural Historian

July 2015 – August 2019 | San Francisco, CA

- » Worked closely with the City & County of San Francisco Planning Department and Historic Preservation program staff.
- » Completed work for municipal code and CEQA compliance regarding cultural resources throughout the Bay Area, particularly in San Francisco, and explained the preservation review process to clients.
- » Produced Historic Resource Evaluations (Part 1 and Part 2); DPR 523A and 523B forms; Preservation Alternatives Reports for use in EIRs; Secretary of the Interior's Standards for the Treatment of Historic Properties analyses; Section 106 Technical Report; HABS-Style Reports; Historic District Plans, including historic contexts, significance evaluations, and design guidelines; GIS maps; significance diagrams; historic resource studies and preliminary assessments; and interpretive plans.
- » Collaborated to produce Historic Structure Reports; 20% Historic Rehabilitation Tax Credit Application; Campus Preservation Maintenance Plan; historic preservation design guidelines; public outreach program; and interpretive display boards.
- » Conducted archival and field research. Then, wrote building and property descriptions, historic contexts, site development histories with construction chronologies, and ownership and occupancy histories. Subsequently, evaluated significance and integrity of properties to determine eligibility for listing in local, state, and/or national registers, and determined period of significance and character-defining features.
- » Completed reconnaissance-level surveys and analyses to subsequently evaluate for historic district significance, including determination of contributors and non-contributors.
- » Analyzed the potential impact a proposed project may have on a historic resource under CEQA, including review for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and cumulative impacts. Provided project improvement measures if necessary.
- » Reviewed reports and work completed by coworkers as well as other consultants.
- » Attended and presented at public hearings before the Historic Preservation Commission (and Architectural Review Committee), Planning Commission, and Board of Supervisors as required by projects.



## EXPERIENCE

(Continued)

- » Coordinated and led public workshops to engage the local community in the planning process and receive public input.
- » Provided historic preservation consultation for clients that included private homeowners, nonprofit organizations, attorneys, architects, developers, and city planning departments.

### Self Employed, Private Consulting | Architectural Historian

June 2015 – August 2015 | Philadelphia, PA / San Francisco, CA

- » Assisted in the completion of a county-wide historic resources character study survey and analysis for Snohomish County, Washington under the leadership of Cara Bertron.
- » Utilized smartphone technology and a mobile website created by LocalData to survey over 8,000 pre-1965 properties for built character and integrity.
- » Organized survey areas and parcel data through QGIS mapping.
- » Transitioned to working pro bono in order to complete the project after starting at Page & Turnbull.

### Johnson, Mirmiran & Thompson (JMT) | Architectural Historian

February 2014 – May 2015 | Philadelphia, PA

- » Surveyed historic properties, including noting architectural features, sketching site plans, taking photographs, and utilizing an Access database to produce forms for clients in Pennsylvania and South Carolina.
- » Wrote property descriptions and site development and ownership histories for assembly into the Pennsylvania Historical and Museum Commission's Historic Resource Survey Forms.
- » Performed historic resource file searches online and in various locations throughout the U.S.
- » Conducted Section 106 compliance of telecommunications projects throughout the U.S.
- » Developed innovative and efficient processes that resulted in improved productivity, accuracy, and time to completion for telecommunications projects involving over 30 locations and 50 historic resources.
- » Assisted internal GIS team with grass swale analysis for the Maryland Highway Administration.

### Self Employed, PlaceEconomics | Research Assistant & Field Surveyor

August 2014 – January 2015 | Philadelphia, PA

- » Collaborated with the Rightsizing Cities Initiative by providing tools and strategies that municipal governments and non-profit organizations can utilize to address vacant and abandoned properties.
- » Surveyed the condition and character of properties in the Walnut Hills neighborhood of Cincinnati, Ohio to assess the overall vitality of the area and offer a framework for enhancing its built environment.

Fulfills the Secretary of the Interior's Professional Qualification Standards in Architectural History.

## EDUCATION

### University of Pennsylvania, School of Design

Master of Science in Historic Preservation & Certificate in Urban Redevelopment

May 2014 | Philadelphia, PA

- » Thesis Title: "No Property Left Behind: An Exploration of Abandoned Property Policies" – Analysis of nation-wide strategies, tools, and policies used for addressing vacant and abandoned properties.

### William Smith College

Bachelor of Arts in Architectural Studies with Minors in History and Sociology

May 2012 | Geneva, NY

- » Graduated cum laude with the Leadership Certificate.

## CERTIFICATION

### American Institute of Certified Planners (AICP)

Acquired June 2019 | Issued by American Planning Association (31525)

## SKILLS

Proficient in Microsoft Office, Adobe Creative Suite, and ArcGIS.  
Trained in Spanish (8.5 years of coursework).

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Rich Sucre

Commissioner ☐ Staff ☒

Date of Appointment: December 2010

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

## **Richard Sucre**

Work Address: San Francisco Planning Department  
1650 Mission Street, Ste. 400, San Francisco CA 94103

### **WORK EXPERIENCE**

#### **San Francisco Planning Department, San Francisco, California Principal Planner/Planner IV, Manager, Southeast Quadrant**

**April 2016 - Present**

*Responsibilities:* Supervise and direct the Southeast Team, which consists of eight planners (Planner Is, IIs, and IIIs); management of processing of discretionary permits and case applications (Conditional Use Authorizations, Variances, Large Project Authorizations, Downtown Project Authorizations, etc.); and, implement and enforce city planning policies and procedures; gather, analyze and interpret planning data and prepares recommendations; and supervise Preservation Entitlements (including Certificate of Appropriateness and Permits to Alter) in Southeast and Southwest Quadrant. The Southeast Quadrant is responsible for all development activity in the southeast area of the city, which encompasses the mixed use South of Market District, the heavily industrial areas of the Eastern Neighborhoods, the Mission, Potrero Hill, Central Waterfront, the Bernal Heights Special Use District, Bayview/Hunters Point and Visitacion Valley, and a portion of the Excelsior.

#### **San Francisco Planning Department, San Francisco, California Planner III/Historic Preservation Technical Specialist**

**Dec 2010 – April 2016**

*Responsibilities:* Certificates of Appropriateness; Historic Resource Evaluations; CEQA Compliance; Project Review and Advice; Analysis per the Secretary of the Interior's Standards for Rehabilitation; Conditional Use Authorizations; Variances; Building Permit Review; Section 106 Review/Compliance; Intern Management

*Notable Project(s):* 1601-1629 Market St Conditional Use Authorization & Development Agreement, Pier 70 Redevelopment Plan and Development Agreement, New Mission Theater & 2554 Mission Street; 1201 Tennessee Street Large Project Authorization; 800 Indiana Street Large Project Authorization; and, 270 Brannan Street Office Allocation.

#### **Page & Turnbull, Inc., San Francisco/Los Angeles, California Associate/Senior Architectural Historian**

**Oct 2003 – Dec 2010**

*Responsibilities:* Leader in Cultural Resources Studio; Responsible for oversight, direction, and quality control of approximately ten staff members; project manager for large-scale survey projects and marketing/business development coordinator for potential studio projects. Also responsible for individual and/or district determinations of eligibility and evaluation of potential projects involving historic resources. Project types included: Historic Resource Evaluation Reports; Historic Structure Reports; HABS Documentation; Federal Tax Credit Applications; National Register Nominations; Section 106; Historic Landscape Reports; Environmental Impact Report Consultation; California Environmental Quality Act (CEQA) Analysis; Secretary of the Interior's Standards Analysis; and Historic Resource Surveys.

*Notable Project(s):* SurveyLA Pilot Surveys and Year 1 Group 1 (Sunland-Tujunga/Hollywood); Lookout Studio Historic Structure Report (Grand Canyon National Park, Arizona); Mission Area Plan and SOMA Area Plan Historic Resource Surveys (Reconnaissance-level survey of approximately 3,500 resources); NASA Ames Research Center Space Shuttle Assessment; UCSF UC Hospital HABS documentation; and Piers 15-17 Historic Resource Evaluation Report (for proposed Exploratorium Relocation).

#### **National Park Service, Historic American Engineering Record Historian**

**June 2003 – Sept 2003**

*Responsibilities:* Field survey, digital photography, architectural description and research of a wide variety of resources located around the original Ford Piquette Plan.

*Primary Project(s):* Survey and research on the Milwaukee Junction Area, Detroit, Michigan.



## **Richard Sucre**

Work Address: San Francisco Planning Department  
1650 Mission Street, Ste. 400, San Francisco CA 94103

### **US/ICOMOS, Summer Internship Program in Valletta, Malta Summer Intern**

**May 2002 – Aug 2002**

*Responsibilities:* Field survey, digital photography, architectural description and research of residential/commercial properties.

*Primary Project(s):* Update of the 1927 historical properties list for the capital city of Valletta .

### **Collins Gordon Bostwick Architects, Cleveland, Ohio Intern Architect**

**May 2000 – Aug 2001**

*Responsibilities:* Architectural drafting and model making

*Primary Project(s):* Cleveland Clinic Foundation Heart Center (Schematic Design), Cleveland, Ohio, Programmed and test-fitted existing departments, as well as created and edited presentation drawings. Managed space planning through pre-design and schematic design phases; Edited programming booklet, which included responsibilities for image; Manipulation, text editing, booklet graphics and overall design.

## **RELEVANT EXPERIENCE**

University of Virginia, School of Architecture, Teaching Assistant

Architectural History 100, Introduction to History of Architecture Spring 2003  
For Professor Cammy Brothers, conducted weekly review sessions, exam grading, project advisory and class administration.

Architecture 102, Lessons in Making Spring 2003  
For Professor Sanda Iliescu, assisted teaching architectural design; taught weekly discussion section and created class webpage.

Computer Technologies, Graduate Student Computer Technology Support Fall 2001 – 2002  
For Professor Eric Field, taught workshops on Adobe Photoshop, Adobe In-Design, and Macromedia Dreamweaver;

Architectural History 203/503, Survey of Modern Architecture Spring 2002  
For Professor Catherine Zipf, conducted weekly review sessions, exam grading, project advisory and class administration.

## **EDUCATION**

University of Virginia, Charlottesville, Virginia Aug 2001 – May 2003  
Masters of Architectural History and Certificate of Historic Preservation

University of Michigan, Ann Arbor, Michigan Aug 1996 – May 2000  
Taubman College of Architecture and Urban Planning  
Bachelor of Science in Architecture and Bachelor of Arts in History of Art

## **EXTRACURRICULAR**

California Preservation Foundation 2006 to 2015  
2009 to 2015, Board of Trustees  
2009 to 2015, Co-Chair Education Committee  
2008, 2009 and 2012 Co-Chair, Conference Programs Committee

Northern California Chapter of the Society of Architectural Historians 2005 - 2010

## **Richard Sucre**

Work Address: San Francisco Planning Department  
1650 Mission Street, Ste. 400, San Francisco CA 94103

Preservation Officer and Treasurer

Haas-Lilienthal House

2003 - 2009

Docent - Led tours of San Francisco's only Victorian House Museum

US/ICOMOS Annual Symposium

2007

Organization Committee – Assisted in the organization of the annual symposium in San Francisco.

### REFERENCES

Available upon request.

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Michelle Taylor

Commissioner ☐ Staff ☒

Date of Appointment: January 2018

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

## **Michelle Taylor**

Michelle.Taylor@sfgov.org

1650 Mission Street Suite 400 San Francisco CA 94103

415.575.9197

### Education

2012 M.S., Historic Preservation, Columbia University, New York, New York

2002 B.A., History, University of California, Berkeley, Berkeley, California

### Professional Experience

#### **City and County of San Francisco Planning Department**

**San Francisco, CA**

*Senior Preservation Planner, December 2018 to Present*

*Preservation Planner II, January 2018 to December 2018*

- Prepare, during the environmental review process, historic resource evaluation responses (HRER) that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act (CEQA).
- Review and evaluate project applications for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties along with city planning policies, code and guidelines.
- Coordinate preservation review and offer technical support for projects sponsored by partner agencies including the Mayor's Office of Housing and Recreation and Parks Department.
- Facilitate implementation of the Mills Act program, including community outreach, technical support, application review, and prepare findings for review of city commissions and boards.
- Prepare and develop local landmark and National Register designations, including community coordination, conduct primary research, write reports, and prepare legislation and coordinate it through the public review process.
- Interpret and explain legal, technical and procedural aspects of planning and historic preservation to design professionals, project sponsors and members of the public either on individually assigned projects or at the Planning Information Center.

#### **Presidio Trust**

**San Francisco, CA**

*Historic Preservation Specialist, November 2016 to January 2018*

*Historic Compliance Coordinator, December 2012 to November 2016*

*Post-Graduate Historic Preservation Intern, June 2012 to December 2012*

- Co-chaired the NHPA and NEPA Compliance Review Committee. Duties included identification, analysis and mitigation of potential environmental and historic preservation effects or impacts associated with building, landscape and infrastructure projects.
- Conducted archival research, documentation and analysis for Section 106 compliance review and consultation.
- Researched and prepared key compliance documents such as Historic Structure Reports, Findings of Effects, Cultural Landscape Reports, and California State Parks DPR 523 forms.
- Participated in Section 106 consultations and the development of agreement documents including Programmatic Agreements and Memorandum of Agreements with other public agencies and local advocacy groups.
- Analyzed and reviewed architectural plans for conformance with the Secretary of the Interior's Standards and local planning documents, guidelines and policies.
- Developed presentation and class materials on the fundamentals of environmental and historic preservation legislation, resource management standards, and the Secretary of the Interior Standards for the Treatment of Historic Properties.
- Prepared district and sub-district planning and design guidelines, building treatment recommendations, and landscape treatment recommendations for the use

**Michelle Taylor**

Michelle.Taylor@sfgov.org

1650 Mission Street Suite 400 San Francisco CA 94103

415.575.9197

developers, architects and staff.

- Managed the departmental graduate student intern program from 2013 to 2017. Supervised and provided guidance for an intern who typically researched, analyzed and composed a report for future agency planning and development.

**M. Taylor Historical Consulting****San Francisco, CA**

*Sole Proprietor/Architectural Historian, 2007-2010*

- Researched and analyzed potential historical, architectural and cultural resources for property owners and developers within the Bay Area.
- Performed archival investigations and project site visits necessary for the completion of Historical Resource Evaluations as per local planning codes and CEQA.

**SIA Consulting Corporation****San Francisco, CA**

Architectural and Structural Engineering Firm

*Project Coordinator/Staff Historian 2005- 2010*

- Researched, compiled and authored a range of reports and applications including Historic Resource Evaluations, Variance Applications, Conditional Use Applications, Certificate of Appropriateness Applications, etc. for various projects in the Bay Area.
- Managed planning and submittal process for local City Building and Planning Department applications for proposed alterations, demolitions and construction of new buildings. Responsibilities included the preparation, verification and review of application documents and the coordination of plan reviews with local fire, planning and building departments. Acted as liaison between Architect, Client and City Planners for historical, architectural or structural engineering projects.
- Presented architectural and historical findings to boards, committees, clients, and municipal representatives in a concise and thorough manner.

Other Relevant Experience**Cloisters Museum and Gardens, Metropolitan Museum of New York**

*Intern: Research Assistant/Drafter, June 2011-May 2012*

**DOCOMOMO\_US: New York/Tri-State Chapter**

*Volunteer: Research Assistant for Mid-town Manhattan survey, 2011-2012*

Awards

- Recipient of Presidio Trust Employee of the Quarter Award, 1<sup>st</sup> Quarter 2016
- Recipient of the 2011 Dorothy Miner Memorial Travel Fellowship for graduate thesis research
- Recipient of 2011 Kinne Fellowship for graduate thesis research

Additional Training and Activities

- Completed "Section 106 Essentials" and "Section 106 Advanced Seminar: Reaching Successful Outcomes in Section 106 Review" seminars offered by Advisory Council for Historic Preservation
- Completed the following National Preservation Institute Seminars: "Section 106 for Advanced Practitioners," "Landscape Preservation: An Introduction," and "Landscape Preservation: Advanced Tools for Managing Change"
- Completed "Federal Historic Preservation Tax Incentives Program Review for SHPO Reviewers" presented by the National Park Service-Technical Preservation Services
- Member of the California Preservation Foundation Annual Conference Steering Committee, 2015-2016

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Allison Vanderslice

Date of Appointment: 12/3/12

Date Term Expires: \_\_\_\_\_

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

  X   Yes

\_\_\_\_ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the Secretary of the Interior's Historic Preservation Professional Qualifications Standards in both Architectural History and Archaeology. I completed my M.A. in Cultural Resources Management at Sonoma State University in 2007. In pursuance of my degree, I completed coursework relevant to fulfilling the Standards, including a National Register of Historic Places (NRHP) practicum with an overview of American architectural history; a cultural landscapes theory and practice seminar; a material cultural seminar with a focus on vernacular structures and landscapes; and additional coursework in preservation law and archaeological theory. My thesis, *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*, focused on the development of electric lighting and how it transformed late nineteenth century urban streetscapes.

Professionally, I have over twelve years of experience researching and writing on historic properties and cultural resources. Before joining the San Francisco Planning Department, I worked for Archeo-Tec, an archaeological consulting firm in Oakland; historic preservation firm Carey & Co., based in San Francisco; and Pacific Legacy, a cultural resources management firm in Berkeley. This work has included producing NRHP nominations, HABS/HAER documentation, historic contexts, and archeological data recovery reports.

Rev 11/22/10

**Allison K. Vanderslice, M.A.**

1650 Mission Street, Suite 400

San Francisco, CA 94103

415.575.9075

allison.vanderslice@sfgov.org

**QUALIFICATIONS AND SKILLS**

- 12 years producing documents for planning, permitting, and environmental compliance in San Francisco and Northern California.
- Experienced with NEPA, NHPA, and CEQA, as well as SF Planning regulations and plans.
- Strong working relationships with government agencies, engineering and environmental firms, developers, contractors, neighborhood groups, tribal representatives, and non-profits.
- Expert researcher of historical land use, ownership histories, and site conditions. 11 years of professional experience researching and analyzing the built environment and archaeological sites in San Francisco and Northern California.
- Experienced Project Manager. Over five years managing research projects, field crews, CEQA-compliance report production, project budgets, and client communication.
- Good public speaker.
- Adobe Illustrator and Photoshop (CS5), Microsoft Office including Access, and GIS (ArcView 10).
- Meets the Secretary of the Interior Standards for Archaeologist and Architectural Historian.

**WORK EXPERIENCE**

*Consultant*

**Vanderslice Consulting**

2012

- Producing CEQA-compliant historic resource evaluation reports and environmental compliance documents, including mapping and report graphics.
- Conducting historical research and drafting historic contexts.

*Selected Projects*

- Historic Resource Evaluation, 1127 Market Street, San Francisco.
- Historic Resource Evaluation, Bank of America, Sausalito.

*Senior Archaeologist / Architectural Historian*

**Pacific Legacy, Inc.**

2010-2012

- Managed the production of CEQA and NEPA compliance documents, management plans and technical studies. Oversaw mapping and the production of report graphics.
- Worked with local, state and federal agencies to identify and mitigate project impacts.
- Developed and oversaw project budgets and deadlines.
- Managed survey crews, including training for both archaeological and built environment surveys.

*Selected Projects*

- Management program for the North Area and California-Oregon Transmission Project, Western Area Power Administration.
- Tehachapi Renewable Transmission Project, Southern California Edison.



- Lewiston Dam Improvement Project, Central Valley Project, Bureau of Reclamation.
- Oakland Power Plant Archaeological Monitoring and Treatment Plan, PG&E.

***Cultural Resources Specialist/Architectural Historian***

**Carey & Co., Inc.**

2006 - 2010

- Produced master plans, design guidelines, condition assessments, environmental compliance documents, and worker training programs.
- Worked with preservation planners and preservation architects to produce historic preservation and infill design guidelines.
- Conducted historical research and provided historic property evaluations for National Register Nominations, CEQA-compliant Historic Resource Evaluation Reports, Historic Structure Assessments, Existing Condition reports, EIR/EIS sections, and HABS/HAER documentation.
- Produced graphics and copy for public interpretative displays about archaeological and architectural resources.
- Presented at public outreach and scoping meetings.

**Selected Projects**

- Pier 70 (Union Iron Works/Bethlehem Steel Shipyard) Master Plan and National Register Nomination, San Francisco Port.
- Mission Dolores Neighborhood Survey, San Francisco, Mission Dolores Neighborhood Association.
- Transit Center District Survey Update, San Francisco Transbay Joint Powers Authority.
- San Joaquin Pipeline System Project, Existing Conditions Assessment and EIR, San Francisco PUC.
- Hetch Hetchy Water System Improvement Project, Habitat Reserve Program, Existing Conditions Assessment and Programmatic EIR, San Francisco PUC.
- Niles Dam HAER Documentation and Interpretive Display, San Francisco PUC.
- Nystrom Village Public Housing Project, Historic American Building Survey documentation, Richmond Housing Authority.
- Alameda County Historic Survey and Preservation Ordinance, County of Alameda Parks, Recreation and Historical Commission.

***Archaeology GIS Mapping Intern***

**San Francisco Planning Department, Environmental Planning**

Fall 2006

- Created a GIS map and database to help identify archaeological sites associated with Yerba Buena Period San Francisco (1835-1848).
- Conducted a review of the types of projects dealt with by Environmental Planning and learned the San Francisco Planning Department's archaeological review process.

***Project Manager and Archaeologist***

**Archeo-Tec, Inc.**

2001 - 2006

- Worked closely with environmental consultants and planners on CEQA compliance documents and background technical studies.
- Managed the production of historic contexts, archaeological sensitivity studies, testing programs, survey reports, and data-recovery reports. Produced all report graphics and maps.

- Drafted all necessary excavation and monitoring plans for fieldwork.
- Scheduled archaeological fieldwork to meet budgets and construction deadlines. Managed communication with project managers and site superintendents.
- Worked with industrial hygienists and geotechnical consultants to determine site conditions and to limit health and safety risks.
- Managed the analysis, conservation, and cataloging of artifact collections. Developed an Access database for cataloging historic-period artifacts.
- Presented archaeological fieldwork proposals and research designs at public meetings.

#### Selected Projects

- Central Freeway Replacement Project/Octavia Blvd, San Francisco.
- San Francisco Federal Building Project, San Francisco.
- Jessie Square Garage Project, San Francisco.
- Mission Bay Redevelopment Area, San Francisco.
- Valencia Gardens Redevelopment Project, San Francisco.
- Uptown Oakland Redevelopment Project, Oakland.

#### PROFESSIONAL AFFILIATIONS

- California Preservation Foundation, 2012 Conference Steering Committee Member
- San Francisco Architectural HeritageYP, Founding Member
- Society for Historical Archaeology

#### EDUCATION

##### ***M.A. Cultural Resources Management, August 2007***

Sonoma State University, Rohnert Park, CA

Thesis: *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*

##### ***B.A. Philosophy (Phi Beta Kappa), May 1999***

University of Redlands, Johnston Center of Integrated Studies, Redlands, CA

#### REFERENCES

##### **Randall Dean**

Environmental Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9029  
randall.dean@sfgov.org

##### **Hisashi B. Sugaya**

Carey & Co., Inc.  
460 Bush Street  
San Francisco, CA 94108  
(415) 773-0773  
bill@careyco.com

**Statement of Qualifications**  
**for**  
**Certified Local Governments Commissioners**

Local Government\_\_\_\_City and County of SF

Name of Commissioner \_\_\_\_Jonathan Vimr

Date of Appointment: \_\_\_\_09/12/2016

Date Term Expires:\_\_\_\_

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒\_x\_Yes

☐\_\_\_\_No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's degree in historic preservation, 3 years working in Section 106 compliance, presently with the CCSF Planning Department reviewing projects for compliance with SOI Standards and other, related, local preservation requirements.

## Work Experience

Planner III, Planning Department, City and County of San Francisco (September 2016-Present)

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies.
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act.
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

State Program Administrator, Minnesota Department of Transportation (May 2015-September 2016)

- Responsible for fulfilling the duties of federal agencies under Section 106 of the NHPA for public transit and state highway projects. This involves defining APEs, evaluating properties for eligibility, consulting with the public, determining effects on historic properties, resolving adverse effects, and ensuring the execution of agreement documents.
- Am additionally managing the first survey of post-war suburban development in the Twin Cities region.

Project Reviews Manager, State Historic Preservation Office, Ohio (November 2013-May 2015)

- Primarily reviewed Section 106 projects for above ground resources. These reviews were carried out for all varieties of undertakings and involved architectural/engineering plan review, application of the Secretary of the Interior's Standards, coordination with stakeholders, and the development of sufficient mitigation.
- Additionally reviewed federal/state tax credit rehabilitation projects from beginning to end, served on the hiring committee for a tax credit reviewer position, and trained a new Section 106 reviewer.

Survey Assistant for the Southwest District Plan, Philadelphia City Planning Commission (October-December 2012)

- Researched, mapped, and surveyed numerous neighborhoods for the production of the Planning Commission's University City/Southwest district plan and to document potential historic districts.

Graduate Intern, Preservation Alliance for Greater Philadelphia (June-August 2012)

- Researched, documented, and wrote three successful nominations for the Philadelphia Register of Historic Places while gaining first-hand experience working with the area's largest advocacy organization.

## Education

University Of Pennsylvania, Philadelphia, PA

- M.S. in Historic Preservation, August 2011 - May 2013.

Oberlin College, Oberlin, OH

- B.A. in History (architectural/urban), Classical Civilization, August 2007 - May 2011.

## Awards, Publications, Technological Aptitude

One of three students in the class of 2013 to receive The Nicholas Brady Garvan Award For An Outstanding Thesis, additionally a recipient of the Albert Binder Travel Fellowship

Proficient in Microsoft Office, Adobe Creative Suite, ArcGIS; trained in photography by a HABS professional.

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Alex Westoff

Commissioner ☐ Staff ☒

Date of Appointment: April 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

# ALEX REED WESTHOFF, AICP

630 Grand View Ave., Apt. 103 • San Francisco, CA 94114 • (415) 867-3032 • alexwesthoff@gmail.com

## OBJECTIVE

Urban/regional planner for the San Francisco Bay Area

## EDUCATION

Master of City Planning and Master of Landscape Architecture, 2008, University of California, Berkeley  
Bachelor of Science in Animal and Plant Systems, 2000, University of Minnesota

## SUMMARY of QUALIFICATIONS

Over fifteen years of urban/regional/environmental planning, monitoring, and management in San Francisco Bay-Delta communities. Results oriented team-leader with strong organization and communication skills.

## PROFESSIONAL EXPERIENCE

### Senior Preservation Planner

4/19 to present

San Francisco Planning Department, San Francisco, CA

- Processed building permits for a variety of projects in San Francisco's Southeast Quadrant
- Processed over-the-counter permits at the Public Information Center
- Conducted Historic Preservation review including Certificates of Appropriateness, Minor Permits to Alter, CEQA Historic Resource Evaluations, and more

### Planner

4/14 to 3/19

Marin County Community Development Agency, San Rafael, CA

- Managed Marin County's award winning sea level rise adaptation program including co-authoring an adaptation plan and two vulnerability assessments
- Processed and analyzed permit applications, including Coastal Permits, Design Reviews, Site Plan Reviews, Accessory Dwelling Units, and more
- Section 106 review for HUD funded housing rehabilitation projects
- Served on teams to update Marin County's Local Hazard Mitigation Plan and Local Coastal Plan
- Co-created the Game of Floods as an educational tool on sea level rise adaptation
- Managed consultants and secured grant funding for community adaptation plans
- Convened public workshops and stakeholder/technical advisory meetings
- Organized conference panels on climate change and historic preservation

### Associate Environmental Planner

6/07 to 4/14

Delta Protection Commission, West Sacramento, CA

- Spearheaded the designation of the Sacramento-San Joaquin Delta National Heritage Area including the Feasibility Study with statement of significance, themes, and resource inventory
- Reviewed and commented on projects for consistency with the Commission's Land Use and Resource Management Plan
- Cultural heritage work programming including preservation, branding, and interpretation
- Managed the Land Use and Resource Management Plan update
- Convened a reuse charrette for the Holland Union Gakuen, a historic Japanese language school
- Community planning and blueprint mapping for the Great California Delta Trail
- Public outreach to Boards of Supervisors, Planning Commissions, City Councils, Federal and State Agencies, non-profits, community groups and more

**Graduate Student Instructor/Researcher****8/05 to 12/07**

University of California, Berkeley

- Served as Graduate Student Instructor (GSI) for “Introduction to Environmental Sciences”
- Developed curriculum and lectures, laboratory sessions and field trips
- Wrote, conducted, and graded assignments and exams
- Coordinated a symposium on the Sacramento---San Joaquin Delta
- Composed the first comprehensive GIS map of Delta urbanization

**Biological Science Technician****2/03 to 8/05**

U.S. Geological Survey, Vallejo, CA

- Designed and executed research and monitoring projects for San Francisco Bay wetland restorations
- Surveyed flora, fauna, elevation, soils, and water quality at project mitigation sites
- Processed data and wrote grant reports

**MEMBERSHIPS, FELLOWSHIPS, and AWARDS**

National Planning Association Environmental Planning Award - C-SMART, Spring 2018  
National Planning Association Public Outreach Award - The Game of Floods, Spring 2017  
American Institute of Certified Planners, Winter 2014 – present  
California Preservation Foundation, Fall 2014 - present  
San Francisco Heritage, Spring 2013 - present  
Geraldine Knight Scott Traveling Research Fellowship, Fall 2008  
Portuguese Studies Program Student Research Fellowship, Fall 2008  
UC Berkeley Tourism Studies Working Group, Fall 2007 - Spring 2008  
Beatrix Farrand Memorial Fellowship, Fall 2007 - Spring 2008  
American Planning Association, Fall 2007 - present  
Department of City and Regional Planning Block Grant Stipend Award, Fall 2007

**SKILLS**

Fluent in: ArcGIS, Adobe Creative Suite, Microsoft Office Suite

**PROJECTS and REPORTS**

Marin Ocean Coast Sea Level Rise Adaptation Report, Winter 2017  
Marin Shoreline Sea Level Rise Vulnerability Assessment, Spring 2017  
Marin County Leadership Academy, Winter 2016  
Marin Ocean Coast Sea Level Rise Vulnerability Assessment, Fall 2015  
Game of Floods, Spring 2015  
Holland Union Gakuen Charrette: Planning for a Lasting Future, Spring 2014  
The Sacramento-San Joaquin Delta National Heritage Area Feasibility Study, Summer 2012  
The Sacramento Delta National Heritage Corridor (Master's Thesis), Spring 2008  
Master Plan for Sustainable Tourism in Ko Lanta Thailand, Fall 2007

**PRESENTATIONS**

2019 CA Preservation Foundation Conf. - *Preservation in California's Changing Climate*  
2019 American Planning Association National Conf. - *Flooding on the Dock of the Bay*  
2019 American Planning Association National Conf. - *Using Nature to Fight Nature's Threats*  
2018 CA Preservation Fdn. Conf. – *Keeping History Above Water*  
2017 CA Preservation Fdn. Conf. – *Flooding on the Dock of the Bay*  
2017 National Adaptation Forum – *Climate Heritage and Cultural Cognizance*  
2016 Keeping History Above Water Conf. - *Game of Floods Preservation Edition*  
2015 American Planning Association Conf. CA Chapter - *Adaptation Planning for a Watery Filled Future*  
2015 CA Preservation Fdn. Conf. - *Climate Change and Historic Resources*  
2014 CA Preservation Fdn. Conf. - *National Heritage Areas: Creating Partnerships, Celebrating Diversity*  
2013 State of the Estuary Conf. - *Sharing Our Stories: Interpreting the Estuary*  
2013 CA Trails and Greenways Conf. - *Multi-Jurisdictional Trail Planning, Partnerships & Implementation*  
2012 American Planning Association Conf. - *Planning Solutions for the Sacramento-San Joaquin Delta*

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Katherine Wilborn

Commissioner ☐ Staff ☒

Date of Appointment: October 2018

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



# Katie Bryn Wilborn

katiebrynw@gmail.com  
San Francisco, CA  
(502) 298-2145

## EDUCATION

M.A. Interior Architecture:  
Strategy, Planning, and Design

University of Kentucky  
2015-2017

Graduate Certificate:  
Historic Preservation

University of Kentucky  
2015-2017

B.S. Interior Architecture

Murray State University  
Summa Cum Laude  
Dean's List Scholar  
2011-2015  
GPA: 3.95

Cont. Education/in progress:

- NCIDQ
- LEED AP (O+P)
- Secretary of Interior's  
Professional Standards (36  
CFR Part 61)

## SKILLS

- Architectural Drafting
  - Revit
  - AutoCAD
  - Sketchup
  - Hand Drawing
- Graphic Design
  - InDesign
  - Illustrator
  - Photoshop
- Historic Preservation
- Research + Writing
- Leed GA

## PROFESSIONAL EXPERIENCE

City Planner (Planner II, Preservation Technical Specialist)

San Francisco City Planning, Current Planning Department  
October 2018 - Present  
San Francisco, CA

Current Planner II, with a Preservation Technical Specialty, on the NW Team

Historic Context Statement Intern

San Francisco City Planning, Preservation Department  
May 2018 - October 2018  
San Francisco, CA

Researched and wrote (draft) Russian Historic Context Statement

Full-Time Interior Design Instructor

Sullivan University, College of Technology and Design  
September 2017 - May 2018  
Louisville, KY

Example of courses taught: Historic Preservation Studio; Digital Modeling  
with Revit; Hospitality Design Studio; Interior Systems and Construction.

Freelance Interior Design

Adaptive Reuse "Noche Mexican BBQ" restaurant  
Located in a historic, former church; Louisville, KY  
February 2018 - May 2018

Worked with the restaurant owner on various design schematics, furniture,  
materials, and renders to present to the Historic Preservation review board.

Teaching and Research Assistant

University of Kentucky  
August 2015 - May 2017  
Lexington, KY

Design Intern

Lisa Lynn Designs, LLC  
May 2014 - August 2014  
Louisville, KY

## CONFERENCES + GRANTS

Friends of City Planning (FOCP) "Windows" Grant (Fiscal Year 2020)  
Grant recipient on behalf of the San Francisco Planning Department

Gradaute Research Funding (2018)  
Grant recipient for installation "Memory Shredder"

23rd Annual Conference on Critical Geography: Situated Solidarities  
Presenter, "(Re)Making Cities" (2018)

Journal of Sustainability Education, Vol. 17, February 2018  
Co-Author "Old Material...New Material" exhibit and journal article (2018)

**Professional Qualifications**  
**for**  
**Certified Local Governments Commissioners and Staff**

Local Government San Francisco

Name Kelly Wong

Commissioner ☐ Staff ☒

Date of Appointment: October 2018

Date Term Expires: N/A

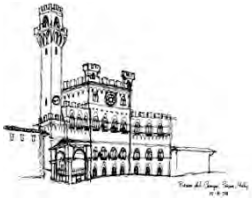
Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

       No

  X   Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



## Kelly Hai Wong

1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[kelly.wong@sfgov.org](mailto:kelly.wong@sfgov.org)  
415.558.6393 direct phone

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### Education

- May 2006      **University of Pennsylvania**, Philadelphia, PA  
Master of Science in Historic Preservation (Architectural Conservation emphasis)  
*Thesis: Assessment of the Grout Used for the Structural Stabilization of the Early Phrygian Citadel Gate at Gordion, Turkey*  
European Conservation Program, London, UK (Summer 2005)
- May 2000      **University of California, Berkeley**, Berkeley, CA  
Bachelor of Arts in Architecture (Dean's Honor List) and Practice of Art minor (Dean's List)
- 1998-1999      **Istituto Universitario di Architettura di Venezia (IUAV)**, Venice, ITALY  
UC Education Abroad Program

### Work Experience

- 10/18 – Present      **City & County of San Francisco**, 1650 Mission Street, San Francisco, CA 94103 USA  
Senior Planner / Preservation Enforcement Planner  
*Meets the Professional Qualifications Standards in Historic Architecture*
- 02/19 – Present      **Kelsey Museum of Archaeology, University of Michigan**, 434 South State St, Ann Arbor, MI 48109 USA  
Architectural Consultant for the Gebel Barkal and the Sites of the Napatan Region (Northern Sudan)
- 02/18 – 10/18      **Architectural Conservation Consultant**, 1734 MLK Jr. Way, Berkeley, CA 94709 USA  
Owner
- 08/15 – 06/17      **Getty Conservation Institute**, 1200 Getty Center Drive, Los Angeles, CA 90049 USA  
Project Specialist, Seismic Retrofitting Project (SRP) in Lima, Cusco, and Kuno Tambo, PERU
- 02/15 – 08/15      **Getty Conservation Institute**, 1200 Getty Center Drive, Los Angeles, CA 90049 USA  
Architectural Consultant, Seismic Retrofitting Project (SRP) in Lima, Cusco, and Kuno Tambo, PERU
- 01/13 – 07/15      **City & County of San Francisco**, 1650 Mission Street, San Francisco, CA 94103 USA  
Planner III / Preservation Technical Specialist / Preservation Enforcement Planner
- 05/10 – 01/13      **The Presidio Trust**, 34 Graham Street, San Francisco, CA 94129 USA  
Preservation Project Manager
- 09/06 – 04/10      **Architectural Resources Group**, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111 USA  
Project Manager / Architectural Conservator
- 2006-2009      **University of Pennsylvania, Architectural Conservation Lab**, 210 S. 34<sup>th</sup> St, Philadelphia, PA 19104 USA  
Architectural Conservator for Gordion Excavation Project (Gordion, TURKEY)
- 10/05 – 01/06      **University of Pennsylvania, Penn Praxis**, 210 S. 34<sup>th</sup> St, Philadelphia, PA 19104 USA  
Architectural Consultant
- 05/05 – 06/05      **S. Harris Ltd. Structural Engineering**, 2601 Pennsylvania Avenue, Suite 8, Philadelphia, PA 19130 USA  
Architectural Conservation Intern
- 01/05 – 04/05      **Eastern State Penitentiary Historic Site**, 2027 Fairmont Avenue, Philadelphia, PA 19130 USA  
Conservation Intern



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10/00 – 08/04	<b>Architectural Resources Group</b> , Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111 USA Architectural Designer
09/02 – 01/03	<b>International Council on Monuments and Sites/Bulgaria</b> , 11 Slaveykov Sq, 6 <sup>th</sup> Fl, Sofia, BULGARIA Preservation Intern
Summer 2000	<b>Artech Inc.</b> , 245 Dun Hua South Road, Section 1, 6 <sup>th</sup> Fl, Taipei City, 106 TAIWAN Architectural Intern
01/00 – 05/00	<b>DMJM</b> (now AECOM), 150 Chestnut Street, San Francisco, CA 94111 USA Intern Architect
01/99 – 07/99	<b>AEDES Design</b> , Via Bissolati Leonida, 15 – Mestre, Venice, ITALY Architectural Apprenticeship for restoration projects (Venice, Italy)

### Job Related Training

Modern Concrete and Terrazzo Preservation Workshop, APT Conference, Miami, FL (November 2019)  
Conservation of Metal Finishes in Modern Architecture Workshop, APT Conference, NYC, NY (October 2013)  
California Environmental Quality Act (CEQA) and Historic Resources Workshop, CPF (July 2013)  
The Secretary of the Interior's Standards for the Treatment of Historic Properties Workshop, CPF (March 2012)  
Historic Register Designation & Documentation Workshop, CPF (November 2011)  
Heritage Led Urban Revitalization through Incentives Field Session, APT Conference, Victoria, BC (October 2011)  
Identification and Evaluation of Mid-20<sup>th</sup> Century Buildings Seminar, National Preservation Institute (April 2011)  
Preservation Engineering: Non-Destructive Evaluation Methods for Historic Structures Workshop, APT (November 2010)  
Exploring Cultural Landscapes through Case Studies Workshop, CPF (March 2010)  
Application of the State Historic Building Code – Case Studies Lecture, AIA East Bay (March 2010)  
Injection Grouts for the Conservation of Architectural Surfaces Workshop, Getty Conservation Institute (May 2009)

### Language Skills

- Italian (fluency)
- Mandarin & Taiwanese (conversational fluency)
- Spanish (conversational fluency)

### Professional Affiliations

California Preservation Foundation, *Education Committee Member*

Association for Preservation Technology International (APT), *Member*

Western Chapter APT, *Board of Directors (2011-2017), Former President (2015-2017), Current Member*

International Council on Monuments and Sites (ICOMOS), *Member*

Berkeley Architectural Heritage Association (BAHA), *Board of Directors, Former Member (2013-2014)* Secretary of the Interior's



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## Professional Publications

- Torrealva, D., Vicente, E., and Michiels, T. in collaboration with Greco, F., Cancino, C., Wong, K. (2018). *Seismic Retrofitting Project: Testing of Materials and Building Components of Historic Adobe Buildings in Peru*. Los Angeles: Getty Conservation Institute. [https://hdl.handle.net/10020/gci\\_pubs/testing\\_materials](https://hdl.handle.net/10020/gci_pubs/testing_materials)
- Wong, K., Cancino, C., Menendez, J., Villacorta Santamato, L. (2018). "Seismic Retrofitting Project: On-Site Retrofitting Techniques Workshops." In *Vernacular and Earthen Architecture: Conservation and Sustainability: Proceedings of the 3<sup>rd</sup> International Conference SosTierra 2017, Valencia, Spain*, ed. Camilla Mileto, Fernando Vegas Lopez-Manzanares, Lidia Garcia-Soriano, and Valentina Cristini, 28-40. London: CRC Taylor & Francis Group.
- Wong, K., Cancino, C., Menendez, J., Villacorta Santamato, L. (2018). "Seismic Retrofitting Project: On-Site Retrofitting Techniques Workshops." In *Vernacular and Earthen Architecture: Conservation and Sustainability: Proceedings of the 3<sup>rd</sup> International Conference SosTierra 2017, Valencia, Spain*, ed. Camilla Mileto, Fernando Vegas Lopez-Manzanares, Lidia Garcia-Soriano, and Valentina Cristini, 28-40. London: CRC Taylor & Francis Group.
- Lourenco, P., Torrealva, D., Cancino, C., Wong, K., Karanikoloudis, G., Ciocci, M. (2017). "Innovative Traditional Technologies for Rehabilitation and Protection of Earthen Structures: The Getty SRP Project." *Proceedings of the 3<sup>rd</sup> International Conference on Protection of Historical Constructions, Lisbon, Portugal, July 12-15, 2017*.
- Cancino, C., Torrealva, D., Vicente, E., Garcia Bryce, J., Soto, M., Cruz, E., Wong, K. (2016). "The Cathedral of Ica and the Church of Kuno Tambo in Peru: Two retrofitting projects following a principles-based conservation approach." In *Structural Analysis of Historical Constructions: Anamnesis, Diagnosis, Therapy, Controls: Proceedings of the 10th International Conference on Structural Analysis of Historical Constructions, SAHC 2016, Leuven, Belgium*, ed. Koen Van Balen and Els Verstrynge, 410-17. Leiden: CRC Press/Balkema.
- Wong, K. (2011). "Hydraulic lime and crushed brick grouts at Gordion." In *Gordion Awakened: Conserving a Phrygian Landscape*, ed. Frank G. Matero, 138-181. Philadelphia: Architectural Conservation Laboratory, University of Pennsylvania.
- Wong, K. and Cleary, S. (2007). "5-Year Gordion Conservation Plan." In *Summer 2007 Final Report: Gordion Excavation Project Site Field Report*, University of Pennsylvania.
- Silva, C. and Wong, K. (2007). "The Lower East Side Tenement Museum." In *Prospectus 2: Reception*, University of Pennsylvania, School of Design, Graduate Program in Historic Preservation, Philadelphia, PA. ed. Sarah R. Katz, 28-36. Philadelphia, PA.
- ## Presentations
- Seismic Retrofitting Project*. Annual Meeting of the Western Chapter of the Association for Preservation Technology (WCAPT), Getty Center, Los Angeles, February 24, 2017.
- Cathedral of Ica & Church of Kuño Tambo: Proposed Strengthening Design*. Seismic Retrofitting Project Peer Review Meeting, Cusco, Peru, January 25, 2017.
- Cathedral of Ica & Church of Kuño Tambo in Peru: Using Local and Traditional Materials and Techniques for Seismic Retrofitting Historic Earthen Buildings*. Association for Preservation Technology International (APTI) Annual Conference, "Preserving Heritage with Tomorrow's Technologies," San Antonio, TX, November 2, 2016.



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*Earthen Architecture Initiative, Seismic Retrofitting Project in Peru.* University of Pennsylvania Graduate Program in Historic Preservation, Philadelphia, PA, September 23, 2016.

*Balancing Preservation and Life-Safety.* Louisiana Annual Preservation Conference, "Louisiana Preservation Champions...Champion Preservation!," Lake Charles, LA, May 13-14, 2015.

*Alternative Building Materials Workshop.* National Alliance of Preservation Commissions, Commission Assistance & Mentoring Program (CAMP) training, Lake Charles, LA, May 13, 2015.

*A Dynamic Public Resource – The Conservation of an Early 19<sup>th</sup> Century Spanish Colonial Tile Artifact in the Middle of a Revitalized Watershed at the Presidio of San Francisco.* American Institute for Conservation of Historic and Artistic Works Annual Meeting, Albuquerque, NM, May 8-11, 2012.

*Adobe Non-Destructive Evaluation and Moisture Sampling at Building 50.* Presidio Trust Workshop for California State Parks, San Francisco, October 26, 2011.

*Site Conservation at Gordion, Turkey and Injection Grouts for the Conservation of Architectural Surfaces.* Architectural Resources Group, San Francisco, January 2010.

*Surface Treatments for Architectural Terra Cotta.* APT Conference, Los Angeles, November 2009.

*Historic Preservation in the United States and San Francisco City Planning.* Cultural Heritage and City Planning courses, University of Architecture, Civil Engineering and Geodesy, Sofia, Bulgaria, November 2002.

## **Skills**

MS Office (Word, Excel, PowerPoint, Outlook, Project), Adobe Bridge, Acrobat, and Creative Suite (InDesign, Illustrator, Photoshop), Adobe Acrobat Professional, AutoCAD, Revit, SketchUp, ACDSee, HOBOWare, Accela, EndNote, Fast Track

## **Awards and Honors**

California Preservation Foundation Preservation Design Award for Building 50 Non-Destructive Evaluation Report (2011)

Keepers Preservation Education Fund Award, National Preservation Institute (Summer 2006)

The Elizabeth Greene Wiley Award for Outstanding Promise, Penn School of Design, University of Pennsylvania (Spring 2006)

Albert Binder Travel Fellowship, University of Pennsylvania (Fall 2005)

Ilona English Travel Fellowship, University of Pennsylvania (Spring 2004 and Spring 2005)

J.E. Caldwell Scholarship, Daughters of the American Revolution (2005-2006)

Penn Design Board of Overseers, University of Pennsylvania (2004-2005 and 2005-2006)

Graduated magna cum laude in Architecture and Art Practice, University of California at Berkeley (Spring 2000)

Gadsby-Trudgett Travel Award, University of California at Berkeley (1998-1999)

Education Opportunity Scholarship, University of California at Berkeley (1998-1999)

Stuckey Memorial Scholarship, University of California at Berkeley (1995-1996)



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## Preservation Outreach Events

The California Historical Building Code (CHBC) and Incentivizing Reuse, CPF workshop (March 2020) *Co-Organizer*  
How to Successfully use the CHBC: Lessons from the Mission Armory, CPF webinar, (March 2020) *Organizer*  
Diego Rivera's Pan American Unity Mural Tour, SF Planning Department, City College of SF (September 2019) *Organizer*  
Market Street Railway Mural Conservation Project Tour & Happy Hour, WCAPT (October 2017) *Organizer*  
WCAPT Annual Meeting Lectures & Tour, Getty Conservation Institute (February 2017) *Organizer, Host & Presenter*  
Coit Tower Restoration Project Tour & Happy Hour, WCAPT (July 2015) *Organizer*  
Hibernia Bank Seismic Rehabilitation Project Tours & Happy Hours, WCAPT (April and June 2015) *Organizer*  
Halladie Building Tour & Happy Hour, WCAPT (June 2013) *Organizer & Presenter*  
APTI Annual Meeting, Charleston (2012) *Session Chair for Framework to Collaborate: Access to Knowledge track*  
Paint Analysis Workshop, "Preservation In Practice series," The Presidio Trust (October 2012) *Organizer & Presenter*  
Community Preservation Lecture Series, BAHA/CPF/City of Berkeley (2012) *Organizer*  
Bronze Cleaning & Waxing Workshop, "Preservation In Practice series," The Presidio Trust (October 2012) *Organizer & Presenter*  
Inn at the Presidio Tour, AIA San Francisco HRC (March 2012) *Organizer*  
Adobe Brick Making Public Workshop (October 2011 & February 2012) *Organizer & Presenter*  
Adobe Center-Coring Demonstration, WCAPT (January 2012) *Organizer*  
UC Berkeley Memorial Stadium Seismic Upgrade Project Tour, AIA San Francisco HRC (November 2011) *Participant*  
Adobe 101: Evaluation, Testing & Repair Training Workshop for CA State Parks staff (October 2011) *Organizer & Presenter*  
Seismic Strengthening of Historic Building Panel Discussion, AIA San Francisco HRC (October 2011) *Co-Organizer*  
Building 50 Adobe Preservation Public Tour (October & November 2011) *Organizer & Presenter*  
Getty Conservation Institute Tour for ICOMOS China / China Principles Workshop (June 2011) *Organizer & Presenter*  
Take the Plunge: Richmond Municipal Natatorium Restoration Project Tour, AIA San Francisco HRC (April 2011) *Participant*  
Heritage YP Seismic Strengthening Systems at the Main Post & Public Health Service Hospital Tour (October 2010) *Organizer*  
AIC Conservation of Outdoor Sculpture & Monuments Workshop (July 2010) *Masonry Workshop Organizer & Presenter*  
US/ICOMOS 10<sup>th</sup> International Symposium, San Francisco (2006-07) *Co-Chair Communications Committee*

## Community Service

Cal Alumni Association & UC Education Abroad Scholarships Selection, UC Berkeley, CA, *Volunteer*, 2010 - Present.  
Museum of Children's Art (MOCHA), Oakland, CA, *Course Instructor*, 2018.  
Greater Good Science Center, UC Berkeley, CA, *Volunteer*, 2017.  
Alameda County Community Food Bank, Alameda, CA, *Volunteer*, 2017.  
Berkeley Unified School District, Berkeley, CA, *Volunteer*, 2009-2010 Oxford Elementary School, 2018 Berkeley Arts Magnet Elementary School and Rosa Parks Elementary School.



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Association for Preservation Technology International (APT) Student Scholarship & Outreach Committee (SSOC), *Volunteer Committee Member*, 2010-2017.

International Council On Monuments & Sites (ICOMOS) *Internship Mentor*, 2016.

LEAP Sandcastle Classic, San Francisco, CA, *Volunteer*, 2000-2004, 2006-2010.

Berkeley High School: South of Bancroft Design Charette, Berkeley, CA, *Volunteer & Organizer*, March 2008.

Christmas in April, Rebuilding Together, San Francisco, CA, *Volunteer*, 2003.

Student Advocate Office, UC Berkeley, CA, *Community Outreach Coordinator*, 1996.

Habitat for Humanity East Bay, Oakland, CA, *Volunteer & Organizer*, 1998.



# **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, October 2, 2019  
11:00 a.m.  
Closed Session**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 11:08 AM**

**STAFF IN ATTENDANCE:** Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
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**A. SPECIAL CALENDAR:**

1. Public Comments on matters to be considered for discussion in Closed Session.

Speakers: Sue Hestor – Academy of Arts University

2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel - (San Francisco Administrative Code Section 67.10(d).)

ACTION: Asserted Attorney-Client Privilege  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE HISTORIC PRESERVATION COMMISSION MAY GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:**

3. Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(d)(1) and San Francisco Administrative Code Section 67.10(d)(1), the Commission will discuss with legal counsel pending litigation with the City as plaintiff, regarding *People of The State of California v. Stephens Institute, d/b/a Academy of Art University* (San Francisco Superior No. CGC 16-551832). (Kristen Jensen, Jesse Smith)

**FOLLOWING THE CLOSED SESSION, THE HISTORIC PRESERVATION COMMISSION WILL RECONVENE IN OPEN SESSION.**

4. Following the Closed Session, the Historic Preservation Commission in Open Session will report on any action taken during the Closed Session and will consider a motion regarding whether to disclose any part of the discussions during Closed Session.

ACTION: Voted not to Disclose  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

ADJOURNMENT 12:14 PM  
ADOPTED NOVEMBER 6, 2019

# **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, October 2, 2019  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:43 PM**

**STAFF IN ATTENDANCE:** Rich Sucre, Stephanie Cisneros, Monica Giacomucci, Michelle Taylor, Shannon Ferguson, Frances McMillen, Jorgen Cleemann, Corey Teague – Zoning Administrator, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

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- 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

**Rich Sucre:**

Commissioners, I just want to call your attention to the new staff reports that we have published. So, we reformatted the Executive Summary as well as the Motions in consultation with the City Attorney. So, from here on forward, you will kind of see a new packet being produced for you all.

**John Rahaim, Planning Director:**

I just wanted to tell you Commissioners, you know I think last month I announced that I would be retiring from my position at the end of February and I didn't get a chance to talk to all of you when it happened. And since this is the first meeting you've had since I made that announcement. So, I just wanted to let you know that that is happening. The planning commission is of course charged with vetting candidates and presenting at least three names to the mayor for her consideration, and that process has already started. There will be plenty of time to talk about the retrospectives and everything that's happened, but I just wanted to let you know how much I've appreciated your support and the work that you do at this commission and everything you have done for the department over the years. I look forward to being here the next five months, and I look forward to my next phase. So, we will have plenty of time to chat about that in the future. But I just wanted to acknowledge that and let you know how much I appreciate all your work and support. Thank you.

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

None

**C. COMMISSION MATTERS**

3. President's Report and Announcements

**President Hyland:**

Well, I just want to welcome our two new commissioners, Commissioner Foley and Commissioner So. It has been a while that your seats have been vacant and we are lucky to have you. And it would be good not to have to worry about quorum. That's not the best part of it though. Thank you.

4. Consideration of Adoption:

- [Draft Minutes for HPC September 18, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

None

**D. REGULAR CALENDAR**

- 6a. [2018-014701COA](#) (S. CISNEROS: (415) 575-9186)  
26 HILL STREET – located on the north side of Hill Street between Guerrero and Valencia streets, Lot 054 in Assessor's Block 3617 (District 8). Request for a **Certificate of Appropriateness** to correct Planning Enforcement Case No. 2018-016476ENV for a remodel and expansion of existing ground floor residential unit into unconditioned space, expansion of the second-floor unit at the rear, and modifications to an existing one-story portion of the building at the rear. The subject property is a contributing resource within the Liberty-Hill Landmark District. 26 Hill Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Stephanie Cisneros – Staff report  
+ Toby Morris – Project presentation  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0390](#)

- 6b. [2018-014701VAR](#) (S. CISNEROS: (415) 575-9186)  
26 HILL STREET – located on the north side of Hill Street between Guerrero and Valencia streets, Lot 054 in Assessor's Block 3617 (District 8). Request for a Variance from the Zoning Administrator for the rear yard requirement pursuant to Planning Code Section 134. 26 Hill Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 6a.  
ACTION: ZA Closed the PH and indicated an intent to Grant

- 7a. [2018-008528COA](#) (M. GIACOMUCCI: (415) 575-8714)  
3733-3735 20<sup>TH</sup> STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Certificate of Appropriateness** to construct a 981 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The project also includes excavation under the existing building to accommodate habitable space. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular Hearing on September 18, 2019)

SPEAKERS: = Monica Giacomucci – Staff report  
+ Andy Rodgers – Project presentation  
- Heidi Kline – Opposition to garage  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0391](#)

- 7b. [2018-008528VAR](#) (M. GIACOMUCCI: (415) 575-8714)  
3733-3735 20<sup>TH</sup> STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Variance** from the Zoning Administrator for the front setback pursuant to Planning Code Section 132. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.  
(Continued from Regular Hearing on September 18, 2019)

SPEAKERS: Same item 7a.

ACTION: ZA Closed the PH and took the matter under advisement

8. [2015-014170COA](#) (M. GIACOMUCCI: (415) 575-8714)  
804-806 22<sup>ND</sup> STREET – located on the north side of 22nd Street between Tennessee and Minnesota streets, Lot 010 in Assessor's Block 4107 (District 10). Request for a **Certificate of Appropriateness** to construct a 427 square-foot, one-story horizontal addition at the rear; a 1,252 square-foot, one-story vertical addition; two rear decks, a front deck, and a roof deck; and restoration of the commercial storefront of a two-family, two-story mixed-use building. The subject property is a contributing resource within the Dogpatch Landmark District. 804 22nd Street is located in a NCT-2 (Neighborhood Commercial Transit-2) Zoning District and 45-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Mark Topetcher – Project presentation  
- Annette Carrier - Opposition  
- Susan Fahey - Opposition

ACTION: Approved with Conditions

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

MOTION: [0392](#)

- 9a. [2019-006323MLS](#) (S. FERGUSON: 415-575-9074)  
2251 WEBSTER STREET – west side of Webster Street between Washington and Clay streets. Assessor's Block 0612, Lot 001A (District 2). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Contributor to the Webster Street Historic District under Article 10 of the Planning Code, the two-story, plus basement, wood-frame, single-family dwelling was designed in the Italianate style and built circa 1900. The subject property is located within a RH-2 (Residential-House, Two-Family District) Zoning District and a 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Michelle Taylor – Staff report  
+ Sally Sadosky – 2251 Webster Street

+ Sarah O'Rourke – St. Joseph's  
+ Gustav Lindquist – 64 Potomac  
+ Ted Olsson – Swedish American Hall  
+ Adele Feng – 2731 – 3735 Folsom Street

ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1090](#)  
RECUSED: Foley

9b. [2019-006384MLS](#) (M. TAYLOR: 415-575-9197)

1401 HOWARD STREET – south corner of Howard and 10th Streets. Assessor's Block 3517, Lot 035 (District 6). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as an Individual Landmark (No. 120) under Article 10 of the Planning Code, the former church is a three-story, steel-frame masonry building designed in the Romanesque-Revival style by architect John J. Foley and constructed in 1913. The subject property is located within a RCD (Regional Commercial District) Zoning District and 55/65-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1091](#)  
RECUSED: Foley

9c. [2019-006322MLS](#) (M. TAYLOR: 415-575-9197)

64 POTOMAC STREET – east side of Potomac Street between Waller Street and Duboce Park. Assessor's Block 0866 Lot 014 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributing building to the Duboce Park Historic District under Article 10 of the Planning Code, the two story over garage, wood-frame, single-family dwelling features a gable roof and bay window and was built in 1899. The property is located within a RH-2 (Residential-House, Two-Family District) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1092](#)

RECUSED: Foley

- 9d. [2019-005831MLS](#) (S. CISNEROS: 415-575-9186)  
2168 MARKET STREET – northwest side of Market Street between Sanchez and Church Streets. Assessor's Block 3542, Lot 062 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval with conditions of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as City Landmark No. 267 (the Swedish American Hall), the three-story plus basement, wood-frame, commercial building was designed in the Arts and Crafts style by master architect August Nordin circa 1907. The subject property is located within a NCT (Upper Market Neighborhood Commercial Transit) Zoning District and 40-X, 50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1093](#)  
RECUSED: Foley

- 9e. [2019-006455MLS](#) (M. TAYLOR: 415-575-9197)  
2731-2735 FOLSOM STREET – west side of Folsom Street between 23rd and 24th streets. Assessor's Block 03640 Lot 031 (District 9). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as an individual Landmark (No.276) under Article 10 of the Planning Code, the three-story, three-unit residential building designed in the Beaux-Arts style by James Francis Dunn and built in circa 1900. The subject property is located 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: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1094](#)  
RECUSED: Foley

10. [2018-007267PTA](#) (J. VIMR: (415) 575-9109)  
865 MARKET STREET – located on the south side of Market Street at its intersection with Fifth Street, Lot 042 in Assessor's Block 3705 (District 6) – Request for a **Permit to Alter** to complete exterior alterations, including modifications to entryways at each elevation and to



the northern edges of levels 6-8. New window openings would also be added along levels 6-8. The subject property is a Category V – Unrated building located within the Article 11 Kearny-Market-Mason-Sutter Conservation District, the C-3-R (Downtown-Retail) Zoning District, and the 120-X /160-S Height and Bulk Districts.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Jonathan Vimr – Staff report  
+ Chris Kitchen – Project presentation  
+ Charles Chase – Design presentation  
+ Rayme Kuniyuki – Design presentation  
+ Karen Flood – Support  
+ Lynn Farzaroli - Support  
ACTION: Approved with Conditions  
AYES: Black, Foley, Johns, Matsuda, Pearlman, So  
MOTION: [0393](#)  
RECUSED: Hyland

11. [2016-008192SRV](#) (F. MCMILLEN: (415) 575-9076)  
104-106 SOUTH PARK STREET– located on the west side of South Park Street between Jack London Alley and Third Street, Lot 058 in Assessor’s Block 3775 (District 9). Request for **Review and Comment** on the nomination of the property, also known as the Gran Oriente Filipino Hotel, to the National Register of Historic Places for its association with for its association with Filipino ethnic heritage and with assisting Filipino immigrants in community formation in San Francisco. 104-106 South Park Street is located in the SPD (South Park District) Zoning District and 40-X Height and Bulk district.  
*Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.*

SPEAKERS: = Frances McMillen – Staff report  
+ Erica Schultz – Project presentation  
+ Paul Herrera – Support  
+ Karen Kai – Support  
+ Woody LaBounty - Support  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1095](#)  
RECUSED: Hyland

12. [2016-008192SRV](#) (F. MCMILLEN: (415) 575-9076)  
1830 SUTTER STREET – located on the north side of Sutter Street between Webster and Buchanan streets, Lot 035 in Assessor’s Block 0676 (District 5). Request for **Review and Comment** on the nomination of the property, also known as the Japanese YWCA/Issei Women’s Building, to the National Register of Historic Places for its association with Japanese ethnic heritage and Women’s History for its association with the struggles and accomplishments of Japanese American women. The property is also significant for its association with African American ethnic heritage and LGBTQ history for its association

African American civil rights and LGBTQ rights. 1830 Sutter is located in a RM-3 (Residential-Mixed, Medium Density) Zoning District and 40-X Height and Bulk district.

*Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.*

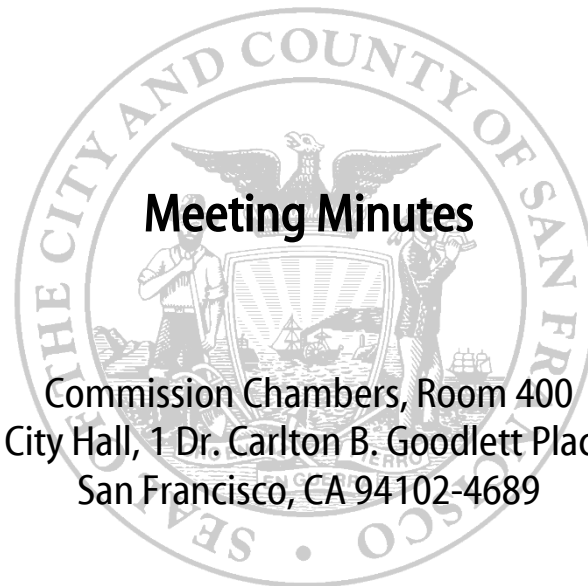
SPEAKERS: = Frances McMillen – Staff report  
+ Cathy Inamasu - Project presentation  
+ Karen Kai – Support  
+ Augie Phillips – Support  
+ Robert Rusky – Support  
+ Woody LaBounty - Support  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Pearlman, So  
ABSENT: Foley  
RESOLUTION: [1096](#)  
RECUSED: Matsuda

13. [2014.1036ENV](#) (J. CLEEMANN: (415) 575-8763)  
**447 BATTERY** – located on the west side of Battery Street at its intersection with Merchant Street, Lot 002 in Assessor's Block 0206 (District 3) – Request for **Review and Comment** on the adequacy of the proposed preservation alternatives for inclusion in the Draft Environmental Impact Report. The subject property has been identified as a historic resource individually eligible for listing in the California Register of Historical Resources. The proposed project would demolish the subject building and construct a new 18-story hotel building with 198 guest rooms, two restaurants occupying 7,486 square feet, 24 vehicular parking spaces, 27 bicycle parking spaces, and approximately 2,720 square feet of publicly accessible private open space (POPOS) on Merchant Street. The existing building's street-facing west and south facades would be retained and incorporated into the new building with modifications for storefronts and entries. The property is located in a C-3-O (Downtown-Office) Zoning District, and 200-S Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Jorgen Cleemann – Staff report  
+ Jody Knight – Project presentation  
+ Stacy Kozakavich – Alternatives  
+ Eric Lundquist – Project presentation  
= Woody LaBounty – Facadism  
ACTION: Reviewed and Commented

ADJOURNMENT 3:44 PM  
ADOPTED NOVEMBER 6, 2019

# 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, November 6, 2019**  
**12:00 p.m.**  
**Architectural Review Committee**  
**Meeting**

**COMMISSIONERS PRESENT:** Black, Hyland, Pearlman

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:03 PM**

**STAFF IN ATTENDANCE:** Stephanie Cisneros, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

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**A. COMMITTEE MATTERS**

1. Committee Comments & Questions

None.

**B. REGULAR**

2. [2019-005041COA](#) (S. CISNEROS: (415) 575-9186)  
310-320 DOLORES STREET – located on the west side of Dolores Street between 16<sup>th</sup> Street and Chula Lane, Lot 001 in Assessor's Block 3566 (District 8). **Review and Comment** by the Architectural Review Committee regarding the proposal to construct a new two-story, 3,044 square-foot educational and museum building that will be located behind the existing Mission Dolores Cemetery and Gardens. The proposal also includes demolition of an existing one-story restroom facility and modifications to an existing outdoor interpretive courtyard. The subject site is designated as City Landmark No. 1 (Mission Dolores/Mission San Francisco de Asis). 310-320 Dolores Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Stephanie Cisneros – Staff presentation  
+ Irving Gonzales – Project presentation  
+ Fr. Francis – Project presentation  
+ Andrew Galvin – Project presentation

ACTION: Reviewed and Commented

ADJOURNMENT 12:29 PM  
ADOPTED DECEMBER 18, 2019

# 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, November 6, 2019**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:37 PM**

**STAFF IN ATTENDANCE:** Shannon Ferguson, Shelley Caltagirone, Maia Small, Jeff Joslin, John Rahaim – Planning Director, 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

None

## C. COMMISSION MATTERS

3. President's Report and Announcements

**President Hyland:**

Hi there. Just one comment on Director Rahaim's departure. So, the Planning Commission has calendared a couple closed sessions for review of candidates for Director Rahaim's replacement and they have invited me to participate. FYI, I won't have a vote. The City Charter doesn't allow me to vote, but I'll at least be at the table representing us.

**Jonas P. Ionin, Commission Secretary:**

Just to clarify. They haven't formally adopted their procedure. On their agenda tomorrow they will endorse their procedure.

**President Hyland:**

Thank you for the clarification.

**Jonas P. Ionin, Commission Secretary:**

Yes.

4. Consideration of Adoption:

- [Draft Minutes for September 26, 2019 – Joint with Planning Commission](#)

SPEAKERS: None

ACTION: Adopted as Corrected

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

- [Draft Minutes for October 2, 2019 – Closed Session](#)
- [Draft Minutes for October 2, 2019 – Regular](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

4. Commission Comments & Questions

**Commissioner Black:**

The Academy of Art University item is proposed for continuance. But I would like to disclose that I have a personal friendship with one of the senior staff there. I do not -- I know that this will not affect my ability to address this matter when it comes back to us. I will be impartial in considering it.

**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. 2019-012970PTAPCADVA (K. WILBORN: (415) 575-9114)  
EIGHT (8) ARTICLE 11 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 8 properties owned or leased by the Academy of Art University (The Academy) which are located within Article 11 Conservation Districts. Request for a master **Permit to Alter**, consistent with the proposed Development Agreement and Term Sheet for Global Resolution between the City and The Academy, and to adopt findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications at these properties to generally abate all Planning Code violations. A full list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). At the public hearing, the Historic Preservation Commission will act on the following items: (1) Adoption of CEQA Findings. The Historic Preservation Commission certified the Final EIR for the Project on July 28, 2016. An Addendum to the FEIR was prepared for the Project and was published on October 9, 2019. Prior to any other action, the Commission must adopt CEQA Findings and a Statement of Overriding Considerations for the Project to proceed. (2) Planning Code Amendment and Development Agreement. The Historic Preservation Commission will adopt a resolution and recommendation to the Board of Supervisors regarding the proposed Planning Code amendments that are necessary in order to implement the Project and regarding the proposed Development Agreement between the Academy of Art University and its various LLCs and the City and County of San Francisco. (3) **Master Permit to Alter**. The Historic Preservation Commission will take action to authorize the building modifications at all 8 properties subject to Article 11 of the Planning Code.  
**(Proposed for Continuance to November 20, 2019)**

SPEAKERS: None  
ACTION: Continued to November 20, 2019  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

7. 2019-012970COAPCADVA (A. WESTHOFF: (415) 575-9120)  
FOUR (4) ARTICLE 10 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 4 properties owned or leased by the Academy of Art University (The Academy) which are located within Article 10 Landmark Districts or are Individual Article 10 Landmarks. Request for a master **Certificate of Appropriateness**, consistent with the proposed Development Agreement and Term Sheet for Global Resolution between the City and The Academy, and to adopt findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications at these properties to generally abate all Planning Code violations. A full list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). At the public hearing, the Historic Preservation Commission will act on the following items: (1) Adoption of CEQA Findings. The Historic Preservation Commission certified the Final EIR for the Project on July 28, 2016. An Addendum to the FEIR was prepared for the Project and was published

on October 9, 2019. Prior to any other action, the Commission must adopt CEQA Findings and a Statement of Overriding Considerations for the Project to proceed. (2) Planning Code Amendment and Development Agreement. The Historic Preservation Commission will adopt a resolution and recommendation to the Board of Supervisors regarding the proposed Planning Code amendments that are necessary in order to implement the Project and regarding the proposed Development Agreement between the Academy of Art University and its various LLCs and the City and County of San Francisco. (3) **Master Certificate of Appropriateness**. The Historic Preservation Commission will take action to authorize the building modifications at all 4 properties subject to Article 10 of the Planning Code.

**(Proposed for Continuance to November 20, 2019)**

SPEAKERS: None  
ACTION: Continued to November 20, 2019  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 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.

8. [2019-004892COA](#) (M. GIACOMUCCI: (415) 575-8714)  
178 TOWNSEND STREET – located on the north side of Townsend Street between Clarence Place and Stanford Street, Lots 131-226 in Assessor's Block 3788 (District 6). Request for a **Certificate of Appropriateness** to remove an existing non-historic storefront recessed approximately 5 feet from the property line and replace it with a wood storefront with a recess of approximately 3 feet. The subject property is a contributing resource within the South End Landmark District. 178 Townsend Street is located in a CMUO (Central SoMa – Mixed-Use Office) Zoning District and 65-X Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0394](#)

9. [2019-004935COA](#) (M. GIACOMUCCI: (415) 575-8714)  
601 TOWNSEND STREET – located on the south side of 7<sup>th</sup> Street between Townsend and King streets, Lot 001 in Assessor's Block 3799 (District 10). Request for a **Certificate of Appropriateness** to rehabilitate an existing 273-foot canopy, upgrade site accessibility, and replace entry doors. All work will occur at the King Street façade. The subject property is Landmark #193, the Baker & Hamilton Building. 601 Townsend Street is located in an UMU (Urban Mixed-Use) Zoning District and 68-X Height and Bulk District.  
*Preliminary Recommendation: Approve*



SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0395](#)

10. [2019-015128COA](#) (S. CISNEROS: (415) 575-9186)  
333 DOLORES STREET – located on the east side of Dolores Street between 16<sup>th</sup> and 17<sup>th</sup> Streets, lot 057 in Assessor's Block 3567 (District 8). Request for a Certificate of Appropriateness to allow continued use of temporary classroom structures on site. A **Certificate of Appropriateness** was previously granted for an extension to continue using the temporary structures in their same location(s) through 2024. The current Certificate of Appropriateness would grant an additional extension through 2031. No physical alterations are proposed to any temporary or permanent structures on the site. The subject property was formerly part of the same lot as Landmark No. 137 (the Notre Dame School). 333 Dolores Street is located in a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0396](#)

11. [2016-000845COA-02](#) (A. WESTHOFF: (415) 575-9120)  
230-250 BRANNAN STREET – located on the north side of Brannan Street, between Delancey and 2<sup>nd</sup> streets, Assessor's Block 3774, Lot 025 (District 6) – Request for a **Certificate of Appropriateness** for the construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a recently constructed building at 270 Brannan Street. The area of work is at the 3<sup>rd</sup> floor on a secondary, non-visible elevation. Approximately 76 square feet of historic brick is proposed for removal at the new South Connector and approximately 66 square feet of corrugated metal cladding is proposed for removal at the new North Connector. The subject property, constructed in 1907, is a contributory building to the South End Landmark District, which was adopted in 1990. The building is located in a MUO (Mixed Use-Office) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0397](#)

12. [2015-014664COA](#) (S. FERGUSON: (415) 575-9074)  
56 POTOMAC STREET – located on the east side of Potomac Street between Waller Street and Duboce Park; Assessor's Block 0866, Lot 012 (District 8) – Request for a **Certificate of**

**Appropriateness** to restore the front façade and porch, repair existing wood windows, construct a rear yard deck with spiral stair, add skylights to the roof, and excavate for a new basement and sunken terraced patio in rear yard. The subject property is a contributing building to the Duboce Park Historic District. The subject property is located in a RH-2 (Residential- House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0398](#)

## F. REGULAR CALENDAR

13. [2019-004140COA](#) (S. FERGUSON: (415) 575-9074)  
2066 PINE STREET – located on north side of Pine Street between Buchanan and Laguna streets; Assessor's Block 0651, Lot 008 (District 5) – Request for a **Certificate of Appropriateness** for a horizontal addition into the east side yard, new roof deck with fire wall above addition, and interior alterations. The subject property is Landmark No. 211 (Madame C. J. Walker House). The subject property is located in a RH-2 (Residential- House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Shannon Ferguson – Staff report  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0399](#)

- 14a. [2019-020087LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2121 MARKET STREET – is located on the south side of Market Street between Church and 15<sup>th</sup> streets in the Castro neighborhood. Assessor's Block 3543, Lot 012 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Academy of Ballet is a ballet school offering training for all ages that has served San Francisco for 66 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. It is within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and both 40-X and 50-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Zory Karah – Academy of Ballet  
+ Karen Nemsick – Rebuilding Together San Francisco  
+ Kelsey Hull – Rebuilding Together San Francisco  
+ Paul Grey – Rebuilding Together San Francisco

- + Aaron Leavy – Rebuilding Together San Francisco
- + Alix Christie – Lyra Corporation
- + Steve Woodall – Lyra Corporation
- + Kevin King – Lyra Corporation
- = Richard Carrillo – Response to questions
- = Woody LaBounty – SF Heritage

ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1101](#)

- 14b. [2019-020093LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
916 GRANT AVENUE – is located on the east side of Grant Avenue between Washington and Jackson streets in the Chinatown neighborhood. Assessor's Block 0194, Lot 012 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Li Po Lounge is a bar in Chinatown that has served San Francisco for 82 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 CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1097](#)

- 14c. [2019-020094LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1802 HAYS STREET, THE PRESIDIO – is located on the south side of Hayes Street in the southeast quadrant of the Presidio National Park. Assessor's Block 1300, Lot 001 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Lyra Corporation supports the bookmaking tradition and has served San Francisco for 40 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 P (Public) Zoning District and OS Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1098](#)

- 14d. [2019-020095LBR](#) (S. CALTAGIRONE: (415) 558-6625)

PIER 28 #1, THE EMBARCADERO – is located on Pier 28 on The Embarcadero. Assessor's Block 9900, Lot 028 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Rebuilding Together San Francisco is a non-profit dedicated to promoting safe and healthy housing and community spaces 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 M-1 (Light Industrial) Zoning District) 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, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1099](#)

- 14e. [2019-020098LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
941 COLE STREET – is located on the west side of Cole Street between Carl Street and Parnassus Avenue in the Cole Valley neighborhood. Assessor's Block 1272, Lot 003 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Zazie is a bistro serving American and French cuisine that has served San Francisco for 27 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-1 (Neighborhood Commercial, Cluster) 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, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1100](#)

15. [2018-017235CWP](#) (M. SMALL: (415) 575-9160)  
RETAINED ELEMENTS: SPECIAL TOPIC DESIGN GUIDELINES– **Informational Presentation** on the revised draft of the Retained Element Design Guidelines proposed for adoption at the Planning Commission on December 5, 2019. These guide the retention and incorporation of existing building elements into new development.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Maia Small – Staff report

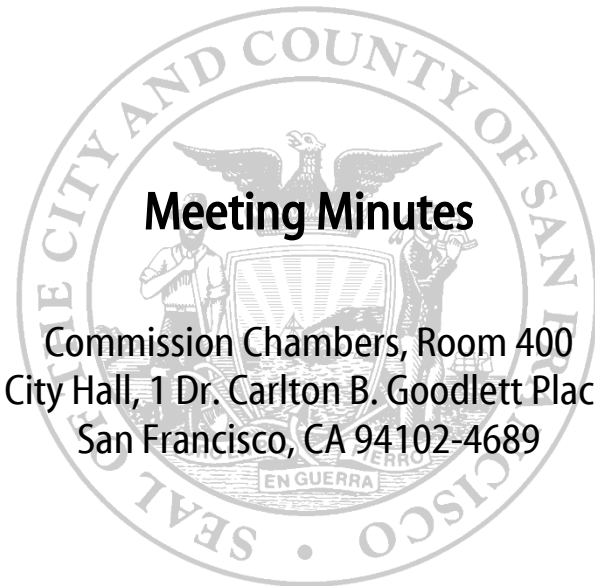
= Woody LaBounty – Impacts to historic resources

ACTION: Reviewed and Commented

ADJOURNMENT 2:23 PM

ADOPTED NOVEMBER 20, 2019

# 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, November 20, 2019**  
**12:30 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: Black, Foley, Hyland, Johns, Pearlman, So  
COMMISSIONERS ABSENT: Matsuda

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

STAFF IN ATTENDANCE: Shelley Caltagirone, Monica Giacomucci, Scott Sanchez, Andrew Perry, Elizabeth Gordon-Jonckheer, Katie Wilborn, Alex Westhoff, Liz Watty, Dan Sider, 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**

**Jeff Joslin:**

No report from the director. I did want to inform the commission that there has been a resolution introduced to initiate Landmarking for The Royal Baking Company at 4773 Mission, initiated by Supervisor Ahsha Safai.

**President A. Hyland:**

So that's something new. It's not on our work program?

**Jeff Joslin:**

Correct.

**President A. Hyland:**

So, will it be added to our work program or will they just landmark it?

**Jeff Joslin:**

To be determined. This came up rather quickly.

**President A. Hyland:**

Okay. All right.

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

**Jonas P. Ionin, Commission Secretary:**

I'm pleased to inform you that the Planning Commission now fully seven members again. Sue Diamond was confirmed yesterday by the Full Board and sworn in this morning by the Mayor's Office. Also, the hearings on the Planning Director search started last Thursday by which your president has been invited to participate in. And those will continue tomorrow, the following Thursday and possibly into the first week of December as well.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None.

**4. Consideration of Adoption:**

- [Draft Minutes for November 6, 2019](#)

**SPEAKERS:** None

**ACTION:** Adopted

**AYES:** Black, Foley, Hyland, Johns, Pearlman, So

**ABSENT:** Matsuda

## 5. Commission Comments &amp; Questions

None.

## D. REGULAR CALENDAR

- 6a. [2019-021151LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
544 CAPP STREET – is located on the west side of Capp Street between 20th and 21st Streets in the Mission neighborhood. Assessor's Block 3610, Lot 036 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Community Music Center is a non-profit organization dedicated to making high quality music accessible to people of all ages, backgrounds and abilities, regardless of financial means that has served San Francisco for 98 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 RTO-M (Residential Transit Oriented – Mission) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – Community Music Center, The Endup  
+ Sarah Tam – Mum's  
+ Julie Steinberg – Community Music Center  
+ Celina Lucero – Horizons Unlimited  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1102](#)

- 6b. [2019-021158LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
401 6<sup>TH</sup> STREET – is located on the east side of Grant Avenue between Washington and Jackson Streets in the Chinatown neighborhood. Assessor's Block 3760, Lot 035 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Endup is an after-hours LGBTQ nightclub that has served San Francisco for 46 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 SALI (Service/Arts/Light Industrial) Zoning District and 30-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval



AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1103](#)

- 6c. [2019-021159LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
440 POTRERO AVENUE – is located on the west side of Potrero Avenue between Mariposa and 17<sup>th</sup> Streets in the Mission neighborhood. Assessor's Block 3973, Lot 001 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Horizons Unlimited of San Francisco, Inc. is a non-profit community-based organization that offers culturally and linguistically rooted services for the City's diverse population that has served San Francisco for 49 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 & Repair – General) Zoning District and a 58-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1104](#)

- 6d. [2019-021165LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1800 SUTTER STREET – is located on the northwest corner of Buchanan and Sutter Streets in Japantown. Assessor's Block 0676, Lot 072 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mums – Home of Shabu Shabu is a family-owned Japanese American restaurant that has served San Francisco for 40 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 Japantown NCD (Neighborhood Commercial District) Zoning District and a RM-3 (Residential Mixed Medium Density Zoning District and both 40-X and 50-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1105](#)

7. [2013.0689COA](#) (M. GIACOMUCCI: (415) 575-8714)

**2 HENRY ADAMS STREET** – located on the west side of Henry Adams Street between Division and Alameda Streets, Lot 001 in Assessor's Block 3910 (District 10). Request for a **Certificate of Appropriateness** to construct a one-story utilities enclosure and plaza at the northwest corner of the subject property, and for façade improvements, including repair and restoration of original wood storefronts. The project also entails converting 49,634 square feet of industrial use to office use at the project site. The subject property is Landmark No. 283, the Dunning, Carrigan, & Hayden Building. 2 Henry Adams Street is located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**SPEAKERS:** = Monica Giacomucci – Staff report  
 + John Kevlin – Project presentation  
 + Stan Lew – Project presentation

**ACTION:** Approved with Conditions as amended, including:

1. All storefronts to be consistent and reviewed by Staff;
2. A qualified professional to oversee implementation of architectural façade features; and
3. Language related to square footage be modified to “up to 49,999 square feet.”

**AYES:** Black, Foley, Hyland, Johns, Pearlman, So

**ABSENT:** Matsuda

**MOTION:** [0400](#)

- 8a. [2008.0586E](#) (E. JONCKHEER: (415) 575-8728)
- MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY** – The proposed Project involves 34 properties owned or leased by the Academy of Art University (“Academy”); 12 of which are Historic Resources under Article 10 and/or Article 11 of the Planning Code. Request for **Adoption of Findings** pursuant to the California Environmental Quality Act (CEQA), and the CEQA guidelines including Findings of Fact, Findings Regarding Significant and Unavoidable Impacts, evaluation of Mitigation Measures and Alternatives, the adoption of a Mitigation, Monitoring and Reporting Program and the adoption of a Statement of Overriding Considerations in connection with approvals for the Academy project to legalize uses and building modifications at 34 properties owned or leased by the Academy within the City and County of San Francisco (“City”), consistent with the proposed Development Agreement and the Term Sheet for Global Resolution between the City and the Academy.

*Preliminary Recommendation: Adopt CEQA Findings*  
 (Continued from Regular hearing on November 6, 2019)

**SPEAKERS:** = Scott Sanchez – Staff report  
 = Andrew Perry – Staff presentation  
 = Katie Wilborn – Staff presentation  
 = Alex Westhoff – Staff presentation  
 + Nick Roosevelt – Project presentation  
 + Paul Cooper – Project presentation  
 = Speaker – Amount of effort

ACTION: Adopted Findings  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0401](#)

- 8b. [2019-012970PCADVA](#) (E. JONCKHEER: (415) 575-8728)  
MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The proposed Project involves 34 properties owned or leased by the Academy of Art University (“Academy”); 12 of which are Historic Resources under Article 10 and/or Article 11 of the Planning Code. Consistent with the Term Sheet and Supplement to the Term Sheet for Global Resolution, the Project requests a resolution recommending that the Board of Supervisors approve an ordinance approving **Planning Code Amendments** and a **Development Agreement** between the City and County of San Francisco and the Stephens Institute (Academy of Art University) and its affiliated entities, as to the Academy’s properties, which agreement provides for various public benefits, including, among others, an “Affordable Housing Payment” of \$37,600,000 and payment of approximately \$8,200,000 to the City’s Small Sites Fund.  
*Preliminary Recommendation: Adopt a Resolution Recommending Approval*  
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1106](#)

- 8c. [2019-012970PTA](#) (K. WILBORN: (415) 575-9114)  
EIGHT (8) ARTICLE 11 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 8 properties owned or leased by the Academy of Art University (“Academy”) which are located within Article 11 Conservation Districts. A list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). Request for a **master Permit to Alter**, consistent with the proposed Planning Code Amendment and Development Agreement and Term Sheet for Global Resolution between the City and the Academy, and the findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications and generally abate all Planning Code violations at these 8 properties subject to Article 11 of the Planning Code.  
*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0402](#)

- 8d. [2019-012970COA](#) (A. WESTHOFF: (415) 575-9120)

FOUR (4) ARTICLE 10 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 4 properties owned or leased by the Academy of Art University (“Academy”) which are located within Article 10 Landmark Districts or are individual Article 10 Landmarks. A list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). Request for a **master Certificate of Appropriateness**, consistent with the proposed Planning Code Amendment and Development Agreement and Term Sheet for Global Resolution between the City and the Academy, and the findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications and generally abate all Planning Code violations at these 4 properties subject to Article 10 of the Planning Code.

*Preliminary Recommendation: Approve with Conditions*

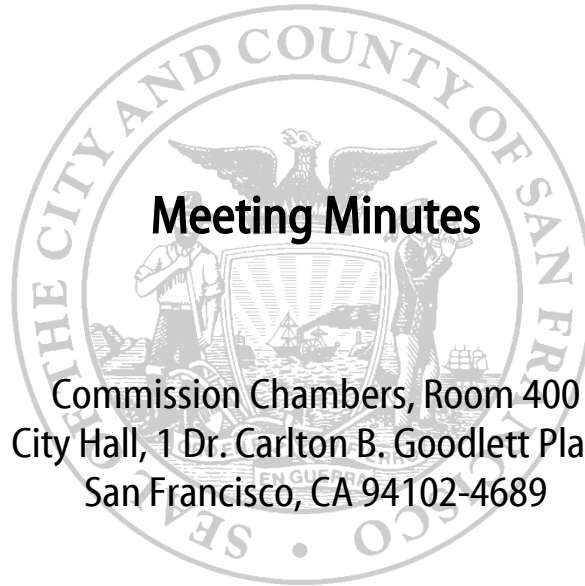
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0403](#)

ADJOURNMENT 2:16 PM

ADOPTED DECEMBER 18, 2019

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



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

**Wednesday, December 18, 2019  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:39 PM**

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Allison Vanderslice, Claudia Flores, Katie Wilborn, Elizabeth Jonckheer, Stephanie Cisneros, Scott Sanchez – Assistant Zoning Administrator, 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

**Jeff Joslin:**

Good afternoon, Commissioners. I simply want to wish you a happy holidays in advance. Part of our holiday experience is preparing our budget which we'll be discussing soon. We have received mayor -- budget instructions from the mayor and the mayor's budget office that include specific direction for no -- that no new positions are expected to be added through this year's process. So I wanted to let you know about that in advance.

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

**Jonas P. Ionin, Commission Secretary:**

Commissioners, the two items that may be of interest to you from the Planning Commission is on December -- after December 5th hearing, they adopted the Retained Elements Special Topic Design Guidelines that has come before you. And, heard an informational presentation on the Special Japantown Special Area Design Guidelines which will be coming to you in the new year.

**Jeff Joslin:**

At the board, I wanted to let you know that the board did approve five Mills Act contracts that came before them - 2251 Webster Street, 1401 Howard Street, 64 Potomac Street, 2168 Market Street, and 2731-2735 Folsom.

**President Hyland:**

Is that all five? We only submitted five, right?

**Jeff Joslin:**

Yes.

**President Hyland:**

Great.

C. COMMISSION MATTERS

3. President's Report and Announcements

**President Hyland:**

I just want to thank the commission for a wonderful year. This is our last hearing of the year, and we will be having a celebration today at 5:00. I think it's in the notice, The Hayes Street Grill.

4. Consideration of Adoption:

- [Draft Minutes for ARC November 6, 2019](#)
- [Draft Minutes for HPC November 20, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

None

6. [Proposed 2020 Hearing Calendar](#)

SPEAKERS: None

ACTION: Adopted (every 1<sup>st</sup> and 3<sup>rd</sup> Wednesday)

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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.

7. 2019-017681COA (M. TAYLOR (415)-575-9197)  
55 HAGIWARA TEA GARDEN DRIVE - MUSIC CONSCOURSE, GOLDEN GATE PARK – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive. Lot 001 in Assessor's Block 1700 (District 1). Request for a **Certificate of Appropriateness** to install new lateral irrigation for the ongoing maintenance of the grid of pollarded trees in the Music Concourse Bowl. The Music Concourse, Landmark No. 249, is individually significant as an outdoors performance space important in San Francisco's cultural history and as an urban park landscape devoted to public performances and as a setting for public art. The subject property is located in a P (Public) Zoning District and OS Height and Bulk District.  
*Preliminary Recommendation: Approve*  
(Continued from canceled hearing on December 4, 2019)  
**Proposed for Indefinite Continuance**

SPEAKERS: None

ACTION: Continued indefinitely

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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.

8. [2019-012077COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
1275 SACRAMENTO STREET – Located on the south side of Sacramento Street between Taylor and Jones Streets, Assessor's Block 0246, Lot 001 (District 3) – Request for **Certificate**

**of Appropriateness** for a two-story horizontal extension at the rear of the non-historic school building and addition of a canopy, extension of the existing rooftop play yard on top of the proposed addition, replacement of the existing fence and gate, minor modifications so the Sacramento Street façade, and interior improvements. The subject school property was constructed in 1966 and is a non-historic building located adjacent to City Landmark No. 170, known as Grace Cathedral, within a RM-4 (Residential-Mixed) and Nob Hill SUD (Special Use) Zoning Districts and 65-A Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0404](#)

## F. REGULAR CALENDAR

9. [2019-022591PCA](#) (S. CALTAGIRONE: (415) 558-6625)  
ESTABLISHING THE AMERICAN INDIAN CULTURAL DISTRICT ORDINANCE – **Administrative Code Amendment** to establish the American Indian Cultural District (the “District”) in and around the northwestern quadrant of the Mission neighborhood; to require the Mayor’s Office of Housing and Community Development (MOHCD) to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department’s determination under the California Environmental Quality Act.  
*Preliminary Recommendation: Adopt a Resolution Recommending Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Speaker – American Indian Cultural District  
+ Speaker – Ohlone land  
+ Speaker – More could have been included  
+ Mario Demura – Support  
+ Wood La Bounty – Context statement  
ACTION: Adopted a Recommendation for Approval as amended  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1107](#)

- 10a. [2019-022726LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
790 LOMBARD STREET – is located on the north side of Lombard Street between Jansen and Taylor streets in the North Beach neighborhood. Assessor’s Block 0065, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Caffé Sapore is a European style café that has served San Francisco for 22 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 North Beach NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Janet Crane – Caffé Sapore  
+ Elias Bikahi - Caffé Sapore  
+ Cory Rogan - Caffé Sapore  
+ Charles Worster - Caffé Sapore  
+ Speaker - Caffé Sapore  
+ Robin Courtney – Courtney's Produce  
+ Lorna Kollmeyer – Lorna Kollmeyer Ornamental Plaster  
+ Mark Dyer - Lorna Kollmeyer Ornamental Plaster  
+ Tom Hamilton – Gamescape  
+ Scott Madison – Eclectic Cookery  
+ Woody LaBounty – Potrero View, Lorna Kollmeyer Ornamental Plaster  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1108](#)

- 10b. [2019-022722LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
101 CASTRO STREET – is located on the southeast corner of 14<sup>th</sup> and Castro streets in the Castro/Duboce Triangle neighborhood. Assessor's Block 5340, Lot 072 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Courtney's Produce is a family-run corner grocery that has served San Francisco for 48 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 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 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1109](#)

- 10c. [2019-021951LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
103 HORNE AVENUE – is located on the southeast side of Horne Avenue between Fisher Avenue and Robinson Drive in the Hunters Point Naval Shipyard. Assessor's Block 4591C, Lot 010 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Eclectic Cookery is a time-shared commercial kitchen and commissary that has served 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 located within the Hunters Point Redevelopment Plan and HP Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1110](#)

- 10d. [2019-022725LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
333 DIVISADERO STREET – is located on the west side of Divisadero Street between Oak and Page streets in the Haight Ashbury neighborhood. Assessor's Block 1218, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gamescape is a tabletop gaming store and gathering space that has served San Francisco for 36 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 NCT (Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval as corrected  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1111](#)

- 10e. [2019-022000LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
HUNTERS POINT SHIPYARD, BUILDING 115 – is located in the Hunters Point Shipyard. Assessor's Block 4591A, Lot 009 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lorna Kollmeyer Ornamental Plaster is a complete resource for traditional ornamental plasterwork that has served San Francisco for 31 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 M-1 (Light Industrial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1112](#)

- 10f. [2019-022005LBR](#) (S. CALTAGIRONE: (415) 558-6625)

1459 18TH STREET, #214 – is located on the southwest corner of 18<sup>th</sup> Street and Connecticut Street in the Potrero Hill neighborhood. Assessor's Block 4036, Lot 027 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Potrero View is a community newspaper that has served San Francisco for 49 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-1 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1113](#)

11. [2016-003351CWP](#) (C. FLORES: (415) 558-6473)  
RACIAL & SOCIAL EQUITY ACTION PLAN – Staff will present the updated Department's Racial & Social Equity Action Plan, Phase I for **Adoption**. The Plan contains goals, objectives and specific actions the Department will undertake to advance racial and social equity in our internal functions as well as a draft Implementation matrix. Phase II will focus on the external functions of the Department and will be recommended for adoption in late 2020. Both Phase I and Phase II will contain the Department's commitments to advance racial and social equity: (1) internally as a workplace and (2) externally through our plans, policies; and (3) ongoing implementation and monitoring mechanisms. All city departments are participating in the Government Alliance on Race and Equity under leadership from San Francisco's Human Right Commission and are undertaking similar Action Plans in accordance with the requirements of the newly formed Office of Racial Equity by Board Ordinance 188-19. Action Plans have to be updated every three years from adoption.  
*Preliminary Recommendation: Adopt Resolution*

SPEAKERS: = Claudia Flores – Staff report  
= Shelley Caltagirone – Staff report  
ACTION: Adopted a Resolution Endorsing the Plan as amended including the HPC on the acknowledgement page.  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1114](#)

12. [2019-012902COA](#) (K. WILBORN: (415) 575-9114)  
59 POTOMAC STREET – Located on the west side of Potomac Street between Waller Street and Duboce Park, Assessor's Block 0865, Lot 008 (District 8). Request for **Certificate of Appropriateness** for a revision to a previously-approved Certificate of Appropriateness to enclose an 87 sq. ft. deck at the rear façade's third story. The wood frame Queen Anne-style building was constructed c. 1905 by an unknown architect and is a contributor to the

Duboce Park Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from canceled hearing on December 4, 2019)

SPEAKERS: = Kate Wilborn – Staff report  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
ABSENT: Foley  
MOTION: [0405](#)

- 13a. [2019-004933COA](#) (S. CISNEROS: (415) 575-9186)  
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor's Block 3618, Lot 055 (District 8). Request for **Certificate of Appropriateness** for window replacements at the front and façade alterations at the rear and two proposed decks with associated fire wall at the rear. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the Liberty Hill Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

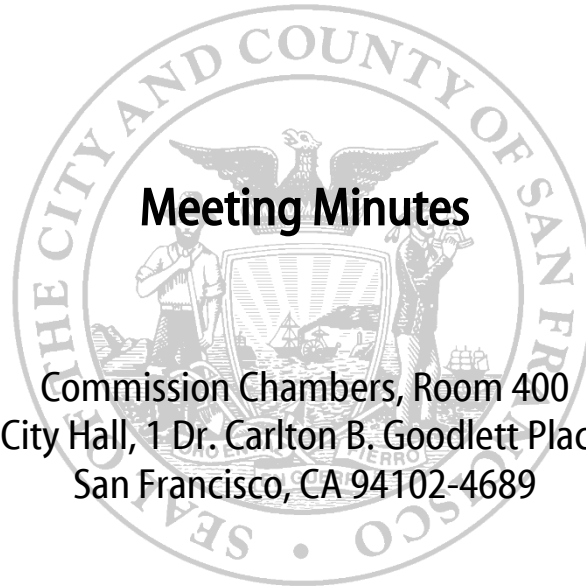
SPEAKERS: = Stephanie Cisneros – Staff report  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
ABSENT: Foley  
MOTION: [0406](#)

- 13b. [2019-004933VAR](#) (S. CISNEROS: (415) 575-9186)  
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor's Block 3618, Lot 055 (District 8). Request for a **Variance** from Planning Code Section 134 for two proposed decks at the rear that will project into the required rear yard. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the Liberty Hill Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 13a.  
ACTION: Asst. ZA took the matter under advisement.

ADJOURNMENT 2:34 PM  
ADOPTED JANUARY 15, 2020

# **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, January 15, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:45 PM**

**STAFF IN ATTENDANCE:** Deborah Landis, Jacob Bintliff, Shelley Caltagirone, Michelle Taylor, Don Lewis, Elizabeth Gordon-Jonckheer, Monica Giacomucci, Jonathan Vimr, Rich Sucre, Jeff Joslin, John Rahaim – Planning Director, 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

None

### C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for December 18, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

**Commissioner Pearlman:**

I have to recuse myself on item 12 today, so I will need a motion to do that at that time.

**Commissioner Johns:**

Yes. Some years ago, a commissioner, then President Wolfram and I, although commissioner Hyland was involved and so was pretty much everybody else, were quite interested in landmarking a magnificent California Buckeye tree at 2694 McAllister Street. And by the way, any members of the public who haven't become familiar with that particular gem of San Francisco, go by and see it. But that seems to, after we approved it, seems to have gotten lost at the Urban Forestry Council. I'm not exactly sure why. The matter was not transmitted to the clerk of the Board of Supervisors, but I would really like to have someone on staff look into that and see if they can find where it went astray.

**Jeff Joslin:**

I don't have information at this time, but we'll be happy to look into that.

**President Hyland:**

And maybe report back at the next hearing please.

**Commissioner Johns:**

At the next hearing or the one after that.

**President Hyland:**

Okay, thank you.

6. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None  
ACTION: President – Hyland; Vice President - Matsuda  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

#### D. REGULAR CALENDAR

7. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)  
FY 2020-2022 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – An **informational presentation** of the Department's proposed revenue and expenditure budget in FY 2020-2021 and FY 2021-2022, including grants and capital budget requests; high-level work program activities for the department in FY 2020-2021 and FY 2021-2022; and proposed dates where budget items will be discussed during the budget process.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Deborah Landis – Staff presentation  
= Jeff Joslin – Staff presentation  
= John Rahaim, Planning Director – Staff presentation  
= DeAnne Gabel – Issues  
ACTION: Reviewed and Commented

8. (J. BINTLIFF: (415) 575-9170)  
[SB 330: HOUSING CRISIS ACT OF 2019](#) – **Informational Presentation** regarding Senate Bill 330, titled the “Housing Crisis Act of 2019.” The bill took effect January 1, 2020 and declares a statewide housing emergency to be in effect through 2025. During this period: 1) cities are generally prohibited from rezoning actions that would reduce zoned capacity for housing or adopting new design standards that are not objective; 2) housing development projects may file a preliminary application to lock in zoning, design, and fee requirements for the project; 3) some housing developments will be subject to a limit of five public hearings related to approval; 4) local landmark designations may only be made prior to submittal of a development application; 5) housing developments that would demolish any existing housing units would be required to provide replacement units and relocation assistance.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Jacob Bintliff – Staff presentation  
ACTION: None - Informational

- 9a. [2020-000031LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2883 MISSION STREET – is located on the east side of Mission Street between 24th and 25th streets in the Mission neighborhood. Assessor's Block 6517, Lot 022 (District 9).

Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Dianda's Italian American Pastry Company is a bakery that has served San Francisco for 58 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 Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X/80-B Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Linda Mahnken – New Delhi  
+ Ranjan Dey – New Delhi  
+ Mukul Bakshi – New Delhi  
+ Kady Guyton – New Delhi  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1115](#)

- 9b. [2020-000032LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
160 ELLIS STREET – is located on the north side of Ellis Street between Mason and Cyril Magnin streets in the Downtown neighborhood. Assessor's Block 0326, Lot 010 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New Delhi Restaurant is an Indian restaurant that has served San Francisco for 32 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 C-3-G (Downtown - General) Zoning District and 225-S Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1116](#)

- 9c. [2020-000035LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1201 DIVISADERO STREET – is located on the northwest corner of Divisadero and Eddy streets in the Western Addition neighborhood. Assessor's Block 1126, Lot 007 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Pearl Market is a full-service, family-owned market and delicatessen that has served San Francisco for 38 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 65-A HP Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
 RESOLUTION: [1117](#)

10. [2019-022126COA](#) (M. TAYLOR: (415) 575-9197)  
**55 HAGIWARA TEA GARDEN DRIVE** – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive; Lot 001 in Assessor's Block 1700 (District 1). Request for a **Certificate of Appropriateness** to install a temporary observation wheel to commemorate the 150<sup>th</sup> Anniversary of Golden Gate Park. The proposed observation wheel will be located at the northeastern end of the Music Concourse and have a total height of approximately one hundred fifty feet. It will be supported by below-grade steel piles under a base measuring approximately seventy-two feet by fifty-seven feet. The project site will include perimeter fencing, ticket booth, generator (screened), and a retail photo booth. Construction and installation of the observation wheel will begin March of 2020, with a scheduled opening date of April 4, 2020. At the close of the one-year celebration, the wheel and support structures will be removed and the site restored. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and OS Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular Hearing on December 18, 2019)

SPEAKERS: = Michelle Taylor – Staff report  
 + Stacy Bradley – Rec and Park presentation  
 + Christine Raher – Support  
 - Stephen Carlson – Scale of the structure  
 - Woody LaBounty – Concerns about temporary installation  
 + Drew Becher – Support  
 - Kathleen McCowin – Golden Gate Park meant to be dark at night  
 - Katherine Howard – Urban retreat  
 - Arthur Feinstein – Naturalistic park  
 = Don Lewis – Response to environmental impacts  
 ACTION: Approved with Conditions as amended:  
 1. Eliminating the provision for any extension beyond March 31, 2021; and  
 2. Recommending Rec&Park conduct community outreach regarding the effect of lighting and implement measures to mitigate its impact.  
 AYES: Black, Johns, Matsuda, So  
 NAYS: Pearlman  
 ABSENT: Foley  
 MOTION: [0407](#)

RECUSED: Hyland

- 11a. [2018-010825COA](#) (M. GIACOMUCCI: (415) 575-8714)  
694 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and Mariposa Streets, Assessor's Block 3996, Lot 007 (District 10). Request for **Certificate of Appropriateness** for façade alterations, new windows, and construction of decks and a spiral stair with associated fire wall at the rear façade. The wood-frame, Italianate Style corner building was constructed c. 1884 by an unknown architect. The subject property is a contributor to the Dogpatch Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Aaron O'Neil – Project presentation

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, Pearlman, So

ABSENT: Foley, Matsuda

MOTION: [0408](#)

- 11b. [2018-010825VAR](#) (M. GIACOMUCCI: (415) 575-8714)  
694 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and Mariposa Streets, Assessor's Block 3996, Lot 007 (District 10). Request for a **Variance** from the rear yard requirement pursuant to Planning Code Section 134 for construction of decks and a spiral stair with associated fire wall at the rear façade. The wood-frame, Italianate Style corner building was constructed c. 1884 by an unknown architect. The subject property is a contributor to the Dogpatch Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 11a.

ACTION: Acting ZA Closed the public hearing and indicated an Intent to Grant

12. [2017-001073COA](#) (J. VIMR: (415) 575-9109)  
1701 FRANKLIN STREET – Located on the west side of Franklin Street at its intersection with California Street; Lot 014 in Assessor's Block 0641 (District 2) - Request for a **Certificate of Appropriateness** to construct a one-story, two-car garage addition at the rear, northwest corner of the existing building. A deck would be installed atop the garage. Work also includes enclosure of an existing rear porch, three new window wells and south facing basement windows, replacement of the existing driveway (including a new gate along Franklin Street), and associated excavation. The subject property is Landmark No. 54 and is within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = John Vimr – Staff report

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, So

ABSENT: Foley, Matsuda

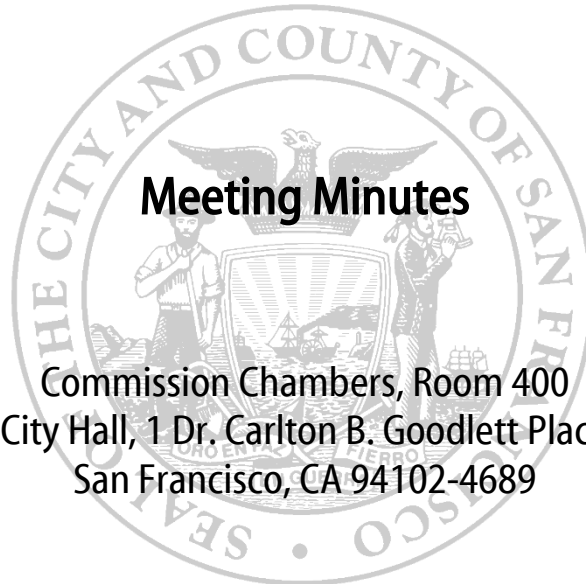
MOTION: [0409](#)  
RECUSED: Pearlman

13. [2019-007049COA](#) (J. VIMR: (415) 575-9109)  
**600 STOCKTON STREET** – Located on the east side of Stockton Street between California and Pine Streets; Lot 012 in Assessor's Block 0257 (District 3) - Request for a **Certificate of Appropriateness** to replace existing pavers and finishes and construct an approximately 3,093-square-foot pavilion structure within the non-visible courtyard space. The subject property is Landmark No. 167 and is within a C-3-G (Downtown-General) Zoning District and 80-130-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = John Vimr – Staff report  
+ Mark Mills – Project presentation  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johns, Pearlman, So  
ABSENT: Foley, Matsuda  
MOTION: [0410](#)

ADJOURNMENT 4:11 PM  
ADOPTED FEBRUARY 5, 2020

# 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, February 5, 2020**

**12:00 p.m.**

## Architectural Review Committee Meeting

**COMMISSIONERS PRESENT:** Black, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:00 PM**

**STAFF IN ATTENDANCE:** Monica Giacomucci, 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. COMMITTEE MATTERS**

\* Election of a Committee Chair

**SPEAKERS:** None  
**ACTIONS:** Committee Chair – Jonathan Pearlman  
**AYES:** Black, Pearlman, So

1. Committee Comments & Questions

None

**B. REGULAR**

2. [2019-004772COA](#) (M. GIACOMUCCI: (415) 575-8714)  
3250-70 18<sup>TH</sup> STREET – north side of 18<sup>th</sup> Street between Shotwell Street and Van Ness Avenue. Assessor's Block 3754, Lots 086 and 085 (District 9) – Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission on new construction of a proposed three-story-over-basement school building connected to Saint Charles School by a pedestrian bridge. Saint Charles School is designated City Landmark No. 139 under Article 10 of the Planning Code. The property is located within a RH-3 (Residential-House, Three Family) District and 55-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Peter Pfau – Project presentation  
ACTION: Reviewed and Commented

**ARC COMMENTS**

*Saint Charles School*

On balance, the ARC found the proposed alterations to Saint Charles School to be sensitive to the building's character-defining features and consistent with the Secretary of the Interior's Standards. Commissioner Black commented that the proposed footbridge requires little physical intervention to connect to Saint Charles School, and could easily be removed in the future with minimal damage, if any, to existing historic fabric. Commissioners Pearlman and So concurred with this assessment.

Commissioner Pearlman appreciated the simple treatment of the proposed circulation core at the rear façade, but suggested that it should be more substantial to better relate to the mannered decorative elements of the Landmark. Commissioner Pearlman suggested introducing a cornice-like element, continuing some of the horizontal divisions from Saint Charles School onto the new circulation core, or generally conveying a greater sense of mass. Commissioner So concurred with this assessment and further suggested that the circulation core should more solidly "tie back" to the rear façade. Both Commissioner Pearlman and Commissioner So appreciated the proposal to introduce new window openings on the rear façade.

*New School Building*

On balance, the ARC found the proposed massing and location of the New School Building to be appropriate for the Landmark and consistent with the Secretary of the Interior's Standards. Commissioner Black indicated that the New School Building includes horizontal divisions on its front façade which accord with the horizontal divisions on Saint Charles School. Commissioner So agreed, but suggested that these elements should not be restricted to the front façade of the

New School Building; instead, the east façade should have a similar language of design to relate to the Landmark. Commissioner So pointed out that the east façade of the New School Building and the west façade of Saint Charles School are separated by the proposed play yard, and therefore these facades together form the walls of an “outdoor room.” The design of the east façade of the New School Building should be more holistic and should consider the existing spatial relationships of the Landmark.

Commissioner Pearlman agreed, and asked if the irregular fenestration pattern on the east façade of the New School Building could be regularized to reflect the strict symmetry of the Landmark’s fenestration. He also commented that both the New School Building and Saint Charles School are 3-dimensional, with all façades visible from public rights-of-way. Both Commissioner Pearlman and Commissioner So suggested wrapping the language of the front façade around to the east façade of the New School Building, which is currently bound by a frame. Commissioner So expressed admiration for the framing element as an interesting and strong design element – but one that would be best used on a building with only a visible front façade. The Project Team responded that Saint Charles School has a highly decorative, street-oriented front façade, and the intent was to reference this in the New School Building.

Commissioners Pearlman and So understood this intent, but encouraged a more contextual design on the east façade of the New School Building. Commissioner Black concurred. Finally, Commissioner So challenged the Project Team to strengthen the relationship between the two buildings across the proposed play yard in a revised project.

ADJOURNMENT 12:41 PM  
ADOPTED MAY 6, 2020

# 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, February 5, 2020**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:51 PM**

**STAFF IN ATTENDANCE:** Deborah Landis, Gretel Gunther, Frances McMillen, Jeff Joslin, Rich Sucre, John Rahaim – Planning Director, 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

**Jonas P. Ionin, Commission Secretary:**

I will only mention that Commissioner Melgar's last day was January 30<sup>th</sup>. She has resigned her post as a planning commissioner. And Board President Norman Yee has nominated Theresa Imperial to replace her. She went before Rules on Monday -- or Tuesday and was forwarded unanimously to the Full Board for their consideration. That's all I have.

**President Hyland:**

Mr. Joslin, did you have anything?

**Jeff Joslin:**

Nothing.

**President Hyland:**

Okay, great.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None.

4. Consideration of Adoption:

- [Draft Minutes for January 15, 2020](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

None.

**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. 2019-022536DES (F. MCMILLEN: (415) 575-9076)  
4767-4773 MISSION STREET – east side of Mission Street between Persia and Russia avenues, Assessor's Block 6084, Lot 021 (District 11) - Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 4767-4773 Mission Street (Royal Baking Company) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Royal Baking Company Building is significant for its association with the history



of the Italian-American community in San Francisco, the City's twentieth-century macaroni and bread-baking industries and as an excellent example of Storybook and Art Deco architectural styles. 4767-4773 Mission Street is located within the Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.  
**(Proposed for Continuance to March 18, 2020)**

SPEAKERS: None  
ACTION: Continued to March 18, 2020  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 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.

7. [2019-019493PTA](#) (R. SALGADO: (415) 575-9101)  
972 MISSION STREET – located on the north side of Mission Street between 6<sup>th</sup> Street and Mint Plaza, Assessor's Block 3704, Lot 021 (District 6). Request for a **Major Permit to Alter** to install a new elevator penthouse on the roof that will be visible from a public right-of-way. The subject property is located within the Article 11 Mint-Mission Conservation District, and is located within a C-3-G (Downtown-General) Zoning District and 160-F Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: 0411

## F. REGULAR CALENDAR

8. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)  
FY 2019-2021 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – Final review of the Department's **Revenue and Expenditure Budget** in FY 2020-2021 and FY 2021-2022, including grants, capital budget requests, and proposed staffing; high-level work program activities for the Department; and proposed dates where budget items will be discussed during the budget process.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = John Rahaim – Introduction  
= Deborah Landis – Staff presentation  
- Speaker – Don't worry about the budget  
ACTION: Adopted a Recommendation for Approval as amended  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: 1118

9. 2019-0162200TH (G. GUNTHER: (415) 575-9185)  
MURAL PROJECTS – **Informational Presentation** by Planning Department Intern G.G. Gunther regarding the mural resource guides project. Tasks included gathering information and meeting with various stakeholders in order to produce a public mural information document and an internal resource guide for staff. The purpose of the former document is to help inform the public about any steps and approvals required to paint murals in San Francisco. Its purpose is also to ensure consistency with San Francisco's General Plan, Planning Department guidelines, and the Planning Code, and recommend basic best practices for painting murals. The purpose of the latter document is to assist staff in answering the public's questions regarding murals and to provide guidance to staff for reviewing new murals on historic resources.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Rich Sucre - Introduction  
= Gretel Gunther – Staff presentation

ACTION: Reviewed and Commented

10. [2019-022536DES](#) (F. MCMILLEN: (415) 575-9076)  
4767-4773 MISSION STREET – east side of Mission Street between Persia and Russia avenues, Assessor's Block 6084, Lot 021 (District 11) - Consideration to **Initiate Landmark Designation** of 4767-4773 Mission Street (Royal Baking Company) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Royal Baking Company Building is significant for its association with the history of the Italian-American community in San Francisco, the City's twentieth-century macaroni and bread-baking industries and as an excellent example of Storybook and Art Deco architectural styles. 4767-4773 Mission Street is located within the Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKERS: = Frances McMillen – Staff report  
+ Monica Chinchilla, Legislative aide to Sup. Safai – Proposed legislation  
+ Woody LaBounty – Subject property

ACTION: Initiated

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: 1119

ADJOURNMENT 1:50 PM

ADOPTED FEBRUARY 19, 2020

# **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, February 19, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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

**STAFF IN ATTENDANCE:** Monica Giacomucci, Michelle Taylor, Jeff Joslin, Elizabeth Gordon-Jonckheer, Jonas P. Ionin – Commission Secretary

**A. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Woody LaBounty – Legacy Business backlog  
Marcelo Carvalho – SF granite curbs  
Pat Buscovich – Façade ordinance

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Jeff Joslin:**

Just two announcements today. One, we have a new Planning commissioner, Maria Theresa Imperial, who served her first day this past week. And as you all have probably been made aware, we have a new incoming Planning Director, Rich Hillis. John Rahaim's last day will be February 28th Rich will begin on March 9<sup>th</sup>. We will try to steer a steady ship in that intervening week.

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

**Jonas P. Ionin, Commission Secretary:**

As Current Planning Director Joslin reported, we do have a new Planning Commissioner who has already started. I will also convey to you from the last – at the last hearing, her first, the Planning Commission adopted the Department's work program and budget. And through that process, they indicated their desire to increase resources and funding for the Cultural Heritage District's effort. And spoke about drafting a letter from both commissions. And so, there was a desire -- a desire expressed to hold a joint hearing for that purpose. But I've got a request into the City Attorney's office to see if through consensus, maybe the commissions separately could direct the officers to maybe meet and draft that letter and send it on without a joint hearing. But if you want to have a joint hearing, then I don't think there's any real opposition to increase or requesting an increase of funding in resources for that effort. But if you so choose, we could still hold a joint hearing. Before any joint hearing I always encourage the officers to meet to talk about the agenda and limiting the scope of conversation so that it can be productive.

**C. COMMISSION MATTERS**

3. President's Report and Announcements  
None.

4. Consideration of Adoption:
  - [Draft Minutes for February 5, 2020](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions  
  
None.

**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.

6. [2016-013739COA-02](#) (N. KWIATKOWSKA: (415) 575-9185)  
**933-935 VALENCIA STREET** – Located on the east side of Valencia Street between 20th and 21st Streets, Assessor's Block 3609, Lot 037 (District 9). Request for **Certificate of Appropriateness** for expansion of the top floor at side, relocation of stair at side and construction of a solid firewall, interior remodel, and replacement of existing gate at front. The subject property is a contributor to the Liberty-Hill Landmark District and is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0412](#)

7. [2019-001839COA](#) (J. VIMR: (415) 575-9109)  
**1128 MARKET STREET** – Located on the north side of Market Street at its intersection with Charles J Brenham Place, Assessor's Block 0351, Lot 050 (District 6). Request for **Certificate of Appropriateness** to construct a new, approximately 735 square-foot roof deck and accompanying elevator penthouse on the southeastern portion of the roof. The proposal also includes replacement of two storefronts within the same openings and interior alterations. The subject property is non-contributory to the Civic Center Landmark District and is located within a C-3-G (Downtown-General) Zoning District and 80-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0413](#)

## E. REGULAR CALENDAR

8. [2019-001318COA](#) (M. GIACOMUCCI: (415) 575-8714)  
**740 TENNESSEE STREET** – Located on the west side of Tennessee Street between 18th and 19th Streets, Assessor's Block 4043, Lot 006 (District 10). Request for **Certificate of Appropriateness** for façade alterations, new windows, construction of decks and dormers, and interior work. The wood-frame, vernacular corner building was constructed c. 1878 by an unknown architect as the Kentucky Street Methodist Episcopal Church. It was later converted to a commercial mixed-use building. The project would abate Planning Enforcement Case No. 2019-004570ENF. The subject property is a contributor to the Dogpatch Landmark District and is located within an RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci - Staff report

+ Pat Buscovich – Project presentation  
+ Mike Garibaldi – Project presentation  
+ Patrick O’Neil – Project presentation  
ACTION: Approved with Conditions as amended to include:  
1. Historic wood siding rather than plaster;  
2. Distinctly different wood siding to be used for the bay windows; and  
3. Wood windows for the rear elevation.  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0414](#)

9. [2019-022126COA-02](#) (M. TAYLOR: (415) 575-9197)  
55 HAGIWARA TEA GARDEN DRIVE – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive; Lot 001 in Assessor’s Block 1700 (District 1). Request for **Certificate of Appropriateness** for the installation of temporary elements and permanent improvements to the Spreckels Temple of Music as part of the 150th Anniversary celebration of Golden Gate Park. Temporary installation elements would include a wood stage extension, an outdoor lighting and sound system, and installation of illuminated text on the frieze of the bandshell. Permanent improvements will include the removal of non-contributing wood risers and construction of new risers with lighting. Construction and installation will begin March of 2020, with a scheduled opening date of April 4, 2020. The temporary installations will be removed after two years. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and an OS Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Michelle Taylor – Staff report  
+ Stacey Bradley – Project presentation  
+ Ben Davis – Project presentation  
+ John Cunningham – Support  
+ Paul Goff – Support  
+ Bonnie Bergeron – Support  
- Katherine Howard – Sound and lighting  
ACTION: Approved with Conditions as amended to eliminate the proposed lighted sign.  
AYES: Black, Foley, Johns, Matsuda, Pearlman  
ABSENT: So  
MOTION: 0415  
RECUSED: Hyland

ADJOURNMENT 2:22 PM  
ADOPTED APRIL 15, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes** **REMOTE HEARING** via video and teleconferencing

**Wednesday, April 15, 2020**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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

**STAFF IN ATTENDANCE:** Veronica Flores, Allison Vanderslice, Lisa Gibson, Shelley Caltagirone, Rich Hillis – Planning Director, 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:** Bradley Angel – Language access for non-English speakers

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Rich Hillis, Planning Director:**

Thank you, Jonas. Thank you, commissioners, president Hyland, thank you for the opportunity. It's been a month since I've started and I just one, want to thank the staff for their flexibility during this period and your flexibility also and our ability to hold these hearings. Obviously, the department is operating, but we are operating under reduced capacity with the focus on essential projects as a priority. We're working on all things still, but definitely prioritizing essential projects which, for us, this is primarily housing and affordable housing. I think those are our big priorities for us as a department and also as a city regardless and we'll continue to prioritize those. I think, even post shelter in place, our ability to build housing, build it equitably across the city, our ability to fund and build affordable housing, our community stabilization work, especially related to our racial and social equity plan. So I look forward to working with you all on those efforts. Of course, they're not the only things we're working on. We've got to build a complete city and that means strengthening our neighborhood commercial corridors, our response to climate change, strengthening our transportation system and, of course, preservation, which is the focus of this commission. And I know you've done great work over the years. I've worked with many of you, both as a planning commissioner and when I was with the city on projects and I look forward to advancing some of the important priorities you all have, especially our city-wide survey. I know back when I was at MOEWD, we talked about that decades ago and I'm glad that's funded and moving. And I know we'll be back to you to talk about that in detail. Strengthening our cultural districts which is a big priority for me in our legacy business program which we'll hear more about today. I should note, too, that the mayor has set up a recovery task force to look at some of the issues when we come out of this shelter in place and how we can strengthen small businesses. So our work around legacy business and what we do in commercial corridors to make it easier for small businesses to start and grow will be key. So we'll be coming back and talking to you about those. Thank you.

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

**Jonas P. Ionin, Commission Secretary:**

I will just note that the Planning Commission held its first remote hearing last Thursday on April 9<sup>th</sup>. It was considerably successful until AT&T's bridge conference line melted down on us and we were forced to adjourn early and continue the last two items. But I think it was a testament to both staff's hard work and the commission's determination to continue on with the city's business.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

**President Hyland:**

I just wanted to welcome director Hillis and thank him for his update and thank in advance, thank the public for their patience through this process. We're learning as we go and if the success of the Planning Commission is any indication, I think this will be a successful hearing. Thank you.

4. Consideration of Adoption:



- [Draft Minutes for HPC February 19, 2020](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

**President Hyland:**

We received a letter from Bridget Maley in regard to the Golden Gate Valley library and I believe staff has that letter. It's in regard to the 7 Carnegie libraries that we have in the city that six of them have been landmarked and the Golden Gate Valley had intended to be landmarked when the renovation was completed and it has yet to be done. So she was just asking us to add it to our work program. So staff has that and we'll take that up during the next update for Landmarks program.

**Commissioner Matsuda:**

I had a question that was raised during public comment about the accessibility, the resources that should be available in various languages. Could somebody answer that?

**Jonas P. Ionin, Commission Secretary:**

Well, I'm not sure -- the question was related to multiple languages and the resources are still available as it has previously. Our agenda just printed in English but it has direction in multiple languages that if they would like translation to please contact my staff. I'm not sure what the person referring to, exactly, but nothing has changed from how the city and the Planning department and this commission responded to requests for translation between how holding these hearings in city hall and holding this hearing remotely.

**Commissioner Matsuda:**

Okay, I just wanted to make sure that that was available to the public.

**Jonas P. Ionin, Commission Secretary:**

Absolutely.

**Commissioner Matsuda:**

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. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)  
[1772 VALLEJO STREET](#) – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning

Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Canceled hearing on April 1, 2020)

**(Proposed for Continuance to May 6, 2020)**

SPEAKERS: None

ACTION: Continued to May 6, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 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.

7. [2019-017569COA](#) (R. SALGADO: (415) 575-9101)

735 MONTGOMERY STREET – located on the southwest corner of Montgomery Street and Jackson Street, Lot 001 in Assessor's Block 0195 (District 3) – Request for a **Certificate of Appropriateness** to increase the square footage of the property by enclosing three recessed entrances at the ground floor with new entrance infill that is not as recessed as the existing entrances, as well as other storefront and façade modifications not affecting historic fabric at the property and limited interior alterations at the ground floor. The subject property is located within the Article 10 Jackson Square Landmark District and is located within a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

MOTION: 0416

8. [2019-016968COA](#) (N. KWIATKOWSKA: (415) 575-9185)

1086-1088 FULTON STREET – located on the north side of Fulton Street between Pierce and Steiner Streets, Assessor's Block 0778, Lot 012A (District 5). Request for **Certificate of Appropriateness** for replacement and enlargement of attic windows at front and rear, expansion of existing side dormer, re-roofing, and interior remodel to accommodate Accessory Dwelling Units. The subject property is a contributor to the Alamo Square Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None

ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: 0417

9. [2020-000441COA](#) (S. FERGUSON: (415) 575-9074)  
53-57 POTOMAC STREET – west side between Waller Street and Duboce Park. Assessor's Block 0865, Lot 009 (District 8) – Request for **Certificate of Appropriateness** to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing curved glass windows at the fourth floor; and interior alterations. The property is located in the Duboce Park Historic District and is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: 0418

## F. REGULAR CALENDAR

10. [2020-000052PCA](#) (V. FLORES: (415) 575-9173)  
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: = Veronica Flores – Staff report  
= Allison Vanderslice – CEQA  
= Lisa Gibson – Response to questions  
- Richard Drury – Request continuance, broad public interest  
- Katherine Howard – Request continuance, not emergency topic  
- Bradley Angel – Gentrify San Francisco, displace residents  
- Woody LaBounty – Continue, difficult to receive public input  
- Speaker – Request continuance, pandemic prevents public participation  
- Steve Williams – Continue to allow public to weigh in  
ACTION: After hearing and closing public comment; Continued to May 6, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

- 11a. [2020-003292LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
715 HARRISON STREET – is located on the south side of Harrison Street between 3rd and 4th streets in the South of Market neighborhood. Assessor's Block 3762, Lot 118 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. City Nights is a nightclub that has served 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. It is within a CMUO (Central SoMa Mixed Use Office) Zoning District and 130-CS Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Ken Piper – Korean Martial Arts  
+ Tim Dalton – Korean Martial Arts  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1120

- 11b. [2020-003293LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
414 OCEAN AVENUE – is located on the north side of Ocean Avenue between Granada and Miramar avenues in the Ingleside neighborhood. Assessor's Block 3197, Lot 008 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Korean Martial Arts Center is a martial arts school that has served San Francisco for 38 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. It is within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1121

- 11c. [2020-003294LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
25 VAN NESS AVENUE – is located on the west side of Van Ness Avenue between Hickory and Oak streets in the Western Addition neighborhood. Assessor's Block 0834, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The New Conservatory Theatre is a queer and allied theater that has served San Francisco for 39 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. It is within a C-3-G (Downtown General) Zoning District and 120-R-2 Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1122

- 11d. [2020-003295LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
285 SOUTH VAN NESS AVENUE – is located on the east side of South Van Ness Avenue between Erie and 14th streets in the Mission neighborhood. Assessor's Block 3530, Lot 018 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Royal Motor Sales is an automotive sales and service business that has served San Francisco for 73 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. It is within a PDR-1-G (Production, Distribution & Repair General) Zoning District and 58-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1123

ADJOURNMENT 3:50 PM

ADOPTED AS AMENDED AND CORRECTED MAY 6, 2020

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes REMOTE HEARING via video and teleconferencing

**Wednesday, May 6, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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

**STAFF IN ATTENDANCE:** Shannon Ferguson, Melanie Bishop, Shelley Caltagirone, Claudia Flores, Rich Sucre, Jeff Joslin, Rich Hillis – Planning Director, 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:** Ozzie Rohm – Survey SF trees for historic resources

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Rich Hillis, Planning Director:**

Commissioners, good afternoon. I wanted to touch on one thing that Ozzie Rohm touched on during general public comment and just give you a preview about the budget. Certainly, the crisis we are facing has had implications both to the city budget and will have implications to our budget. We don't know the details yet. We will likely be back before you talking about next year's budget when we get instructions and have a better sense of where the budget is heading. But the city's general fund budget is down hundreds of millions of dollars because of hotel tax and sales tax and transport tax issues. Our budget is down about 6 million dollars this year because of a reduction in permit revenues. We think we can absorb that this year. We are looking to what the implications are next year. As far as the survey positions, we did have those in the budget. They are funded by both an ad back and the Historic Preservation Fund committee. We were ramping up hiring. We hadn't fully staffed those positions. So there could be some timing issues with hiring freezes. Currently, the city is not allowing us to move forward with hiring at this point. We're hoping to ramp those up when we get back to the office but there could be some delay in hiring because of this crisis. We will definitely be back before you to talk about next year's budget.

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

**Jonas P. Ionin, Commission Secretary:**

The Planning commission has successfully held four remote hearings. They have been fairly smooth given the issues associated with remote hearings. But last week they considered 701 Harrison, and part of the conditions or they amended the conditions of approval for that project essentially directing the project sponsor to work with neighborhood organizations to incorporate the cultural heritage district that that project is adjacent to into the programming of the development.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None.

4. Consideration of Adoption:

- [Draft Minutes for ARC February 5, 2020](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

- [Draft Minutes for HPC April 15, 2020](#)

SPEAKERS: None  
ACTION: Adopted as amended and corrected  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 5. Commission Comments &amp; Questions

None.

6. [Certified Local Government Program \(CLG\) Annual Report](#)

SPEAKERS: = Marcelle Boudreaux – Staff report

ACTION: Reviewed and Commented

**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.

7. [2020-000052PCA](#) (V. FLORES: (415) 575-9173)

STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.

*8Preliminary Recommendation: Adopt a Recommendation for Approval*

(Continued from Remote Hearing on April 15, 2020)

**Note: On April 15, 2020, after hearing and closing public comment; Continued to May 6, 2020 by a vote of +7 -0.**

**(Proposed for Continuance to July 15, 2020)**

SPEAKERS: - Katherine Howard – Strongly support continuance  
- Ozzie Rohm – Support continuance, put on hold indefinitely  
+ Sonja Kraus – Against continuance

ACTION: Continued to July 15, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**E. REGULAR CALENDAR**8. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)

1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning



Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Remote Hearing on April 15, 2020)

SPEAKERS: = Shannon Ferguson – Staff report  
+ Michael Garavaglia – Project presentation  
+ Jeremy Paul – Project presentation  
- Daniela Kirshenbaum – Playing catch up, ask to delay for reconsideration  
- Richard Emerson – Elevation, massive change

ACTION: After hearing and closing public comment; Continued to May 20, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

9. [2019-022536DES](#) (F. MCMILLEN: (415) 575-9076)

4767-4773 MISSION STREET – east side of Mission Street between Persia and Russia avenues, Assessor's Block 6084, Lot 021 (District 11) - Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 4767-4773 Mission Street (Royal Baking Company) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Royal Baking Company Building is significant for its association with the history of the Italian-American community in San Francisco, the City's twentieth-century macaroni and bread-baking industries and as an excellent example of Storybook and Art Deco architectural styles. 4767-4773 Mission Street is located within the Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Canceled Hearing on April 1, 2020)

SPEAKERS: = Melanie Bishop – Staff report  
+ Monica Chinchilla, legislative aide to Sup. Safai – Support designation  
= Rich Sucre – Recognize SF Heritage

ACTION: Approved

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: 1124

10. (S. CALTAGIRONE: (415) 558-6625)

LEGACY BUSINESS PROGRAM - Informational Presentation by Planning Department staff on status of the program during the COVID-19 crisis. Information will include a status update on the current number of applications pending review, an overview of the Office of Small Business's work to support small businesses during the crisis, and a preview of upcoming research on the progress of the program.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – Your influence can be great help, increase annual funding  
= Richard Kurylo – Response to questions  
= Clauria Flores – Response to questions  
= Jeff Joslin – Response to questions

ACTION: = Regina Dick-Endrizzi – Response to questions  
Reviewed and Commented

ADJOURNMENT 2:39 PM  
ADOPTED JUNE 17, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, June 17, 2020**

**12:30 p.m.**

**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:32 PM**

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Rich Sucre, Alex Westhoff, Jennifer McKellar, Justin Greving, Allison Vanderslice, 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:** Katherine Howard – Investigative study  
Speaker – Commending Jonas P. Ionin  
Richard Rothman – Murals

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

None.

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

**Jonas P. Ionin, Commission Secretary:**

I will only note that last week the planning commission adopted a resolution centering the department's efforts on racial and social equity. And I believe that there will be further commentary on that under commission matters.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None.

## 4. Consideration of Adoption:

- [Draft Minutes for May 6, 2020](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Foley

## 5. Commission Comments &amp; Questions

**Commissioner Matsuda:**

I have a couple of questions and comments. The first thing that I would like to ask the commissioners to consider is, last Thursday on June 11<sup>th</sup>, the San Francisco Planning Commission requested the Planning Department staff to prepare a resolution for them to consider centering on the Planning Department's work programs related to Social and Racial Equity. And I am requesting that our commissioners, the commissioners of the HPC, consider doing something very similar to this. It is quite a long document. In its entirety it is 10 pages and it is very good. And the executive summary just talks about the things that they would like to encourage the Planning Department to do. As many of you know we have, as a commission, approved participating in a Racial and Social Equity plan and last Friday President Hyland and I joined a call with several Planning commissioners to talk more about this. And just about how we could proceed in general. And how we could work together with not only the Planning Commission but with other commissioners to make sure that we create a program and we create very clear I think institutional reforms to go with Social and Racial Equity. So I would like to request that the Planning Department staff create a similar resolution, focusing on things that the HPC should include in their resolutions, or parts of this resolution that clearly pertain to Planning Commission matters,

but I think there are very specific things that pertain to the HPC matters. And I would be happy to provide that information or provide suggestions to the Planning Department staff. So that's number one to ask for the commission's consideration. Number two, it is my understanding that the City and County of San Francisco staff will not return back to their offices. And I am not sure if that was for the fiscal year or for the calendar year and I just wanted to know if anybody had any comment on that. The third thing, should I stop -- Jonas, I am asking to you answer that.

**Jonas P. Ionin, Commission Secretary:**

I can very quickly respond to that. The City Administrator's office has essentially directed staff that are able to continue working remotely and to expect to do so until July of 2021.

**Commissioner Matsuda:**

2021, wow.

**Jonas P. Ionin, Commission Secretary:**

So essentially another year of remote work from home. And as much as I personally believe we will be able to reoccupy offices sooner; I remain optimistic at least in that regard. I think they are simply preparing for the long haul with this remote (inaudible).

**Commissioner Matsuda:**

So what does that mean for us?

**Jonas P. Ionin, Commission Secretary:**

I am not sure. Because it doesn't speak to commissions, it doesn't speak to reoccupying City Hall, it doesn't speak to commission hearings. It's really directed at staff reoccupying City offices. And I think they are remaining extremely cautious given our pandemic. And the health related issues associated with it. So quite understandably, but, again, I believe it to be sort of a mental preparation for staff to just sort of get in that mindset. We will be all [inaudible] be sooner than that.

**Commissioner Matsuda:**

Okay, thank you. I was not hoping for that answer, but, thank you. And then just kind of continuing on, yesterday President Hyland forwarded me some information about a free webinar that the California Preservation Foundation had on state historic tax credits. And it was very good. But I was hoping that maybe we could get somebody from the Planning Department staff to give us, at the HPC, a more further overview or a more further information how it would specifically pertain to us here in the city and county of San Francisco. I know that is a low priority, but I just want to put it out there that I think that this is a great opportunity. I mean, I didn't realize that it took so long from start to finish to get this done. And I just don't want us to forget about it here in San Francisco. And then the third thing is we -- President Hyland and I had a webinar -- or a zoom call yesterday with two members from the Office of Small Business as well as Paul Monge from Supervisor Ronen's office about the Legacy Business Program. And I guess that we will discuss that later with that agenda item. That is all. Thank you.

**President Hyland:**

Great thank you, Commissioner Matsuda. And I will just echo that the webinar was worthwhile and it is available and it has been recorded. So it is on the California Preservation Foundation website if you would like to watch it. It is the Safe California State Historic Preservation Tax Credit. And one item of note for us in San Francisco is it is a 20% tax credit with an additional 5% for affordable housing projects. So we might end up seeing quite a bit of it in the near future. Commissioner So, did you have an item or do you want to respond to something that commissioner Matsuda said?

**Commissioner So:**

I do have an item that I'd like to bring up and then I want to also respond to Commissioner Matsuda's item. Well first let me respond to the Commissioner Matsuda's item. I am fully in support with the Racial Equity resolution drafting. And I really think that this is very important, especially where we are at right now for us to really take another step forward and be actively advocating to do what we can do in our jurisdictions, in our responsibilities. So, thank you for suggesting that. And thank you for your time, Commissioner Matsuda and Commissioner Hyland, to have these meetings in collaboration with our fellow Planning commissioners. And the new item that I would like to bring up is the Toland Hall murals. And I, understanding that it is a UCSF jurisdiction but I would also like to bring up that those -- the artist is very significant in our local community, in our history of fabrics and also depicting the history of medicine. Especially applying to the context of San Francisco and California. And I really hope to see a -- perhaps I would like to see the staff could reach out to get a better understanding of what we can do to facilitate in different matters of preserving it or even if it is deemed to be unpreservable and how we could continue to make sure that the next -- the virtual versions of preservation of these murals -- there are 10 of them, my understanding -- it is really truly representing the essence of what our future generation could be. I would like to just get a better understanding of where we are and what we could do about that matter. That is all I wanted to bring up to all of you. Thank you.

**President Hyland:**

Great, thank you. Commissioner black, did you want to briefly speak to Matsuda's --

**Commissioner Black:**

Yes, I just want to say that I support her recommendation that we adopt a resolution. I think that is a very important role for us to provide. I support it.

**President Hyland:**

And then Mr. Joslin. did you have anything to speak to?

**Jeff Joslin:**

Ses. Staff would be happy to work with the commission towards developing a resolution. In fact, the recent events and actions that have affected us all have triggered a number of discussions among staff and preservation staff specifically about ways in which the preservation program might engage these issues. So we will begin work on central resolutions, assuming that is the general will of the commission.

**President Hyland:**  
Great. Thank you.

**Commissioner Johns:**  
Yeah, I just wanted to -- to say to add to Commissioner Black that I think that Commissioner Matsuda's recommendation is something that we definitely should do.

**President Hyland:**  
Great. Thank you. So maybe I will work with -- in regard to the murals in the project, I will work with staff and see if someone will reach out to UCSF. They do bring their projects before us as a courtesy. So maybe it is an option here. But it would be a --

**Jonas P. Ionin, Commission Secretary:**  
I suggest you reach out to staff President Hyland, because they do have an EIR associated with the project that is being reviewed by the department so there may be an opportunity for the Historic Preservation Commission to deliberate on the matter through that process. But that would be really the only avenue. They are outside of our jurisdiction. I would also like to remind members of the commission that the chat room is really intended for a request to speak and not to converse. So if you could delete your entries, that would be great.

**Motion Directing Staff to Draft a Resolution supporting the Department's efforts re: Racial & Social Equity**

ACTION: Adopted  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley

6. [Letter Supporting the Legacy Business Program](#) - Consideration to Adopt a Draft Letter addressed to Mayor Breed.

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – SF Heritage  
ACTION: Adopted with Amendments  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley

**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.

7. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)  
[1772 VALLEJO STREET](#) – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear

addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020.

**(Proposed for Continuance to July 1, 2020)**

SPEAKERS: None

ACTION: Continued to July 1, 2020

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

DISQUALIFIED: Foley

8. 2018-013643COA (N. KWIATKOWSKA: (415) 575-9185)  
556-560 SCOTT STREET – Located on the east side of Scott Street between Hayes and Fell Streets, Assessor's Block 0824, Lot 012 (District 5). Request for **Certificate of Appropriateness** for replacement and addition of wood-sash windows and doors and infilling a non-historic garage opening with wood cladding to accommodate Accessory Dwelling Units and legalization of an unauthorized unit. The subject property is a contributor to the Alamo Square Landmark District and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**(Proposed for Continuance to July 15, 2020)**

SPEAKERS: None

ACTION: Continued to July 15, 2020

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

DISQUALIFIED: Foley

9. [2019-017767DES](#) (P. LAVALLEY: 415/575-9084)  
LAKE STREET LANDMARK DISTRICT – **Informational Presentation** on a Community-Sponsored Article 10 Landmark District Application for the Lake Street Landmark District, bounded by 15th Avenue, Lake Street, 20th Avenue, and the Presidio of San Francisco, comprised of 88 properties. The subject properties are located within an RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: None - Informational Only*

**(Proposed for Indefinite Continuance)**

SPEAKERS: - Speaker – Project sponsor lacking community outreach

ACTION: Continued Indefinitely

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

DISQUALIFIED: Foley

## 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

10. [2015-014170COA-02](#) (M. GIACOMUCCI: (415) 575-8714)  
804-806 22<sup>ND</sup> STREET – located on the north side of 22<sup>nd</sup> Street between Tennessee and Minnesota streets, Lot 010 in Assessor's Block 4107 (District 10). Request for a **Certificate of Appropriateness** to construct a one-story horizontal addition at the rear set back five feet from the property line; a 1,252 square-foot, one-story vertical addition; two rear decks, a front deck, and a roof deck; and restoration of the commercial storefront of a two-family, two-story mixed-use building. The project previously received a Certificate of Appropriateness on October 2, 2019 under Historic Preservation Commission Motion No. 0392. The Planning Commission took Discretionary Review to modify the project at a public hearing on May 7, 2020. The subject property is a contributing resource within the Dogpatch Landmark District. 804-806 22<sup>nd</sup> Street is located in an NCT-2 (Neighborhood Commercial Transit-2) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
Continued from June 3, 2020

SPEAKERS: = Rich Sucre – Staff report  
+ Mark Topetcher – Project sponsor/Architect  
- Sarah Hoffman – 1078 Tennessee DR  
ACTION: After being pulled off of Consent; Approved with Conditions  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley  
MOTION: 0419

11. [2015-013876PTA](#) (A. WESTHOFF: (415) 575-9120)  
207 POWELL STREET – located on the west side of Powell Street between Geary and O'Farrell streets, Lot 004 in Assessor's Block 0315 (District 3). Request for a **Certificate of Appropriateness** to increase the height of an existing elevator penthouse by approximately three-feet with materials to match existing. The subject property is a contributory resource within the Article 11 Kearny-Market-Mason-Sutter Conservation District. 207 Powell Street is located in a C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Alex Westhoff – Staff presentation  
ACTION: Approved  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley  
MOTION: 0420

12. [2017-004557ENV](#) (J. MCKELLAR: (415) 575-8754)  
**550 O'FARRELL STREET – Review and Comment on the Draft Environmental Impact Report**  
– The project site is located on the north side of O'Farrell Street in the block bounded by Geary, O'Farrell, Leavenworth and Jones streets, Assessor's Block 0318, Lot 009 (District 4). The proposed project would demolish most of the existing two-story-over-basement, 40-foot-tall, 35,400 gross-square-foot (gsf) building, built in 1924, which operates as a public parking garage and is an individually eligible historic resource and a contributory building to the National Register-listed Uptown Tenderloin Historic District. The proposed project would retain the existing O'Farrell Street façade and construct 111 residential units in a 13-story-over-basement, mixed-use residential building with 1,300 square feet (sf) of ground-floor retail or residential amenity space, and 156 bicycle parking spaces at the ground and basement levels, accessible from O'Farrell Street. A project variant is also proposed that would demolish the existing building and construct 116 residential units in a 13-story-over-basement, mixed-use residential building with 1,300 sf of ground-floor retail or residential amenity space, and 156 bicycle parking spaces at the ground and basement levels, accessible from O'Farrell Street. The proposed project and the project variant do not propose any vehicle parking. The project site is within the Residential-Commercial, High Density (R-C-4) Use District, North of Market Residential Special Use District No. 1, and 80-T-130-T Height and Bulk Districts.

*Preliminary Recommendation: Review and Comment*

SPEAKERS:       = Jennifer McKellar – Staff presentation  
                      = Justin Greving – Staff presentation  
                      + Steve Wedell – Project Sponsor  
                      = Allision Vanderslice – Response to questions  
ACTION:           Reviewed and Commented

ADJOURNMENT 1:55 PM

ADOPTED JULY 15, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, July 15, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Matsuda, Pearlman, So  
**COMMISSIONERS ABSENT:** Johns

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:33 PM**

**STAFF IN ATTENDANCE:** Miriam Chion, Shelley Caltagirone, Veronica Flores, Frances McMillen, 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:** Katherine Howard - Hearing

**B. DEPARTMENT MATTERS****1. Director's Announcements****Jeff Joslin:**

Good afternoon, commissioners. Jeff Joslin, Director of Current Planning. First on behalf of the Director, I want to thank you for all your support for the Racial and Social Equity work occurring within the Department and beyond. The resolution you will be discussing today was a fast track, but passionate and inclusive response to the responsibility and opportunity to address these issues through the Commission's work and more broadly and comprehensively through the preservation lens. The goals and benchmarks it establishes will help define the Department's work for years to come and are already serving as a model for other cities, programs and commissions. And a second item, as you are aware that the Department supports a stellar intern program each summer. The program is highly competitive with hundreds of applicants each year for a limited number of positions, all of which are full-time and paid. Due to this year's unique circumstances the interns are working remotely and within a shortened program - nine weeks instead of the typical 12 weeks. Interns have started on June 22nd and will end on August 21st. As must you may recall, the interns apply to work on specific projects which are matched to their skills and interests. Each intern is paired with a planner mentor. In addition to the specific project work, there are weekly and often twice weekly organized activities and workshops for the interns to learn about the bearing of different facets of our planning work. This year there are 15 interns working for the planning department and they are attending the hearing virtually today, thus my announcement this time. Five of the 15 are preservation interns helping with the Citywide Survey and contacts statement work. On the week of August 17<sup>th</sup>, each intern will be scheduled to present their final work during presentation week, which is the week of August 17th. So in the event you are interested, we will provide you with the schedule at that time should you wish to attend those presentations. The department is thrilled and appreciative to have this talented and dedicated group of interns with the department this summer. So as they are on the line, please join me in welcoming them to the hearing and to the summer program. That concludes my announcement.

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

None.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None.

**4. Consideration of Adoption:**

- [Draft Minutes for June 17, 2020](#)

SPEAKERS: None

ACTION: Adopted as Amended  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns

5. Commission Comments & Questions

None.

6. [2016-003351CWP](#) (S. CALTAGIRONE: (415) 558-6625)  
RESOLUTION CENTERING PRESERVATION PLANNING ON RACIAL AND SOCIAL EQUITY –  
**Adoption** of a Resolution centering Preservation Planning on racial and social equity; acknowledging and apologizing for the history of inequitable planning and historic preservation policies that have resulted in racial disparities; recommending that the Department implement its Racial and Social Equity Action Plan; recommending that the Department develop proactive strategies to address structural and institutional racism, in collaboration with Black and Indigenous communities and Communities of Color; recommending that the Department amend its hiring and promotion practices to ensure that the Department's staff reflects the diversity and demographics of the community; and, recommending that the Department build accountability through metrics and reporting.  
*Preliminary Recommendation: Adopt*  
**Note: On July 1, 2020, without hearing, Continued to July 15, 2020.**

SPEAKERS: = Miriam Chion – Staff presentation  
+ David Woo- CHAS report  
+ Woody LaBounty – Legacy businesses  
+ Michelle Magallon – Historic racism  
= Speaker – Historical significance  
+ Paul Barrera – Memorials, monuments  
+ Sherianne – American Indian community  
+ Rachel Lastimoso – Cultural district programs  
= Shelley Caltagirone – Response to questions

ACTION: Adopted  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns  
RESOLUTION: [1127](#)

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.

7. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning

Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after closing public comment, continued to July 1, 2020 by a vote of +7 -0. On July 1, 2020, without hearing, continued to July 15, 2020.

**(Proposed for Continuance to August 19, 2020)**

SPEAKERS: None

ACTION: Continued to August 19, 2020

AYES: Black, Foley, Hyland, Matsuda, Pearlman, So

ABSENT: Johns

8. 2018-013643COA (N. KWIATKOWSKA: (415) 575-9185)  
556-560 SCOTT STREET – Located on the east side of Scott Street between Hayes and Fell Streets, Assessor's Block 0824, Lot 012 (District 5). Request for **Certificate of Appropriateness** for replacement and addition of wood-sash windows and doors and infilling a non-historic garage opening with wood cladding to accommodate Accessory Dwelling Units and legalization of an unauthorized unit. The subject property is a contributor to the Alamo Square Landmark District and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*  
**Note:** On May 20, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after closing public comment, continued to July 15, 2020 by a vote of +7 -0.  
**(Proposed for Continuance to September 2, 2020)**

SPEAKERS: Katherine Howard - I support the continuance of Item 9, the Standard Environmental Requirements. This item should not be heard until the SIP order has been lifted and the public can consider the serious ramifications of this proposal. Thank you very much.

ACTION: Continued to September 2, 2020

AYES: Black, Foley, Hyland, Matsuda, Pearlman, So

ABSENT: Johns

9. 2020-000052PCA (V. FLORES: (415) 575-9173)  
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code

Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

**Note: On April 15, 2020, after hearing and closing public comment; Continued to May 6, 2020 by a vote of +7 -0. On May 6, 2020, after closing public comment; Continued to July 15, 2020 by a vote of +7 -0.**

**(Proposed for Indefinite Continuance)**

**SPEAKERS:** Katherine Howard - I support the continuance of Item 9, the Standard Environmental Requirements. This item should not be heard until the SIP order has been lifted and the public can consider the serious ramifications of this proposal. Thank you very much.

**ACTION:** Continued Indefinitely

**AYES:** Black, Foley, Hyland, Matsuda, Pearlman, So

**ABSENT:** Johns

- 11a. [2019-005728COA](#) (M. GIACOMUCCI: (415) 575-8714)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 to restore the front façade, reconstruct a two-story rear stair, infill a ground-floor open area under an existing rear addition, and construct visible decks at the third floor and roof levels on a contributing building within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

**SPEAKERS:** None

**ACTION:** Continued to August 19, 2020

**AYES:** Black, Foley, Hyland, Matsuda, Pearlman, So

**ABSENT:** Johns

- 11b. [2019-005728VAR](#) (M. GIACOMUCCI: (415) 575-8714)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Variance** from the rear yard requirement under Section 134 of the Planning Code to construct a rear stair, spiral stair, 3rd floor deck, and roof deck within the required rear yard. The subject property is located within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Acting ZA Continued to August 19, 2020

## E. REGULAR CALENDAR

10. [2020-005179PCA](#) (V. FLORES: (415) 575-9173)  
CONTINUATION OF USE FOR CERTAIN NONCONFORMING PARKING LOTS - MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT [BF 200421] – **Planning Code**

**Amendments** – Ordinance amending the Planning Code to allow in the Mission Street Neighborhood Commercial Transit District the continuance of a nonconforming parking lot that is on the site of a designated City landmark; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

**Note: On July 1, 2020, without hearing, continued to July 15, 2020.**

SPEAKERS: = Veronica Flores – Staff report  
+ Amy Beinart, Legislative aide to Sup. Ronen – Legislation  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns  
RESOLUTION: 1125

12. [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). **Request to Adopt a Resolution** in support of the nomination of the property to the National Register of Historic Places for its association with the peak of nineteenth century residential development in the Haight Ashbury neighborhood and as an excellent example of Queen Anne style architecture. The property is zoned RH-3 (Residential – House, Three Family) and in a 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Resolution*

SPEAKERS: = Frances McMillen – Staff report  
+ Cristina Dycus – Project presentation  
ACTION: Adopted a Resolution Supporting the Nomination  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns  
RESOLUTION: [1126](#)

ADJOURNMENT 2:09 PM

ADOPTED AUGUST 19, 2020



# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes REMOTE HEARING via video and teleconferencing**

**Wednesday, August 19, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:32 PM**

**STAFF IN ATTENDANCE:** Marcelle Boudreaux, Katie Wilborn, Monica Giacomucci, Rich Sucre, Stephanie Cisneros, Pilar LaValley, Jorgen Cleemann, Claudia Flores, Miriam Chion, 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:** Katherine Howard – SF Chronicle article, CEQA process  
Richard Rothman – Channel 78

**B. DEPARTMENT MATTERS****1. Director's Announcements**

None

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Jonas P. Ionin, Commission Secretary:**

I will only report that the Planning Commission has held about 18 remote hearings and that they are currently on their summer hiatus and will resume their remote hearings next week on August 27<sup>th</sup>.

**C. COMMISSION MATTERS****3. President's Report and Announcements****President Hyland:**

I believe Mr. Joslin was intending to be on the hearing today so maybe he just got tied up in a meeting and will be here shortly. I know that the commissioners have been notified and I was hoping that he could speak a little. He will be leaving the Planning department. I believe this week is his last week in the office. And I just wanted to thank him for his service. He has been with us for 8 years. He has done an amazing job in many fronts. Two of them was Urban Design Guidelines as well as the Residential Design Guidelines. In both of those processes, he significantly improved the community outreach and the engagement with our design community which was very much appreciated by the design community and the small projects [inaudible] in San Francisco. For our commission, he has helped advocate for the Citywide Survey and that is now moving forward. We very much appreciate that. And probably more importantly, he has really supported us in our Cultural Heritage Programs and all those programs that enable to launch during his tenure. So, we want to thank him for that and wish him all the best.

And if he does end up showing up, I think he might have a word to say. So, if we can come back when he's able to join us.

**Jonas P. Ionin, Commission Secretary:**

He actually just joined us from another meeting. And so, we might give him the opportunity to speak. Apparently, his video is not working but – Jeff are you with us?

**Christine L. Silva:**

Jonas, this is Christine. Can you pull him in as a panelist from the attendee list please?

**Jonas P. Ionin, Commission Secretary:**

Oh I see him, yes.

**Jeff Joslin:**

Thank you so much commissioner Hyland and Commissioners. And I will take a minute if that's alright. No, no need to start the 3-minute timer, it will just be a minute.

I am truly grateful for this time I've had at the Department and for working with and supporting the Historic Preservation Commission. As I wrote all of you, the opportunity to support San Francisco's preservation efforts was the primary reason for my relocating here eight years ago. John Rahaim's [inaudible] offer was great but with conversations with some of your predecessors as well as Mike Buhler and [inaudible]. At that time, preservation consisted of a team of six planners and one manager entirely embedded in Current Planning.

Today, Preservation has four managers and a staff of [inaudible] two dozen. Their work now interweaves to the entire need of the Commission's staffing of the Division and the Department. Expectations in the preservation staff have been higher than today. As a result of the commissioners' support and advocacy the City has never had a staff with more [inaudible] skilled, passionate yet fully grounded [inaudible]. In the meantime, their and your work has continuously advancing new approaches in new best practices for elevating Preservation's contributions. Not just here but across the country and beyond.

As one example, this was never more apparent than when the Department recently hosted the National Trust conference here. Placed with a range of [inaudible] by various members of our Preservation team. That focused on cultural and intangible resources largely inspired by our pioneering work here resulted in a diverse gathering unprecedented at such time. The time fundamentally and meaningfully changed the base purpose and inclusivity of Preservation. I'm grateful to have had the opportunity to be featured in some small way to these efforts and to help support the commission and the staff along the way.

I do wish you all the best as you carry this work forward and I will miss you all terribly. Thank you.

**Jonas P. Ionin, Commission Secretary:**

Thank you, Jeff. It was a pleasure working with you.

4. Consideration of Adoption:
  - [Draft Minutes for July 15, 2020](#)

SPEAKERS: None

ACTION: Adopted as Amended

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

5. Commission Comments & Questions

**President Hyland:**

I have a disclosure which I will repeat again for item 11 and 12, I believe. I have a tangential relationship with UCSF [inaudible] – not creating any conflict of interest on

either of these two agenda items. But I have worked for them, they have been a client of mine over the years. And so, I just need to let that be known [inaudible].

Secondly, for staff, I wanted to, for the record, request that we add the Golden Gate Valley Library landmark project to our work program. And that staff can just speak to it a little bit more in a general sense of when we might think it might fold into our program and when we might hear of an update on the overall program. Marcelle, if you are able to just give us a brief update.

**Marcelle Boudreaux:**

Related to the Golden Gate Valley landmark, I'm in communication with the library to get that up to speed. They have currently indicated that just due to operational challenges with COVID that they need a little more time to just get up to speed.

The Carnegie Library were initiated several years ago. They are fifth in the city. They were initiated for landmarking. Six had been landmarked and this one has not after some seismic retrofitting. So, the department is absolutely aware of this and also need a copy of the draft prepared by a member of the public. So, this one is on our radar. We think in a few months, possibly early March 2021, the library will be able to have some, kind of just basic interpretation on this. As far as the Landmark Work Program, this is something that the staff had been analyzing and reviewing. We have some staff capacity concerns during the COVID times. So, due to some community sponsored landmark designation [inaudible], the staff had been occupied with task at hand but it is something that we started regrouping on just last week. And we are meeting to come to the commission [inaudible] to identify some priorities.

Before we go forward, we are doing a little bit of some background research related to existing landmarks, taking a look at the lens of the Racial and Social Equity work plan. So, that is something that I'll have a better idea of timing next week. So at the next - - if not at the next HPC hearing I can get an update on that date when we're planning to return.

**President Hyland:**

Great thank you, very helpful.

**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. [2018-009197COA](#) (S. FERGUSON: (628) 652-7354)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after hearing and closing public comment; Continued to July 1, 2020 by a vote of +6 -0 (Foley Disqualified). On July 1, 2020, without hearing; Continued to August 5, 2020. On July 15, 2020, after hearing and closing public comment; Continued to August 19, 2020 by a vote of +6 -0 (Johns absent).  
(Proposed for Continuance to September 2, 2020)

SPEAKERS: None  
ACTION: Continued to September 2, 2020  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, 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.

7. [2020-004998COA](#) (S. CISNEROS (628) 652-7363)  
35 ONONDAGA AVENUE – located on the south side of Onondaga Avenue between Alemany Boulevard and Mission Street, Lot 017 in Assessor's Block 6959. Request for a **Certificate of Appropriateness** for a tenant improvement, and rehabilitation of existing interior and exterior features at the former Alemany Hospital to allow for a change in use to a new health and dental clinic. The subject property is part of Landmark No. 272 and is located within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
**Note:** On August 5, 2020, without hearing; Continued to August 19, 2020.

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
MOTION: [0421](#)

## F. REGULAR CALENDAR

- 8a. [2020-006843LBR](#) (K. WILBORN: (628) 652-7355)  
1663 MISSION STREET, SUITE 225 – Located on the east side of Mission Street between Plum and 12th Streets, Assessor's Block 3514, Lot 030 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Legal Assistance to the Elderly (LAE) has served San Francisco for 41 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-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 85-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Katie Wilborn – Staff report  
+ Julia Prochnik – JHW Locksmith  
+ Laura Chiera – Legal Assistance to the Elderly  
+ Dr. Carl Hangee-Bauer – SF Natural Medicine  
+ Jeff – JHW Locksmith  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1128](#)

- 8b. [2020-006847LBR](#) (K. WILBORN: (628) 652-7355)  
1615 20th STREET – Located on the south side of 20<sup>th</sup> Street between Connecticut and Arkansas Streets, Assessor's Block 4099, Lot 059 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Natural Medicine has served San Francisco for 31 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 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1129](#)

- 8c. [2020-006871LBR](#) (K. WILBORN: (628) 652-7355)  
1330 25th STREET – Located on the north side of 25th Street between Iowa and Pennsylvania Streets, Assessor's Block 4226, Lot 022 (District 10), and nine mobile locations. Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Annie's Hot Dogs has served San Francisco for 37 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 PDR-1-G (Production, Distribution, and Repair – 1- General) 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: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1130](#)

- 8d. [2020-006872LBR](#) (K. WILBORN: (628) 652-7355)  
919 KEARNY STREET – Located on the west side of Kearny Street between Jackson Street and Pacific Avenue, Assessor's Block 3514, Lot 030 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business Registry application. House of Nanking (HONK) has served San Francisco for 32 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 the CBB (Chinatown Community Business) Zoning District and 65-N Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1131](#)

- 8e. [2020-006873LBR](#) (K. WILBORN: (628) 652-7355)  
376 FILLMORE STREET – Located on the east side of Fillmore Street between Page and Haight Streets, Assessor's Block 0849, Lot 022A (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. JHW Locksmith has served San Francisco for 43 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 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 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1132](#)

- 8f. [2020-006874LBR](#) (K. WILBORN: (628) 652-7355)  
718 GRANT AVENUE – Located on the east side of Grant Avenue between Sacramento and Commercial Streets and Haight Streets, Assessor's Block 0226, Lot 018 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Wok Shop has served San Francisco for 48 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 the CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1133](#)

- 9a. [2019-005728COA](#) (M. GIACOMUCCI: (628) 652-7414)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 to restore the front façade, reconstruct a two-story rear stair, infill a ground-floor open area under an existing rear addition, and construct visible decks at the third floor and roof levels on a contributing building within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Suheil Shatara – Project sponsor presentation  
ACTION: Approved with Conditions as amended by Staff  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
MOTION: [0422](#)

- 9b. [2019-005728VAR](#) (M. GIACOMUCCI: (628) 652-7414)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Variance** from the rear yard requirement under Section 134 of the Planning Code to construct a rear stair, spiral stair, 3rd floor deck, and roof deck within the required rear yard. The subject property is located within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

SPEAKERS: Same as item 9a.  
ACTION: Continued Indefinitely

10. [2019-021832COA](#) (S. CISNEROS (628) 652-7363)  
300 BARTLETT STREET (3359 24<sup>TH</sup> STREET) – Located on the west side of Bartlett Street at the corner of 24th Street; Lot 001 in Assessor's Block 6515 (District 9) – Request for a **Certificate of Appropriateness** pursuant to Article 10 of the Planning Code, to construct a two-story-over-basement, L-shaped addition along the south and west facades of an existing two-story library (aka. Mission Branch Library, which is part of the San Francisco Public Library system), as well as, interior alterations to remove non-historic additions, construct a new main central stair way in the same location as the historic central stair, and restore the 24th Street entrance as the main entrance. In addition, the project will provide landscape and hardscape features at the east side. The subject property is Landmark No. 234. The subject property is located in a P (Public) Zoning District and 55-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*



- SPEAKERS: = Stephanie Cisneros – Staff report  
 + Andrew Sohn – Project sponsor presentation  
 - Speaker – Working from home, poor communication with neighbors  
 - Speaker – Poor communication with neighbors, baby  
 - Speaker – Poor communication with neighbors  
 - Speaker – Poor communication with neighbors, infant  
 = Rich Sucre – Response to questions and public comments  
 - Speaker – Not aware of project until last week
- ACTION: Approved with Conditions as amended directing the Sponsor to continue working with staff on design, specifically:
1. Color of exterior cladding to be lighter and in keeping with existing;
  2. No wholesale removal of roof tiles;
  3. Double entry doors;
  4. Interior detailing of stair and ceiling; and
  5. Bartlett side addition window to relate to the 24th Street side.
- and, conduct additional community outreach as it relates to construction.
- AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- MOTION: [0423](#)

11. [2020-006641DES](#) (P. LAVALLEY: (628) 652-7372)  
"HISTORY OF MEDICINE IN CALIFORNIA" FRESCOES, 533 PARNASSUS AVENUE – Located on the walls of Toland Hall, an auditorium within UC Hall, on the south side of Parnassus Avenue at 3rd Avenue, Assessor's Block 2634A, Lot 011 (Districts 5 & 7). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the "History of Medicine in California" frescoes in the University of California, San Francisco (UCSF) Toland Hall as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The "History of Medicine in California" frescoes consist of ten panels (plus two descriptive panels) painted on the walls of Toland Hall auditorium by artist Bernard Zakheim between 1936 and 1938. On July 28, 2020, the Board of Supervisors (BoS) voted unanimously to approve a Resolution to initiate Landmark Designation of the "History of Medicine in California" frescoes, and on July 31, 2020, Resolution No. 355-20 became effective (See BoS File No. 200677). The murals are significant for their association with the history of the Works Project Administration's Federal Art Project; and as an excellent example of the work of master artist and muralist, Bernard Zakheim, that display distinctive characteristics of New Deal-era progressive mural artwork. The subject property is in a P (Public) Zoning District and 130-D Height and Bulk District.
- Preliminary Recommendation: Approval*

- SPEAKERS: = Pillar LaValley – Staff report  
 + Brian Newman – Project sponsor presentation  
 + Woody LaBounty – Highlight site specific intent  
 + Timmy Washington – Toland hall murals  
 + Carol Jennings – Keep murals in place  
 + Adam Zackheim – Removing murals
- ACTION: Adopted a Recommendation for Landmark Designation as amended that the murals remain together on Parnassus.

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1134](#)

12. [2020-0050900TH](#) (J. CLEEMANN: (628) 652-7552)  
**UCSF COMPREHENSIVE PARNASSUS HEIGHTS PLAN** – approximately 107-acre area of San Francisco within the Inner Sunset neighborhood. Multiple Assessor's Blocks and Lots (Districts 5 and 7) – Review and Comment on the **Draft Environmental Impact Report**. The DEIR evaluates UCSF's Comprehensive Parnassus Heights Plan (CPHP). The CPHP proposes to amend UCSF's 2014 Long Range Development Plan (LRDP) in order to establish a long-term framework for development of the Parnassus Heights campus over the next 30 years. The CPHP would result in public space, infrastructure, and transportation improvements and would provide for the development of approximately 2.9 million gross square feet of new building space at the Parnassus Heights campus. Construction projects envisioned by the CPHP include, but are not limited to, a new arrival and circulation space connecting Irving Street and Parnassus Avenue (the Irving Street Arrival); a new Research and Academic Building (RAB) on the current site of UC Hall; the construction of a new hospital; a pedestrian bridge above and a tunnel below Parnassus Avenue; new student and staff housing buildings; new multi-use towers; a new hotel; a new childcare facility; and various infrastructure, transportation, and open space improvements. To accommodate these projects, the CPHP proposes demolishing a number of buildings, several of which are identified or presumed historic resources. The CPHP is envisioned to be completed by horizon year 2050; an "Initial Phase" of the plan—which includes construction of the new Irving Street Arrival, the RAB, and other projects—is anticipated to be completed by approximately 2030.

*Preliminary Recommendation: Review and Comment*

**Note:** The DEIR was prepared by the University of California, San Francisco. For the purposes of the California Environmental Quality Act, the Regents of the University of California is the lead agency and the San Francisco Planning Department is a responsible agency. Testimony received from the public at this hearing may assist the HPC in formulating their comments on the DEIR but is not considered public comment for the purposes of the DEIR public review process and will not be addressed in a Responses to Comments section prepared by the lead agency. For more information on how the public may formally submit oral and written comments on the content and adequacy of the DEIR, please see here: <https://www.ucsf.edu/cphp/community#eir>.

SPEAKERS: = Jorgen Cleemann – Staff presentation  
ACTION: Reviewed and Commented

13. [2016-003351CWP](#) (C. FLORES: (628) 652-7439)  
**CENTERING PLANNING ON RACIAL AND SOCIAL EQUITY** – Staff to provide an Informational Presentation on the following: (1) the Department's current and proposed actions in response to the JULY 15, 2020 Resolution Centering Preservation Planning on Racial and Social Equity and (2) the Department's recent progress on the Racial & Social Equity work, including: A) Phase I Action Plan implementation status and B) Phase II next steps. Phase I contains goals, objectives and specific actions the Department is undertaking to advance racial and social equity in our internal functions. Phase II will focus on the external functions of the Department and will be submitted to the Office of Racial Equity. The Office

of Racial Equity ordinance requires the Department to annually report on the action plan status, update the action plan every three years following adoption, and integrate the action plan within the Department's strategic plan.

*Preliminary Recommendation: None – Informational Presentation*

**Note: On August 5, 2020, without hearing; Continued to August 19, 2020.**

SPEAKERS: = Miriam Chion – Staff presentation

ACTION: Reviewed and Commented

ADJOURNMENT 4:49 PM

ADOPTED SEPTEMBER 16, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, September 2, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Johns, So, Matsuda, Hyland  
**COMMISSIONERS ABSENT:** Pearlman

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:32 PM**

**STAFF IN ATTENDANCE:** Elizabeth Gordon-Jonckheer, 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:** Richard Rothman – Mothers Building, concerned of why no action is being taken on the Mothers Building and kept getting different excuses from the staff

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

None

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

**Elizabeth Gordon-Jonckheer:**

Good afternoon commissioners, Elizabeth Jonckheer, Northern Quadrant and Mills Act Preservation Lead. Speaking on behalf of Marcelle Boudreaux, the department's Citywide Cultural Resource Survey and Landmarks Manager. Just a quick update in regard to an HPC request. Staff is continuing to analyze the Landmarks Program to the [inaudible] of Racial and Social Equity before returning to HPC to discuss priorities. We anticipate this discussion will occur next month and an Informational hearing should be calendared shortly with a date indicated in the advanced calendar. That concludes my updates regarding the Landmarks Program.

**Jonas P. Ionin, Commission Secretary:**

Thank you, Elizabeth. I will only add a report on the Planning Commission to notify you that commissioners' Koppel, Diamond and Imperial were all reaffirm by the Board of Supervisors to continue on as Planning commissioners for another 4-year term. Also, the Commission approved a Planning Code amendment that would allow certain limited restaurants to convert to full restaurants in the North Beach Neighborhood Commercial District to allow them to basically resume their business during this COVID period. The commissioners included a Finding recommending to the board that they consider this amendment to all Neighborhood Commercial Districts citywide.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None

## 4. Commission Comments &amp; Questions

None

**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.

5. [2018-009197COA](#) (S. FERGUSON: (628) 652-7354)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after hearing and closing public comment; Continued to July 1, 2020 by a vote of +6 -0 (Foley Disqualified). On July 1, 2020, without hearing; Continued to August 5, 2020. On July 15, 2020, after hearing and closing public comment; Continued to August 19, 2020 by a vote of +6 -0 (Johns absent). On August 19, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0.  
(Proposed for Continuance to September 16, 2020)

SPEAKERS: None  
ACTION: Continued to September 16, 2020  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman

## 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.

6. [2020-001258PTA-02](#) (R. SALGADO: (628-652-7332)  
447 MINNA STREET – located on the south side of Minna Street between 6th Street and Mary Street, Assessor's Block 3725, Lot 076 (District 6). Request for a **Major Permit to Alter** to insert a new door opening at the ground floor of the visible secondary east elevation and install louvers within existing window openings at the visible rear south elevation. The project also involves installation of mechanical equipment at the rear elevation lower roof and minor storefront modifications at the Minna Street façade. The subject property is designated as a Category I (Significant) building under Article 11 of the Planning Code, and is located within a C-3-S (Downtown-Support) Zoning District and 85-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman  
MOTION: [0424](#)

7. [2018-013643COA](#) (N. KWIATKOWSKA: (628) 652-7306)  
556-560 SCOTT STREET – Located on the east side of Scott Street between Hayes and Fell Streets, Assessor's Block 0824, Lot 012 (District 5). Request for **Certificate of Appropriateness** for replacement and addition of wood-sash windows and doors and infilling a non-historic garage opening with wood cladding to accommodate Accessory Dwelling Units and legalization of an unauthorized unit. The subject property is a contributor to the Alamo Square Landmark District and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note: On May 20, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after closing public comment, continued to July 15, 2020 by a vote of +7 -0. On July 15, 2020, after closing public comment, Continued to September 2, 2020 by a vote of +6 -0 (Johns absent).**

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman  
MOTION: [0425](#)

8. [2019-017681COA](#) (M. TAYLOR: (628) 652-7352)  
55 HAGIWARA TEA GARDEN DRIVE -MUSIC CONCOURSE, GOLDEN GATE PARK – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive. Lot 001 in Assessor's Block 1700 (District 1). – Request for a **Certificate of Appropriateness** to install new lateral irrigation for the ongoing maintenance of the grid of pollarded trees in the Music Concourse Bowl. The Music Concourse, Landmark No. 249, is individually significant as an outdoors performance space important in San Francisco's cultural history and as an urban park landscape devoted to public performances and as a setting for public art. The subject property is located in a P (Public) Zoning District and an OS Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note: On December 18, 2019, after hearing and Closing public comment, Continued Indefinitely by a vote of +7 -0.**

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman  
MOTION: [0426](#)

ADJOURNMENT 12:46 PM  
ADOPTED SEPTEMBER 16, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, September 16, 2020  
12:00 p.m.  
Architectural Review Committee  
Meeting**

**COMMISSIONERS PRESENT:** Black, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:01 PM**

**STAFF IN ATTENDANCE:** Alex Westhoff, Rich Sucre, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
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**A. COMMITTEE MATTERS**

1. Committee Comments & Questions

None.



**B. REGULAR**

2. [2019-023623COA](#) (A. WESTHOFF: (628) 652-7314)  
130 TOWNSEND STREET – located at the north side of Townsend Street at the corner of Stanford Street, Block 3788, Lot 008. **Review and Comment** by the Architectural Review Committee regarding the proposal to construct a four-story addition to the existing double-height, one-story brick building, which is a contributing resource to the South End Landmark District (Article 10). The project also includes new construction of an adjacent five-story building on the same lot on an existing surface parking lot. Subject property is located in a CMUO (Central SoMa-Mixed Use Office) Zoning District and 65-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Alex Westhoff – Staff report  
+ Lada Kocherovsky – Project presentation  
= Rich Sucre – Response to questions  
ACTION: Reviewed and Commented

**ARC COMMENTS**

1. **General.** The Commissioners generally expressed support for this project as it aligns with the Central SoMa neighborhood's pattern of development with large, bulky, boxy buildings.
  - Commissioner Black expressed support of the design and its compatibility with the neighborhood but asked about the recess proposed for the existing windows and doors on the subject property. The Project Sponsor responded that the recesses will remain as is.
  - Commissioner Pearlman echoed Commissioner Black's support for the design. He stated that the Townsend Building's new addition and the Stanford Building related in form and massing, and were aligned in setbacks and scales, but that materials differentiated the two structures. Overall the project was consistent with the vocabulary of the district and he felt the materials, design and colors were effective and compatible, and the existing historic resource still read as whole.
2. **Setbacks**
  - Commissioner Pearlman asked why other additions to contributing resources in the South End District, such as 178 Townsend, do not have the same setbacks. Staff responded that subject property's Stanford Street frontage lies on the southern side of an East-West narrow street; and thus, the property is subject to setback controls of Planning Code Section 261.1(d) [sun-access plane]. The 178 Townsend's secondary frontage fall on the northern side of an East-West narrow street; and thus, that property is not subject to the aforementioned controls.
  - Commissioner Pearlman also stated that the existing setbacks, as proposed, were appropriate and compatible with the surrounding district.
  - Commissioner Black also stated that the setbacks were fine as proposed.

### 3. Requested Changes

- Commissioner Pearlman stated that more study was necessary from eye level including renderings from both directions.
- Commissioner So inquired about the transition between the two buildings, which was depicted as white on the renderings. She suggested exploring a hyphen for clearer delineation between the two buildings.

ADJOURNMENT 12:51 PM

ADOPTED NOVEMBER 4, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

**REMOTE HEARING**  
via video and teleconferencing

**Wednesday, September 16, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:52 PM**

**STAFF IN ATTENDANCE:** Elton Wu, Katherine Wilborn, Rich Hillis – Planning Director, 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****Rich Hillis, Planning Director:**

Good afternoon, Commissioners. Good to see you all. Just a couple of items. One, I think at your last meeting, you heard that Jeff Joslin has left, and Liz Watty has stepped in as Acting Director for Current Planning. We're undergoing a search process to fill that position permanently, so in the interim, because I know Jeff was the point of contact, Elizabeth, Rich and Marcelle will be your points of contact. I will also, you know, if you need me at any time, please reach out and I'll try to be in attendance at your meetings.

I also would like to let you know that the Department's budget, you know, was approved. I think it's got some final approvals, or the Mayor has -- [Inaudible]. There was a particular interest about for a Citywide Survey Program. [Inaudible] no change in either addition to what we kind of proposed in the budget nor reductions. So there is funding in our budget to carry us a significant way. With the Citywide Survey, I think we're going to come with a report on that to you in a couple of weeks. So that is my report. [inaudible] if we have other items as well, but thank you and good seeing you.

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

None.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None.

**4. Consideration of Adoption:**

- [Draft Minutes for August 19, 2020](#)
- [Draft Minutes for September 2, 2020](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**5. Commission Comments & Questions**

None

**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. [2018-009197COA](#) (S. FERGUSON: (628) 652-7354)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after hearing and closing public comment; Continued to July 1, 2020 by a vote of +6 -0 (Foley Disqualified). On July 1, 2020, without hearing; Continued to August 5, 2020. On July 15, 2020, after hearing and closing public comment; Continued to August 19, 2020 by a vote of +6 -0 (Johns absent). On August 19, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0. On September 2, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0.  
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

7. 2019-014146ENV (J. GREVING: (628)652-7553)  
520 JOHN MUIR DRIVE – Located on the on the north side of John Muir Drive, at the southwest side of Lake Merced, in southwestern San Francisco, Assessor's Block 7283, Lot 004 (District 7). **Review and Comment** before the Historic Preservation Commission on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: construct and operate a recreational facility offering an array of activities open to the public, such as trail use, picnicking, paddleboarding, kayaking, field sports, among others. Based on the condition of the existing structures, most of the existing buildings would be demolished and replaced with new buildings. The site at 520 John Muir Drive (former Pacific Rod and Gun Club) is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a P (Public) Zoning District and Open Space Height and Bulk Limit.

*Preliminary Recommendation: Review and Comment*

**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**E. REGULAR CALENDAR**

- 8a. [2020-007531LBR](#) (E. WU: (628) 652-7415)  
915 HOWARD STREET – Located on the southwest side of Howard Street between 5th and 6th Street, Assessor's Block 3732, Lot 145A (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Ambiance has served San Francisco for 37 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 MUR (Mixed Use-Residential) Zoning District and 180-CS Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- SPEAKERS:       = Rich Hillis – Introduction of new staff  
                      = Elton Wu – Staff report  
                      = Katherine Wilborn – Staff report  
                      + Chris Hillyard – Farley's  
                      + Terry Beswick – GLBT  
                      + John Muscat – San Bruno Market  
                      + Kieran O'Leary – Ambiance  
                      + Behrooz Pejooohesh – Val de Cole Wine and Spirits
- ACTION:       Adopted a Recommendation for Approval
- AYES:         Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- RESOLUTION: [1135](#)
- 8b. [2020-007532LBR](#) (E. WU: (628) 652-7415)  
1315 18<sup>TH</sup> STREET – Located on the south side of 18th Street between Texas and Missouri Street, Assessor's Block 4037, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Farley's has served San Francisco for 31 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 8a.
- ACTION:       Adopted a Recommendation for Approval
- AYES:         Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- RESOLUTION: [1136](#)

- 8c. [2020-007533LBR](#) (K. WILBORN: (628) 652-7355)  
989 MARKET STREET – Located on the southeast side of Market Street between 6th and 5th Streets, Assessor's Block 3704, Lot 068 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gay, Lesbian, Bisexual, Transgender (GLBT) Historical Society, has served 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 C-3-G (Downtown - General) Zoning District and 120-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1137](#)

- 8d. [2020-007534LBR](#) (K. WILBORN: (628) 652-7355)  
2480 SAN BRUNO AVENUE – Located on the west side of San Bruno Avenue between Felton and Silliman Streets, Assessor's Block 5925, Lot 034 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Bruno Supermarket has served San Francisco for 31 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 the San Bruno Avenue NCD (Neighborhood Commercial District) 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: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1138](#)

- 8e. [2020-007535LBR](#) (K. WILBORN: (628) 652-7355)  
906 COLE STREET – Located on the east side of Cole Street between Carl Street and Parnassus Avenue, Assessor's Block 1271, Lot 025 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Val De Cole Wine and Spirits has served San Francisco for approximately 81 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 the Cole Valley NCD (Neighborhood Commercial District) 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: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1139](#)

ADJOURNMENT 1:30 PM  
ADOPTED OCTOBER 7, 2020



# **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, October 2, 2019  
11:00 a.m.  
Closed Session**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 11:08 AM**

**STAFF IN ATTENDANCE:** 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. SPECIAL CALENDAR:**

1. Public Comments on matters to be considered for discussion in Closed Session.

Speakers: Sue Hestor – Academy of Arts University

2. Consider Adoption of Motion on Whether to Assert the Attorney-Client Privilege Regarding the Matters Listed Below as Conference With Legal Counsel - (San Francisco Administrative Code Section 67.10(d).)

ACTION: Asserted Attorney-Client Privilege  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE HISTORIC PRESERVATION COMMISSION MAY GO INTO CLOSED SESSION TO DISCUSS THE FOLLOWING:**

3. Conference with Legal Counsel - Pursuant to California Government Code Section 54956.9(d)(1) and San Francisco Administrative Code Section 67.10(d)(1), the Commission will discuss with legal counsel pending litigation with the City as plaintiff, regarding *People of The State of California v. Stephens Institute, d/b/a Academy of Art University* (San Francisco Superior No. CGC 16-551832). (Kristen Jensen, Jesse Smith)

**FOLLOWING THE CLOSED SESSION, THE HISTORIC PRESERVATION COMMISSION WILL RECONVENE IN OPEN SESSION.**

4. Following the Closed Session, the Historic Preservation Commission in Open Session will report on any action taken during the Closed Session and will consider a motion regarding whether to disclose any part of the discussions during Closed Session.

ACTION: Voted not to Disclose  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

ADJOURNMENT 12:14 PM  
ADOPTED NOVEMBER 6, 2019

# **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, October 2, 2019  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:43 PM**

**STAFF IN ATTENDANCE:** Rich Sucre, Stephanie Cisneros, Monica Giacomucci, Michelle Taylor, Shannon Ferguson, Frances McMillen, Jorgen Cleemann, Corey Teague – Zoning Administrator, John Rahaim – Planning Director, 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

**Rich Sucre:**

Commissioners, I just want to call your attention to the new staff reports that we have published. So, we reformatted the Executive Summary as well as the Motions in consultation with the City Attorney. So, from here on forward, you will kind of see a new packet being produced for you all.

**John Rahaim, Planning Director:**

I just wanted to tell you Commissioners, you know I think last month I announced that I would be retiring from my position at the end of February and I didn't get a chance to talk to all of you when it happened. And since this is the first meeting you've had since I made that announcement. So, I just wanted to let you know that that is happening. The planning commission is of course charged with vetting candidates and presenting at least three names to the mayor for her consideration, and that process has already started. There will be plenty of time to talk about the retrospectives and everything that's happened, but I just wanted to let you know how much I've appreciated your support and the work that you do at this commission and everything you have done for the department over the years. I look forward to being here the next five months, and I look forward to my next phase. So, we will have plenty of time to chat about that in the future. But I just wanted to acknowledge that and let you know how much I appreciate all your work and support. Thank you.

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

None

**C. COMMISSION MATTERS**

3. President's Report and Announcements

**President Hyland:**

Well, I just want to welcome our two new commissioners, Commissioner Foley and Commissioner So. It has been a while that your seats have been vacant and we are lucky to have you. And it would be good not to have to worry about quorum. That's not the best part of it though. Thank you.

4. Consideration of Adoption:

- [Draft Minutes for HPC September 18, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

None

**D. REGULAR CALENDAR**

- 6a. [2018-014701COA](#) (S. CISNEROS: (415) 575-9186)  
26 HILL STREET – located on the north side of Hill Street between Guerrero and Valencia streets, Lot 054 in Assessor's Block 3617 (District 8). Request for a **Certificate of Appropriateness** to correct Planning Enforcement Case No. 2018-016476ENV for a remodel and expansion of existing ground floor residential unit into unconditioned space, expansion of the second-floor unit at the rear, and modifications to an existing one-story portion of the building at the rear. The subject property is a contributing resource within the Liberty-Hill Landmark District. 26 Hill Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Stephanie Cisneros – Staff report  
+ Toby Morris – Project presentation  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0390](#)

- 6b. [2018-014701VAR](#) (S. CISNEROS: (415) 575-9186)  
26 HILL STREET – located on the north side of Hill Street between Guerrero and Valencia streets, Lot 054 in Assessor's Block 3617 (District 8). Request for a Variance from the Zoning Administrator for the rear yard requirement pursuant to Planning Code Section 134. 26 Hill Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 6a.  
ACTION: ZA Closed the PH and indicated an intent to Grant

- 7a. [2018-008528COA](#) (M. GIACOMUCCI: (415) 575-8714)  
3733-3735 20<sup>TH</sup> STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Certificate of Appropriateness** to construct a 981 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The project also includes excavation under the existing building to accommodate habitable space. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular Hearing on September 18, 2019)

SPEAKERS: = Monica Giacomucci – Staff report  
+ Andy Rodgers – Project presentation  
- Heidi Kline – Opposition to garage  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0391](#)

- 7b. [2018-008528VAR](#) (M. GIACOMUCCI: (415) 575-8714)  
3733-3735 20<sup>TH</sup> STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Variance** from the Zoning Administrator for the front setback pursuant to Planning Code Section 132. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.  
(Continued from Regular Hearing on September 18, 2019)

SPEAKERS: Same item 7a.

ACTION: ZA Closed the PH and took the matter under advisement

8. [2015-014170COA](#) (M. GIACOMUCCI: (415) 575-8714)  
804-806 22<sup>ND</sup> STREET – located on the north side of 22nd Street between Tennessee and Minnesota streets, Lot 010 in Assessor's Block 4107 (District 10). Request for a **Certificate of Appropriateness** to construct a 427 square-foot, one-story horizontal addition at the rear; a 1,252 square-foot, one-story vertical addition; two rear decks, a front deck, and a roof deck; and restoration of the commercial storefront of a two-family, two-story mixed-use building. The subject property is a contributing resource within the Dogpatch Landmark District. 804 22nd Street is located in a NCT-2 (Neighborhood Commercial Transit-2) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Mark Topetcher – Project presentation  
- Annette Carrier - Opposition  
- Susan Fahey - Opposition

ACTION: Approved with Conditions

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

MOTION: [0392](#)

- 9a. [2019-006323MLS](#) (S. FERGUSON: 415-575-9074)  
2251 WEBSTER STREET – west side of Webster Street between Washington and Clay streets. Assessor's Block 0612, Lot 001A (District 2). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Contributor to the Webster Street Historic District under Article 10 of the Planning Code, the two-story, plus basement, wood-frame, single-family dwelling was designed in the Italianate style and built circa 1900. The subject property is located within a RH-2 (Residential-House, Two-Family District) Zoning District and a 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Michelle Taylor – Staff report  
+ Sally Sadosky – 2251 Webster Street

+ Sarah O'Rourke – St. Joseph's  
+ Gustav Lindquist – 64 Potomac  
+ Ted Olsson – Swedish American Hall  
+ Adele Feng – 2731 – 3735 Folsom Street

ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1090](#)  
RECUSED: Foley

- 9b. [2019-006384MLS](#) (M. TAYLOR: 415-575-9197)  
1401 HOWARD STREET – south corner of Howard and 10th Streets. Assessor's Block 3517, Lot 035 (District 6). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as an Individual Landmark (No. 120) under Article 10 of the Planning Code, the former church is a three-story, steel-frame masonry building designed in the Romanesque-Revival style by architect John J. Foley and constructed in 1913. The subject property is located within a RCD (Regional Commercial District) Zoning District and 55/65-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1091](#)  
RECUSED: Foley

- 9c. [2019-006322MLS](#) (M. TAYLOR: 415-575-9197)  
64 POTOMAC STREET – east side of Potomac Street between Waller Street and Duboce Park. Assessor's Block 0866 Lot 014 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributing building to the Duboce Park Historic District under Article 10 of the Planning Code, the two story over garage, wood-frame, single-family dwelling features a gable roof and bay window and was built in 1899. The property is located within a RH-2 (Residential-House, Two-Family District) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1092](#)

RECUSED: Foley

- 9d. [2019-005831MLS](#) (S. CISNEROS: 415-575-9186)  
2168 MARKET STREET – northwest side of Market Street between Sanchez and Church Streets. Assessor's Block 3542, Lot 062 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval with conditions of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as City Landmark No. 267 (the Swedish American Hall), the three-story plus basement, wood-frame, commercial building was designed in the Arts and Crafts style by master architect August Nordin circa 1907. The subject property is located within a NCT (Upper Market Neighborhood Commercial Transit) Zoning District and 40-X, 50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1093](#)  
RECUSED: Foley

- 9e. [2019-006455MLS](#) (M. TAYLOR: 415-575-9197)  
2731-2735 FOLSOM STREET – west side of Folsom Street between 23rd and 24th streets. Assessor's Block 03640 Lot 031 (District 9). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as an individual Landmark (No.276) under Article 10 of the Planning Code, the three-story, three-unit residential building designed in the Beaux-Arts style by James Francis Dunn and built in circa 1900. The subject property is located 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: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1094](#)  
RECUSED: Foley

10. [2018-007267PTA](#) (J. VIMR: (415) 575-9109)  
865 MARKET STREET – located on the south side of Market Street at its intersection with Fifth Street, Lot 042 in Assessor's Block 3705 (District 6) – Request for a **Permit to Alter** to complete exterior alterations, including modifications to entryways at each elevation and to



the northern edges of levels 6-8. New window openings would also be added along levels 6-8. The subject property is a Category V – Unrated building located within the Article 11 Kearny-Market-Mason-Sutter Conservation District, the C-3-R (Downtown-Retail) Zoning District, and the 120-X /160-S Height and Bulk Districts.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Jonathan Vimr – Staff report  
+ Chris Kitchen – Project presentation  
+ Charles Chase – Design presentation  
+ Rayme Kuniyuki – Design presentation  
+ Karen Flood – Support  
+ Lynn Farzaroli - Support  
ACTION: Approved with Conditions  
AYES: Black, Foley, Johns, Matsuda, Pearlman, So  
MOTION: [0393](#)  
RECUSED: Hyland

11. [2016-008192SRV](#) (F. MCMILLEN: (415) 575-9076)  
104-106 SOUTH PARK STREET– located on the west side of South Park Street between Jack London Alley and Third Street, Lot 058 in Assessor’s Block 3775 (District 9). Request for **Review and Comment** on the nomination of the property, also known as the Gran Oriente Filipino Hotel, to the National Register of Historic Places for its association with for its association with Filipino ethnic heritage and with assisting Filipino immigrants in community formation in San Francisco. 104-106 South Park Street is located in the SPD (South Park District) Zoning District and 40-X Height and Bulk district.  
*Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.*

SPEAKERS: = Frances McMillen – Staff report  
+ Erica Schultz – Project presentation  
+ Paul Herrera – Support  
+ Karen Kai – Support  
+ Woody LaBounty - Support  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1095](#)  
RECUSED: Hyland

12. [2016-008192SRV](#) (F. MCMILLEN: (415) 575-9076)  
1830 SUTTER STREET – located on the north side of Sutter Street between Webster and Buchanan streets, Lot 035 in Assessor’s Block 0676 (District 5). Request for **Review and Comment** on the nomination of the property, also known as the Japanese YWCA/Issei Women’s Building, to the National Register of Historic Places for its association with Japanese ethnic heritage and Women’s History for its association with the struggles and accomplishments of Japanese American women. The property is also significant for its association with African American ethnic heritage and LGBTQ history for its association

African American civil rights and LGBTQ rights. 1830 Sutter is located in a RM-3 (Residential-Mixed, Medium Density) Zoning District and 40-X Height and Bulk district.

*Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register of Historic Places.*

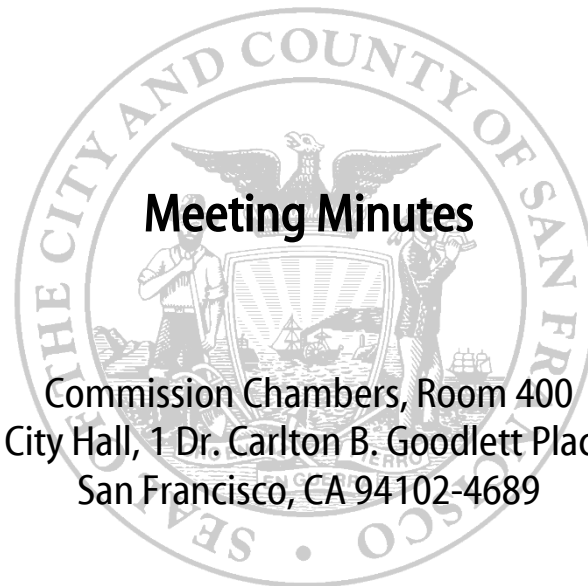
SPEAKERS: = Frances McMillen – Staff report  
+ Cathy Inamasu – Project presentation  
+ Karen Kai – Support  
+ Augie Phillips – Support  
+ Robert Rusky – Support  
+ Woody LaBounty – Support  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Hyland, Johns, Pearlman, So  
ABSENT: Foley  
RESOLUTION: [1096](#)  
RECUSED: Matsuda

13. [2014.1036ENV](#) (J. CLEEMANN: (415) 575-8763)  
**447 BATTERY** – located on the west side of Battery Street at its intersection with Merchant Street, Lot 002 in Assessor's Block 0206 (District 3) – Request for **Review and Comment** on the adequacy of the proposed preservation alternatives for inclusion in the Draft Environmental Impact Report. The subject property has been identified as a historic resource individually eligible for listing in the California Register of Historical Resources. The proposed project would demolish the subject building and construct a new 18-story hotel building with 198 guest rooms, two restaurants occupying 7,486 square feet, 24 vehicular parking spaces, 27 bicycle parking spaces, and approximately 2,720 square feet of publicly accessible private open space (POPOS) on Merchant Street. The existing building's street-facing west and south facades would be retained and incorporated into the new building with modifications for storefronts and entries. The property is located in a C-3-O (Downtown-Office) Zoning District, and 200-S Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Jorgen Cleemann – Staff report  
+ Jody Knight – Project presentation  
+ Stacy Kozakavich – Alternatives  
+ Eric Lundquist – Project presentation  
= Woody LaBounty – Facadism  
ACTION: Reviewed and Commented

ADJOURNMENT 3:44 PM  
ADOPTED NOVEMBER 6, 2019

# 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, November 6, 2019**  
**12:00 p.m.**  
**Architectural Review Committee**  
**Meeting**

**COMMISSIONERS PRESENT:** Black, Hyland, Pearlman

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:03 PM**

**STAFF IN ATTENDANCE:** Stephanie Cisneros, 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. COMMITTEE MATTERS**

1. Committee Comments & Questions

None.

**B. REGULAR**

2. [2019-005041COA](#) (S. CISNEROS: (415) 575-9186)  
310-320 DOLORES STREET – located on the west side of Dolores Street between 16<sup>th</sup> Street and Chula Lane, Lot 001 in Assessor's Block 3566 (District 8). **Review and Comment** by the Architectural Review Committee regarding the proposal to construct a new two-story, 3,044 square-foot educational and museum building that will be located behind the existing Mission Dolores Cemetery and Gardens. The proposal also includes demolition of an existing one-story restroom facility and modifications to an existing outdoor interpretive courtyard. The subject site is designated as City Landmark No. 1 (Mission Dolores/Mission San Francisco de Asis). 310-320 Dolores Street is located in a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Stephanie Cisneros – Staff presentation  
+ Irving Gonzales – Project presentation  
+ Fr. Francis – Project presentation  
+ Andrew Galvin – Project presentation

ACTION: Reviewed and Commented

ADJOURNMENT 12:29 PM  
ADOPTED DECEMBER 18, 2019

# 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, November 6, 2019**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:37 PM**

**STAFF IN ATTENDANCE:** Shannon Ferguson, Shelley Caltagirone, Maia Small, Jeff Joslin, John Rahaim – Planning Director, 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

None

## C. COMMISSION MATTERS

3. President's Report and Announcements

**President Hyland:**

Hi there. Just one comment on Director Rahaim's departure. So, the Planning Commission has calendared a couple closed sessions for review of candidates for Director Rahaim's replacement and they have invited me to participate. FYI, I won't have a vote. The City Charter doesn't allow me to vote, but I'll at least be at the table representing us.

**Jonas P. Ionin, Commission Secretary:**

Just to clarify. They haven't formally adopted their procedure. On their agenda tomorrow they will endorse their procedure.

**President Hyland:**

Thank you for the clarification.

**Jonas P. Ionin, Commission Secretary:**

Yes.

4. Consideration of Adoption:

- [Draft Minutes for September 26, 2019 – Joint with Planning Commission](#)

SPEAKERS: None

ACTION: Adopted as Corrected

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

- [Draft Minutes for October 2, 2019 – Closed Session](#)
- [Draft Minutes for October 2, 2019 – Regular](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

4. Commission Comments & Questions

**Commissioner Black:**

The Academy of Art University item is proposed for continuance. But I would like to disclose that I have a personal friendship with one of the senior staff there. I do not -- I know that this will not affect my ability to address this matter when it comes back to us. I will be impartial in considering it.

**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. 2019-012970PTAPCADVA (K. WILBORN: (415) 575-9114)  
EIGHT (8) ARTICLE 11 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 8 properties owned or leased by the Academy of Art University (The Academy) which are located within Article 11 Conservation Districts. Request for a master **Permit to Alter**, consistent with the proposed Development Agreement and Term Sheet for Global Resolution between the City and The Academy, and to adopt findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications at these properties to generally abate all Planning Code violations. A full list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). At the public hearing, the Historic Preservation Commission will act on the following items: (1) Adoption of CEQA Findings. The Historic Preservation Commission certified the Final EIR for the Project on July 28, 2016. An Addendum to the FEIR was prepared for the Project and was published on October 9, 2019. Prior to any other action, the Commission must adopt CEQA Findings and a Statement of Overriding Considerations for the Project to proceed. (2) Planning Code Amendment and Development Agreement. The Historic Preservation Commission will adopt a resolution and recommendation to the Board of Supervisors regarding the proposed Planning Code amendments that are necessary in order to implement the Project and regarding the proposed Development Agreement between the Academy of Art University and its various LLCs and the City and County of San Francisco. (3) **Master Permit to Alter**. The Historic Preservation Commission will take action to authorize the building modifications at all 8 properties subject to Article 11 of the Planning Code.  
**(Proposed for Continuance to November 20, 2019)**

SPEAKERS: None  
ACTION: Continued to November 20, 2019  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

7. 2019-012970COAPCADVA (A. WESTHOFF: (415) 575-9120)  
FOUR (4) ARTICLE 10 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 4 properties owned or leased by the Academy of Art University (The Academy) which are located within Article 10 Landmark Districts or are Individual Article 10 Landmarks. Request for a master **Certificate of Appropriateness**, consistent with the proposed Development Agreement and Term Sheet for Global Resolution between the City and The Academy, and to adopt findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications at these properties to generally abate all Planning Code violations. A full list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). At the public hearing, the Historic Preservation Commission will act on the following items: (1) Adoption of CEQA Findings. The Historic Preservation Commission certified the Final EIR for the Project on July 28, 2016. An Addendum to the FEIR was prepared for the Project and was published

on October 9, 2019. Prior to any other action, the Commission must adopt CEQA Findings and a Statement of Overriding Considerations for the Project to proceed. (2) Planning Code Amendment and Development Agreement. The Historic Preservation Commission will adopt a resolution and recommendation to the Board of Supervisors regarding the proposed Planning Code amendments that are necessary in order to implement the Project and regarding the proposed Development Agreement between the Academy of Art University and its various LLCs and the City and County of San Francisco. (3) **Master Certificate of Appropriateness**. The Historic Preservation Commission will take action to authorize the building modifications at all 4 properties subject to Article 10 of the Planning Code.

**(Proposed for Continuance to November 20, 2019)**

SPEAKERS: None  
ACTION: Continued to November 20, 2019  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 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.

8. [2019-004892COA](#) (M. GIACOMUCCI: (415) 575-8714)  
178 TOWNSEND STREET – located on the north side of Townsend Street between Clarence Place and Stanford Street, Lots 131-226 in Assessor's Block 3788 (District 6). Request for a **Certificate of Appropriateness** to remove an existing non-historic storefront recessed approximately 5 feet from the property line and replace it with a wood storefront with a recess of approximately 3 feet. The subject property is a contributing resource within the South End Landmark District. 178 Townsend Street is located in a CMUO (Central SoMa – Mixed-Use Office) Zoning District and 65-X Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0394](#)

9. [2019-004935COA](#) (M. GIACOMUCCI: (415) 575-8714)  
601 TOWNSEND STREET – located on the south side of 7<sup>th</sup> Street between Townsend and King streets, Lot 001 in Assessor's Block 3799 (District 10). Request for a **Certificate of Appropriateness** to rehabilitate an existing 273-foot canopy, upgrade site accessibility, and replace entry doors. All work will occur at the King Street façade. The subject property is Landmark #193, the Baker & Hamilton Building. 601 Townsend Street is located in an UMU (Urban Mixed-Use) Zoning District and 68-X Height and Bulk District.  
*Preliminary Recommendation: Approve*



SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0395](#)

10. [2019-015128COA](#) (S. CISNEROS: (415) 575-9186)  
333 DOLORES STREET – located on the east side of Dolores Street between 16<sup>th</sup> and 17<sup>th</sup> Streets, lot 057 in Assessor's Block 3567 (District 8). Request for a Certificate of Appropriateness to allow continued use of temporary classroom structures on site. A **Certificate of Appropriateness** was previously granted for an extension to continue using the temporary structures in their same location(s) through 2024. The current Certificate of Appropriateness would grant an additional extension through 2031. No physical alterations are proposed to any temporary or permanent structures on the site. The subject property was formerly part of the same lot as Landmark No. 137 (the Notre Dame School). 333 Dolores Street is located in a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0396](#)

11. [2016-000845COA-02](#) (A. WESTHOFF: (415) 575-9120)  
230-250 BRANNAN STREET – located on the north side of Brannan Street, between Delancey and 2<sup>nd</sup> streets, Assessor's Block 3774, Lot 025 (District 6) – Request for a **Certificate of Appropriateness** for the construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a recently constructed building at 270 Brannan Street. The area of work is at the 3<sup>rd</sup> floor on a secondary, non-visible elevation. Approximately 76 square feet of historic brick is proposed for removal at the new South Connector and approximately 66 square feet of corrugated metal cladding is proposed for removal at the new North Connector. The subject property, constructed in 1907, is a contributory building to the South End Landmark District, which was adopted in 1990. The building is located in a MUO (Mixed Use-Office) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0397](#)

12. [2015-014664COA](#) (S. FERGUSON: (415) 575-9074)  
56 POTOMAC STREET – located on the east side of Potomac Street between Waller Street and Duboce Park; Assessor's Block 0866, Lot 012 (District 8) – Request for a **Certificate of**

**Appropriateness** to restore the front façade and porch, repair existing wood windows, construct a rear yard deck with spiral stair, add skylights to the roof, and excavate for a new basement and sunken terraced patio in rear yard. The subject property is a contributing building to the Duboce Park Historic District. The subject property is located in a RH-2 (Residential- House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
 ACTION: Approved  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
 MOTION: [0398](#)

## F. REGULAR CALENDAR

13. [2019-004140COA](#) (S. FERGUSON: (415) 575-9074)  
2066 PINE STREET – located on north side of Pine Street between Buchanan and Laguna streets; Assessor's Block 0651, Lot 008 (District 5) – Request for a **Certificate of Appropriateness** for a horizontal addition into the east side yard, new roof deck with fire wall above addition, and interior alterations. The subject property is Landmark No. 211 (Madame C. J. Walker House). The subject property is located in a RH-2 (Residential- House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Shannon Ferguson – Staff report  
 ACTION: Approved  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
 MOTION: [0399](#)

- 14a. [2019-020087LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2121 MARKET STREET – is located on the south side of Market Street between Church and 15<sup>th</sup> streets in the Castro neighborhood. Assessor's Block 3543, Lot 012 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Academy of Ballet is a ballet school offering training for all ages that has served San Francisco for 66 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. It is within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and both 40-X and 50-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
 + Zory Karah – Academy of Ballet  
 + Karen Nemsick – Rebuilding Together San Francisco  
 + Kelsey Hull – Rebuilding Together San Francisco  
 + Paul Grey – Rebuilding Together San Francisco

- + Aaron Leavy – Rebuilding Together San Francisco
- + Alix Christie – Lyra Corporation
- + Steve Woodall – Lyra Corporation
- + Kevin King – Lyra Corporation
- = Richard Carrillo – Response to questions
- = Woody LaBounty – SF Heritage

ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1101](#)

- 14b. [2019-020093LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
916 GRANT AVENUE – is located on the east side of Grant Avenue between Washington and Jackson streets in the Chinatown neighborhood. Assessor's Block 0194, Lot 012 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Li Po Lounge is a bar in Chinatown that has served San Francisco for 82 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 CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1097](#)

- 14c. [2019-020094LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1802 HAYS STREET, THE PRESIDIO – is located on the south side of Hayes Street in the southeast quadrant of the Presidio National Park. Assessor's Block 1300, Lot 001 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Lyra Corporation supports the bookmaking tradition and has served San Francisco for 40 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 P (Public) Zoning District and OS Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1098](#)

- 14d. [2019-020095LBR](#) (S. CALTAGIRONE: (415) 558-6625)

PIER 28 #1, THE EMBARCADERO – is located on Pier 28 on The Embarcadero. Assessor's Block 9900, Lot 028 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Rebuilding Together San Francisco is a non-profit dedicated to promoting safe and healthy housing and community spaces 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 M-1 (Light Industrial) Zoning District) 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, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1099](#)

- 14e. [2019-020098LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
941 COLE STREET – is located on the west side of Cole Street between Carl Street and Parnassus Avenue in the Cole Valley neighborhood. Assessor's Block 1272, Lot 003 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Zazie is a bistro serving American and French cuisine that has served San Francisco for 27 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-1 (Neighborhood Commercial, Cluster) 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, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1100](#)

15. [2018-017235CWP](#) (M. SMALL: (415) 575-9160)  
RETAINED ELEMENTS: SPECIAL TOPIC DESIGN GUIDELINES– **Informational Presentation** on the revised draft of the Retained Element Design Guidelines proposed for adoption at the Planning Commission on December 5, 2019. These guide the retention and incorporation of existing building elements into new development.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Maia Small – Staff report

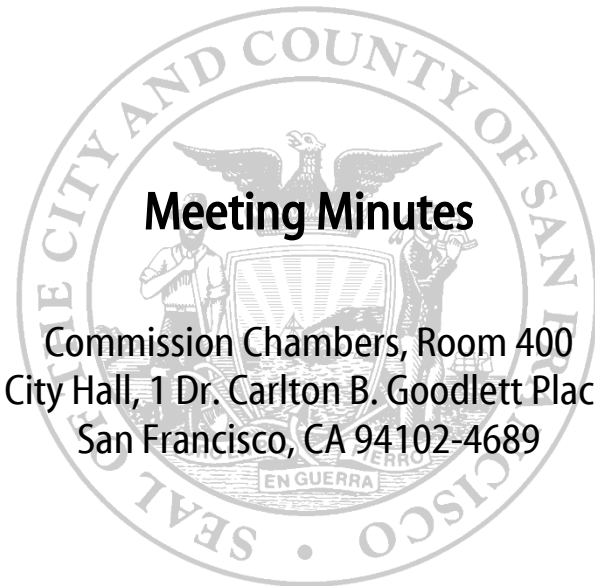
= Woody LaBounty – Impacts to historic resources

ACTION: Reviewed and Commented

ADJOURNMENT 2:23 PM

ADOPTED NOVEMBER 20, 2019

# 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, November 20, 2019**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Pearlman, So  
**COMMISSIONERS ABSENT:** Matsuda

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

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Monica Giacomucci, Scott Sanchez, Andrew Perry, Elizabeth Gordon-Jonckheer, Katie Wilborn, Alex Westhoff, Liz Watty, Dan Sider, 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**

**Jeff Joslin:**

No report from the director. I did want to inform the commission that there has been a resolution introduced to initiate Landmarking for The Royal Baking Company at 4773 Mission, initiated by Supervisor Ahsha Safai.

**President A. Hyland:**

So that's something new. It's not on our work program?

**Jeff Joslin:**

Correct.

**President A. Hyland:**

So, will it be added to our work program or will they just landmark it?

**Jeff Joslin:**

To be determined. This came up rather quickly.

**President A. Hyland:**

Okay. All right.

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

**Jonas P. Ionin, Commission Secretary:**

I'm pleased to inform you that the Planning Commission now fully seven members again. Sue Diamond was confirmed yesterday by the Full Board and sworn in this morning by the Mayor's Office. Also, the hearings on the Planning Director search started last Thursday by which your president has been invited to participate in. And those will continue tomorrow, the following Thursday and possibly into the first week of December as well.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None.

**4. Consideration of Adoption:**

- [Draft Minutes for November 6, 2019](#)

**SPEAKERS:** None

**ACTION:** Adopted

**AYES:** Black, Foley, Hyland, Johns, Pearlman, So

**ABSENT:** Matsuda

## 5. Commission Comments &amp; Questions

None.

## D. REGULAR CALENDAR

- 6a. [2019-021151LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
544 CAPP STREET – is located on the west side of Capp Street between 20th and 21st Streets in the Mission neighborhood. Assessor's Block 3610, Lot 036 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Community Music Center is a non-profit organization dedicated to making high quality music accessible to people of all ages, backgrounds and abilities, regardless of financial means that has served San Francisco for 98 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 RTO-M (Residential Transit Oriented – Mission) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – Community Music Center, The Endup  
+ Sarah Tam – Mum's  
+ Julie Steinberg – Community Music Center  
+ Celina Lucero – Horizons Unlimited  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1102](#)

- 6b. [2019-021158LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
401 6<sup>TH</sup> STREET – is located on the east side of Grant Avenue between Washington and Jackson Streets in the Chinatown neighborhood. Assessor's Block 3760, Lot 035 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Endup is an after-hours LGBTQ nightclub that has served San Francisco for 46 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 SALI (Service/Arts/Light Industrial) Zoning District and 30-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval



AYES: Black, Foley, Hyland, Johns, Pearlman, So

ABSENT: Matsuda

RESOLUTION: [1103](#)

- 6c. [2019-021159LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
440 POTRERO AVENUE – is located on the west side of Potrero Avenue between Mariposa and 17<sup>th</sup> Streets in the Mission neighborhood. Assessor's Block 3973, Lot 001 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Horizons Unlimited of San Francisco, Inc. is a non-profit community-based organization that offers culturally and linguistically rooted services for the City's diverse population that has served San Francisco for 49 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 & Repair – General) Zoning District and a 58-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Hyland, Johns, Pearlman, So

ABSENT: Matsuda

RESOLUTION: [1104](#)

- 6d. [2019-021165LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1800 SUTTER STREET – is located on the northwest corner of Buchanan and Sutter Streets in Japantown. Assessor's Block 0676, Lot 072 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mums – Home of Shabu Shabu is a family-owned Japanese American restaurant that has served San Francisco for 40 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 Japantown NCD (Neighborhood Commercial District) Zoning District and a RM-3 (Residential Mixed Medium Density Zoning District and both 40-X and 50-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Hyland, Johns, Pearlman, So

ABSENT: Matsuda

RESOLUTION: [1105](#)

7. [2013.0689COA](#) (M. GIACOMUCCI: (415) 575-8714)

**2 HENRY ADAMS STREET** – located on the west side of Henry Adams Street between Division and Alameda Streets, Lot 001 in Assessor's Block 3910 (District 10). Request for a **Certificate of Appropriateness** to construct a one-story utilities enclosure and plaza at the northwest corner of the subject property, and for façade improvements, including repair and restoration of original wood storefronts. The project also entails converting 49,634 square feet of industrial use to office use at the project site. The subject property is Landmark No. 283, the Dunning, Carrigan, & Hayden Building. 2 Henry Adams Street is located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Monica Giacomucci – Staff report  
 + John Kevlin – Project presentation  
 + Stan Lew – Project presentation

ACTION: Approved with Conditions as amended, including:

1. All storefronts to be consistent and reviewed by Staff;
2. A qualified professional to oversee implementation of architectural façade features; and
3. Language related to square footage be modified to “up to 49,999 square feet.”

AYES: Black, Foley, Hyland, Johns, Pearlman, So

ABSENT: Matsuda

MOTION: [0400](#)

- 8a. [2008.0586E](#) (E. JONCKHEER: (415) 575-8728)
- MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY** – The proposed Project involves 34 properties owned or leased by the Academy of Art University (“Academy”); 12 of which are Historic Resources under Article 10 and/or Article 11 of the Planning Code. Request for **Adoption of Findings** pursuant to the California Environmental Quality Act (CEQA), and the CEQA guidelines including Findings of Fact, Findings Regarding Significant and Unavoidable Impacts, evaluation of Mitigation Measures and Alternatives, the adoption of a Mitigation, Monitoring and Reporting Program and the adoption of a Statement of Overriding Considerations in connection with approvals for the Academy project to legalize uses and building modifications at 34 properties owned or leased by the Academy within the City and County of San Francisco (“City”), consistent with the proposed Development Agreement and the Term Sheet for Global Resolution between the City and the Academy.

*Preliminary Recommendation: Adopt CEQA Findings*  
 (Continued from Regular hearing on November 6, 2019)

SPEAKERS: = Scott Sanchez – Staff report  
 = Andrew Perry – Staff presentation  
 = Katie Wilborn – Staff presentation  
 = Alex Westhoff – Staff presentation  
 + Nick Roosevelt – Project presentation  
 + Paul Cooper – Project presentation  
 = Speaker – Amount of effort

ACTION: Adopted Findings  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0401](#)

- 8b. [2019-012970PCADVA](#) (E. JONCKHEER: (415) 575-8728)  
MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The proposed Project involves 34 properties owned or leased by the Academy of Art University (“Academy”); 12 of which are Historic Resources under Article 10 and/or Article 11 of the Planning Code. Consistent with the Term Sheet and Supplement to the Term Sheet for Global Resolution, the Project requests a resolution recommending that the Board of Supervisors approve an ordinance approving **Planning Code Amendments** and a **Development Agreement** between the City and County of San Francisco and the Stephens Institute (Academy of Art University) and its affiliated entities, as to the Academy’s properties, which agreement provides for various public benefits, including, among others, an “Affordable Housing Payment” of \$37,600,000 and payment of approximately \$8,200,000 to the City’s Small Sites Fund.  
*Preliminary Recommendation: Adopt a Resolution Recommending Approval*  
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1106](#)

- 8c. [2019-012970PTA](#) (K. WILBORN: (415) 575-9114)  
EIGHT (8) ARTICLE 11 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 8 properties owned or leased by the Academy of Art University (“Academy”) which are located within Article 11 Conservation Districts. A list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). Request for a **master Permit to Alter**, consistent with the proposed Planning Code Amendment and Development Agreement and Term Sheet for Global Resolution between the City and the Academy, and the findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications and generally abate all Planning Code violations at these 8 properties subject to Article 11 of the Planning Code.  
*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0402](#)

- 8d. [2019-012970COA](#) (A. WESTHOFF: (415) 575-9120)

FOUR (4) ARTICLE 10 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 4 properties owned or leased by the Academy of Art University (“Academy”) which are located within Article 10 Landmark Districts or are individual Article 10 Landmarks. A list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). Request for a **master Certificate of Appropriateness**, consistent with the proposed Planning Code Amendment and Development Agreement and Term Sheet for Global Resolution between the City and the Academy, and the findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications and generally abate all Planning Code violations at these 4 properties subject to Article 10 of the Planning Code.

*Preliminary Recommendation: Approve with Conditions*

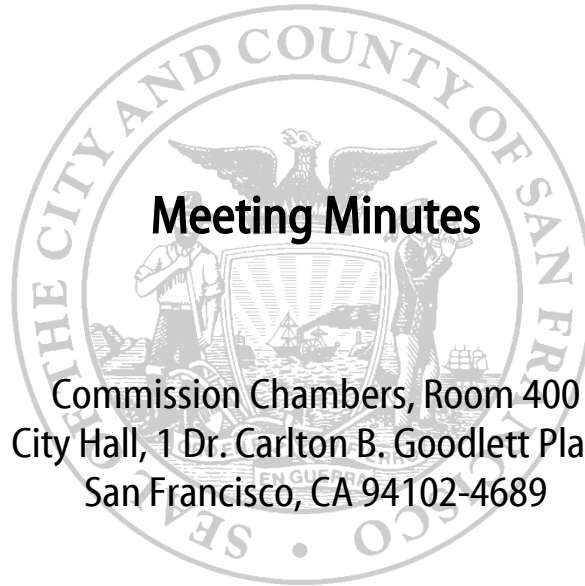
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0403](#)

ADJOURNMENT 2:16 PM

ADOPTED DECEMBER 18, 2019

# **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, December 18, 2019  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:39 PM**

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Allison Vanderslice, Claudia Flores, Katie Wilborn, Elizabeth Jonckheer, Stephanie Cisneros, Scott Sanchez – Assistant Zoning Administrator, 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

**Jeff Joslin:**

Good afternoon, Commissioners. I simply want to wish you a happy holidays in advance. Part of our holiday experience is preparing our budget which we'll be discussing soon. We have received mayor -- budget instructions from the mayor and the mayor's budget office that include specific direction for no -- that no new positions are expected to be added through this year's process. So I wanted to let you know about that in advance.

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

**Jonas P. Ionin, Commission Secretary:**

Commissioners, the two items that may be of interest to you from the Planning Commission is on December -- after December 5th hearing, they adopted the Retained Elements Special Topic Design Guidelines that has come before you. And, heard an informational presentation on the Special Japantown Special Area Design Guidelines which will be coming to you in the new year.

**Jeff Joslin:**

At the board, I wanted to let you know that the board did approve five Mills Act contracts that came before them - 2251 Webster Street, 1401 Howard Street, 64 Potomac Street, 2168 Market Street, and 2731-2735 Folsom.

**President Hyland:**

Is that all five? We only submitted five, right?

**Jeff Joslin:**

Yes.

**President Hyland:**

Great.

C. COMMISSION MATTERS

3. President's Report and Announcements

**President Hyland:**

I just want to thank the commission for a wonderful year. This is our last hearing of the year, and we will be having a celebration today at 5:00. I think it's in the notice, The Hayes Street Grill.

4. Consideration of Adoption:

- [Draft Minutes for ARC November 6, 2019](#)
- [Draft Minutes for HPC November 20, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

None

6. [Proposed 2020 Hearing Calendar](#)

SPEAKERS: None

ACTION: Adopted (every 1<sup>st</sup> and 3<sup>rd</sup> Wednesday)

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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.

7. 2019-017681COA (M. TAYLOR (415)-575-9197)  
55 HAGIWARA TEA GARDEN DRIVE - MUSIC CONSCOURSE, GOLDEN GATE PARK – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive. Lot 001 in Assessor's Block 1700 (District 1). Request for a **Certificate of Appropriateness** to install new lateral irrigation for the ongoing maintenance of the grid of pollarded trees in the Music Concourse Bowl. The Music Concourse, Landmark No. 249, is individually significant as an outdoors performance space important in San Francisco's cultural history and as an urban park landscape devoted to public performances and as a setting for public art. The subject property is located in a P (Public) Zoning District and OS Height and Bulk District.  
*Preliminary Recommendation: Approve*  
(Continued from canceled hearing on December 4, 2019)  
**Proposed for Indefinite Continuance**

SPEAKERS: None

ACTION: Continued indefinitely

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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.

8. [2019-012077COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
1275 SACRAMENTO STREET – Located on the south side of Sacramento Street between Taylor and Jones Streets, Assessor's Block 0246, Lot 001 (District 3) – Request for **Certificate**

**of Appropriateness** for a two-story horizontal extension at the rear of the non-historic school building and addition of a canopy, extension of the existing rooftop play yard on top of the proposed addition, replacement of the existing fence and gate, minor modifications so the Sacramento Street façade, and interior improvements. The subject school property was constructed in 1966 and is a non-historic building located adjacent to City Landmark No. 170, known as Grace Cathedral, within a RM-4 (Residential-Mixed) and Nob Hill SUD (Special Use) Zoning Districts and 65-A Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
 MOTION: [0404](#)

## F. REGULAR CALENDAR

9. [2019-022591PCA](#) (S. CALTAGIRONE: (415) 558-6625)  
ESTABLISHING THE AMERICAN INDIAN CULTURAL DISTRICT ORDINANCE – **Administrative Code Amendment** to establish the American Indian Cultural District (the “District”) in and around the northwestern quadrant of the Mission neighborhood; to require the Mayor’s Office of Housing and Community Development (MOHCD) to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department’s determination under the California Environmental Quality Act.  
*Preliminary Recommendation: Adopt a Resolution Recommending Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
 + Speaker – American Indian Cultural District  
 + Speaker – Ohlone land  
 + Speaker – More could have been included  
 + Mario Demura – Support  
 + Wood La Bounty – Context statement  
 ACTION: Adopted a Recommendation for Approval as amended  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
 RESOLUTION: [1107](#)

- 10a. [2019-022726LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
790 LOMBARD STREET – is located on the north side of Lombard Street between Jansen and Taylor streets in the North Beach neighborhood. Assessor’s Block 0065, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Caffé Sapore is a European style café that has served San Francisco for 22 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 North Beach NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
 + Janet Crane – Caffé Sapore  
 + Elias Bikahi - Caffé Sapore  
 + Cory Rogan - Caffé Sapore  
 + Charles Worster - Caffé Sapore  
 + Speaker - Caffé Sapore  
 + Robin Courtney – Courtney's Produce  
 + Lorna Kollmeyer – Lorna Kollmeyer Ornamental Plaster  
 + Mark Dyer - Lorna Kollmeyer Ornamental Plaster  
 + Tom Hamilton – Gamescape  
 + Scott Madison – Eclectic Cookery  
 + Woody LaBounty – Potrero View, Lorna Kollmeyer Ornamental Plaster

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1108](#)

- 10b. [2019-022722LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
101 CASTRO STREET – is located on the southeast corner of 14<sup>th</sup> and Castro streets in the Castro/Duboce Triangle neighborhood. Assessor's Block 5340, Lot 072 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Courtney's Produce is a family-run corner grocery that has served San Francisco for 48 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 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 10a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1109](#)

- 10c. [2019-021951LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
103 HORNE AVENUE – is located on the southeast side of Horne Avenue between Fisher Avenue and Robinson Drive in the Hunters Point Naval Shipyard. Assessor's Block 4591C, Lot 010 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Eclectic Cookery is a time-shared commercial kitchen and commissary that has served 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 located within the Hunters Point Redevelopment Plan and HP Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1110](#)

- 10d. [2019-022725LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
333 DIVISADERO STREET – is located on the west side of Divisadero Street between Oak and Page streets in the Haight Ashbury neighborhood. Assessor's Block 1218, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gamescape is a tabletop gaming store and gathering space that has served San Francisco for 36 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 NCT (Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval as corrected  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1111](#)

- 10e. [2019-022000LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
HUNTERS POINT SHIPYARD, BUILDING 115 – is located in the Hunters Point Shipyard. Assessor's Block 4591A, Lot 009 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lorna Kollmeyer Ornamental Plaster is a complete resource for traditional ornamental plasterwork that has served San Francisco for 31 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 M-1 (Light Industrial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1112](#)

- 10f. [2019-022005LBR](#) (S. CALTAGIRONE: (415) 558-6625)

1459 18TH STREET, #214 – is located on the southwest corner of 18<sup>th</sup> Street and Connecticut Street in the Potrero Hill neighborhood. Assessor's Block 4036, Lot 027 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Potrero View is a community newspaper that has served San Francisco for 49 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-1 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1113](#)

11. [2016-003351CWP](#) (C. FLORES: (415) 558-6473)  
RACIAL & SOCIAL EQUITY ACTION PLAN – Staff will present the updated Department's Racial & Social Equity Action Plan, Phase I for **Adoption**. The Plan contains goals, objectives and specific actions the Department will undertake to advance racial and social equity in our internal functions as well as a draft Implementation matrix. Phase II will focus on the external functions of the Department and will be recommended for adoption in late 2020. Both Phase I and Phase II will contain the Department's commitments to advance racial and social equity: (1) internally as a workplace and (2) externally through our plans, policies; and (3) ongoing implementation and monitoring mechanisms. All city departments are participating in the Government Alliance on Race and Equity under leadership from San Francisco's Human Right Commission and are undertaking similar Action Plans in accordance with the requirements of the newly formed Office of Racial Equity by Board Ordinance 188-19. Action Plans have to be updated every three years from adoption.  
*Preliminary Recommendation: Adopt Resolution*

SPEAKERS: = Claudia Flores – Staff report  
= Shelley Caltagirone – Staff report  
ACTION: Adopted a Resolution Endorsing the Plan as amended including the HPC on the acknowledgement page.  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1114](#)

12. [2019-012902COA](#) (K. WILBORN: (415) 575-9114)  
59 POTOMAC STREET – Located on the west side of Potomac Street between Waller Street and Duboce Park, Assessor's Block 0865, Lot 008 (District 8). Request for **Certificate of Appropriateness** for a revision to a previously-approved Certificate of Appropriateness to enclose an 87 sq. ft. deck at the rear façade's third story. The wood frame Queen Anne-style building was constructed c. 1905 by an unknown architect and is a contributor to the

Duboce Park Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from canceled hearing on December 4, 2019)

SPEAKERS: = Kate Wilborn – Staff report  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
ABSENT: Foley  
MOTION: [0405](#)

- 13a. [2019-004933COA](#) (S. CISNEROS: (415) 575-9186)  
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor's Block 3618, Lot 055 (District 8). Request for **Certificate of Appropriateness** for window replacements at the front and façade alterations at the rear and two proposed decks with associated fire wall at the rear. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the Liberty Hill Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

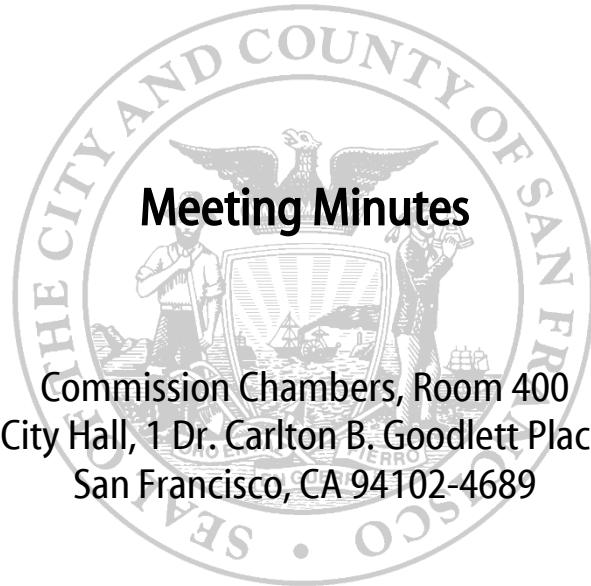
SPEAKERS: = Stephanie Cisneros – Staff report  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
ABSENT: Foley  
MOTION: [0406](#)

- 13b. [2019-004933VAR](#) (S. CISNEROS: (415) 575-9186)  
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor's Block 3618, Lot 055 (District 8). Request for a **Variance** from Planning Code Section 134 for two proposed decks at the rear that will project into the required rear yard. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the Liberty Hill Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 13a.  
ACTION: Asst. ZA took the matter under advisement.

ADJOURNMENT 2:34 PM  
ADOPTED JANUARY 15, 2020

# **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, January 15, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:45 PM**

**STAFF IN ATTENDANCE:** Deborah Landis, Jacob Bintliff, Shelley Caltagirone, Michelle Taylor, Don Lewis, Elizabeth Gordon-Jonckheer, Monica Giacomucci, Jonathan Vimr, Rich Sucre, Jeff Joslin, John Rahaim – Planning Director, 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

None

### C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for December 18, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

**Commissioner Pearlman:**

I have to recuse myself on item 12 today, so I will need a motion to do that at that time.

**Commissioner Johns:**

Yes. Some years ago, a commissioner, then President Wolfram and I, although commissioner Hyland was involved and so was pretty much everybody else, were quite interested in landmarking a magnificent California Buckeye tree at 2694 McAllister Street. And by the way, any members of the public who haven't become familiar with that particular gem of San Francisco, go by and see it. But that seems to, after we approved it, seems to have gotten lost at the Urban Forestry Council. I'm not exactly sure why. The matter was not transmitted to the clerk of the Board of Supervisors, but I would really like to have someone on staff look into that and see if they can find where it went astray.

**Jeff Joslin:**

I don't have information at this time, but we'll be happy to look into that.

**President Hyland:**

And maybe report back at the next hearing please.

**Commissioner Johns:**

At the next hearing or the one after that.

**President Hyland:**

Okay, thank you.

6. **Election of Officers:** In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None  
 ACTION: President – Hyland; Vice President - Matsuda  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

#### D. REGULAR CALENDAR

7. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)  
**FY 2020-2022 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM** – An **informational presentation** of the Department's proposed revenue and expenditure budget in FY 2020-2021 and FY 2021-2022, including grants and capital budget requests; high-level work program activities for the department in FY 2020-2021 and FY 2021-2022; and proposed dates where budget items will be discussed during the budget process.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Deborah Landis – Staff presentation  
 = Jeff Joslin – Staff presentation  
 = John Rahaim, Planning Director – Staff presentation  
 = DeAnne Gabel – Issues  
 ACTION: Reviewed and Commented

8. (J. BINTLIFF: (415) 575-9170)  
[SB 330: HOUSING CRISIS ACT OF 2019](#) – **Informational Presentation** regarding Senate Bill 330, titled the “Housing Crisis Act of 2019.” The bill took effect January 1, 2020 and declares a statewide housing emergency to be in effect through 2025. During this period: 1) cities are generally prohibited from rezoning actions that would reduce zoned capacity for housing or adopting new design standards that are not objective; 2) housing development projects may file a preliminary application to lock in zoning, design, and fee requirements for the project; 3) some housing developments will be subject to a limit of five public hearings related to approval; 4) local landmark designations may only be made prior to submittal of a development application; 5) housing developments that would demolish any existing housing units would be required to provide replacement units and relocation assistance.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Jacob Bintliff – Staff presentation  
 ACTION: None - Informational

- 9a. [2020-000031LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
**2883 MISSION STREET** – is located on the east side of Mission Street between 24th and 25th streets in the Mission neighborhood. Assessor's Block 6517, Lot 022 (District 9).

Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Dianda's Italian American Pastry Company is a bakery that has served San Francisco for 58 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 Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X/80-B Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Linda Mahnken – New Delhi  
+ Ranjan Dey – New Delhi  
+ Mukul Bakshi – New Delhi  
+ Kady Guyton – New Delhi  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1115](#)

- 9b. [2020-000032LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
160 ELLIS STREET – is located on the north side of Ellis Street between Mason and Cyril Magnin streets in the Downtown neighborhood. Assessor's Block 0326, Lot 010 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New Delhi Restaurant is an Indian restaurant that has served San Francisco for 32 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 C-3-G (Downtown - General) Zoning District and 225-S Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1116](#)

- 9c. [2020-000035LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1201 DIVISADERO STREET – is located on the northwest corner of Divisadero and Eddy streets in the Western Addition neighborhood. Assessor's Block 1126, Lot 007 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Pearl Market is a full-service, family-owned market and delicatessen that has served San Francisco for 38 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 65-A HP Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
 RESOLUTION: [1117](#)

10. [2019-022126COA](#) (M. TAYLOR: (415) 575-9197)  
**55 HAGIWARA TEA GARDEN DRIVE** – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive; Lot 001 in Assessor's Block 1700 (District 1). Request for a **Certificate of Appropriateness** to install a temporary observation wheel to commemorate the 150<sup>th</sup> Anniversary of Golden Gate Park. The proposed observation wheel will be located at the northeastern end of the Music Concourse and have a total height of approximately one hundred fifty feet. It will be supported by below-grade steel piles under a base measuring approximately seventy-two feet by fifty-seven feet. The project site will include perimeter fencing, ticket booth, generator (screened), and a retail photo booth. Construction and installation of the observation wheel will begin March of 2020, with a scheduled opening date of April 4, 2020. At the close of the one-year celebration, the wheel and support structures will be removed and the site restored. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and OS Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular Hearing on December 18, 2019)

SPEAKERS: = Michelle Taylor – Staff report  
 + Stacy Bradley – Rec and Park presentation  
 + Christine Raher – Support  
 - Stephen Carlson – Scale of the structure  
 - Woody LaBounty – Concerns about temporary installation  
 + Drew Becher – Support  
 - Kathleen McCowin – Golden Gate Park meant to be dark at night  
 - Katherine Howard – Urban retreat  
 - Arthur Feinstein – Naturalistic park  
 = Don Lewis – Response to environmental impacts  
 ACTION: Approved with Conditions as amended:  
 1. Eliminating the provision for any extension beyond March 31, 2021; and  
 2. Recommending Rec&Park conduct community outreach regarding the effect of lighting and implement measures to mitigate its impact.  
 AYES: Black, Johns, Matsuda, So  
 NAYS: Pearlman  
 ABSENT: Foley  
 MOTION: [0407](#)

RECUSED: Hyland

- 11a. [2018-010825COA](#) (M. GIACOMUCCI: (415) 575-8714)  
694 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and Mariposa Streets, Assessor's Block 3996, Lot 007 (District 10). Request for **Certificate of Appropriateness** for façade alterations, new windows, and construction of decks and a spiral stair with associated fire wall at the rear façade. The wood-frame, Italianate Style corner building was constructed c. 1884 by an unknown architect. The subject property is a contributor to the Dogpatch Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Aaron O'Neil – Project presentation

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, Pearlman, So

ABSENT: Foley, Matsuda

MOTION: [0408](#)

- 11b. [2018-010825VAR](#) (M. GIACOMUCCI: (415) 575-8714)  
694 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and Mariposa Streets, Assessor's Block 3996, Lot 007 (District 10). Request for a **Variance** from the rear yard requirement pursuant to Planning Code Section 134 for construction of decks and a spiral stair with associated fire wall at the rear façade. The wood-frame, Italianate Style corner building was constructed c. 1884 by an unknown architect. The subject property is a contributor to the Dogpatch Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 11a.

ACTION: Acting ZA Closed the public hearing and indicated an Intent to Grant

12. [2017-001073COA](#) (J. VIMR: (415) 575-9109)  
1701 FRANKLIN STREET – Located on the west side of Franklin Street at its intersection with California Street; Lot 014 in Assessor's Block 0641 (District 2) - Request for a **Certificate of Appropriateness** to construct a one-story, two-car garage addition at the rear, northwest corner of the existing building. A deck would be installed atop the garage. Work also includes enclosure of an existing rear porch, three new window wells and south facing basement windows, replacement of the existing driveway (including a new gate along Franklin Street), and associated excavation. The subject property is Landmark No. 54 and is within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = John Vimr – Staff report

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, So

ABSENT: Foley, Matsuda

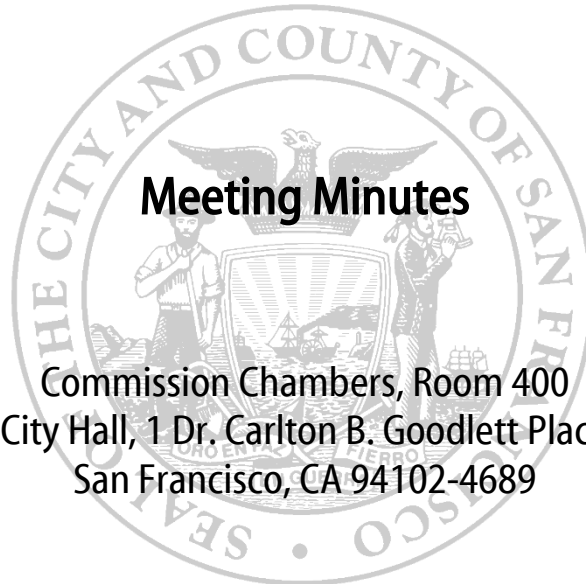
MOTION: [0409](#)  
RECUSED: Pearlman

13. [2019-007049COA](#) (J. VIMR: (415) 575-9109)  
**600 STOCKTON STREET** – Located on the east side of Stockton Street between California and Pine Streets; Lot 012 in Assessor's Block 0257 (District 3) - Request for a **Certificate of Appropriateness** to replace existing pavers and finishes and construct an approximately 3,093-square-foot pavilion structure within the non-visible courtyard space. The subject property is Landmark No. 167 and is within a C-3-G (Downtown-General) Zoning District and 80-130-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = John Vimr – Staff report  
+ Mark Mills – Project presentation  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johns, Pearlman, So  
ABSENT: Foley, Matsuda  
MOTION: [0410](#)

ADJOURNMENT 4:11 PM  
ADOPTED FEBRUARY 5, 2020

# 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, February 5, 2020**

**12:00 p.m.**

## Architectural Review Committee Meeting

**COMMISSIONERS PRESENT:** Black, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:00 PM**

**STAFF IN ATTENDANCE:** Monica Giacomucci, 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. COMMITTEE MATTERS**

\* Election of a Committee Chair

**SPEAKERS:** None  
**ACTIONS:** Committee Chair – Jonathan Pearlman  
**AYES:** Black, Pearlman, So

1. Committee Comments & Questions

None

**B. REGULAR**

2. [2019-004772COA](#) (M. GIACOMUCCI: (415) 575-8714)  
3250-70 18<sup>TH</sup> STREET – north side of 18<sup>th</sup> Street between Shotwell Street and Van Ness Avenue. Assessor's Block 3754, Lots 086 and 085 (District 9) – Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission on new construction of a proposed three-story-over-basement school building connected to Saint Charles School by a pedestrian bridge. Saint Charles School is designated City Landmark No. 139 under Article 10 of the Planning Code. The property is located within a RH-3 (Residential-House, Three Family) District and 55-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Peter Pfau – Project presentation  
ACTION: Reviewed and Commented

**ARC COMMENTS**

*Saint Charles School*

On balance, the ARC found the proposed alterations to Saint Charles School to be sensitive to the building's character-defining features and consistent with the Secretary of the Interior's Standards. Commissioner Black commented that the proposed footbridge requires little physical intervention to connect to Saint Charles School, and could easily be removed in the future with minimal damage, if any, to existing historic fabric. Commissioners Pearlman and So concurred with this assessment.

Commissioner Pearlman appreciated the simple treatment of the proposed circulation core at the rear façade, but suggested that it should be more substantial to better relate to the mannered decorative elements of the Landmark. Commissioner Pearlman suggested introducing a cornice-like element, continuing some of the horizontal divisions from Saint Charles School onto the new circulation core, or generally conveying a greater sense of mass. Commissioner So concurred with this assessment and further suggested that the circulation core should more solidly "tie back" to the rear façade. Both Commissioner Pearlman and Commissioner So appreciated the proposal to introduce new window openings on the rear façade.

*New School Building*

On balance, the ARC found the proposed massing and location of the New School Building to be appropriate for the Landmark and consistent with the Secretary of the Interior's Standards. Commissioner Black indicated that the New School Building includes horizontal divisions on its front façade which accord with the horizontal divisions on Saint Charles School. Commissioner So agreed, but suggested that these elements should not be restricted to the front façade of the

New School Building; instead, the east façade should have a similar language of design to relate to the Landmark. Commissioner So pointed out that the east façade of the New School Building and the west façade of Saint Charles School are separated by the proposed play yard, and therefore these facades together form the walls of an “outdoor room.” The design of the east façade of the New School Building should be more holistic and should consider the existing spatial relationships of the Landmark.

Commissioner Pearlman agreed, and asked if the irregular fenestration pattern on the east façade of the New School Building could be regularized to reflect the strict symmetry of the Landmark’s fenestration. He also commented that both the New School Building and Saint Charles School are 3-dimensional, with all façades visible from public rights-of-way. Both Commissioner Pearlman and Commissioner So suggested wrapping the language of the front façade around to the east façade of the New School Building, which is currently bound by a frame. Commissioner So expressed admiration for the framing element as an interesting and strong design element – but one that would be best used on a building with only a visible front façade. The Project Team responded that Saint Charles School has a highly decorative, street-oriented front façade, and the intent was to reference this in the New School Building.

Commissioners Pearlman and So understood this intent, but encouraged a more contextual design on the east façade of the New School Building. Commissioner Black concurred. Finally, Commissioner So challenged the Project Team to strengthen the relationship between the two buildings across the proposed play yard in a revised project.

ADJOURNMENT 12:41 PM  
ADOPTED MAY 6, 2020

# 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, February 5, 2020**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:51 PM**

**STAFF IN ATTENDANCE:** Deborah Landis, Gretel Gunther, Frances McMillen, Jeff Joslin, Rich Sucre, John Rahaim – Planning Director, 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

**Jonas P. Ionin, Commission Secretary:**

I will only mention that Commissioner Melgar's last day was January 30<sup>th</sup>. She has resigned her post as a planning commissioner. And Board President Norman Yee has nominated Theresa Imperial to replace her. She went before Rules on Monday -- or Tuesday and was forwarded unanimously to the Full Board for their consideration. That's all I have.

**President Hyland:**

Mr. Joslin, did you have anything?

**Jeff Joslin:**

Nothing.

**President Hyland:**

Okay, great.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None.

4. Consideration of Adoption:

- [Draft Minutes for January 15, 2020](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

None.

**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. 2019-022536DES (F. MCMILLEN: (415) 575-9076)  
4767-4773 MISSION STREET – east side of Mission Street between Persia and Russia avenues, Assessor's Block 6084, Lot 021 (District 11) - Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 4767-4773 Mission Street (Royal Baking Company) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Royal Baking Company Building is significant for its association with the history



of the Italian-American community in San Francisco, the City's twentieth-century macaroni and bread-baking industries and as an excellent example of Storybook and Art Deco architectural styles. 4767-4773 Mission Street is located within the Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.  
**(Proposed for Continuance to March 18, 2020)**

SPEAKERS: None  
ACTION: Continued to March 18, 2020  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 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.

7. [2019-019493PTA](#) (R. SALGADO: (415) 575-9101)  
972 MISSION STREET – located on the north side of Mission Street between 6<sup>th</sup> Street and Mint Plaza, Assessor's Block 3704, Lot 021 (District 6). Request for a **Major Permit to Alter** to install a new elevator penthouse on the roof that will be visible from a public right-of-way. The subject property is located within the Article 11 Mint-Mission Conservation District, and is located within a C-3-G (Downtown-General) Zoning District and 160-F Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: 0411

## F. REGULAR CALENDAR

8. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)  
FY 2019-2021 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – Final review of the Department's **Revenue and Expenditure Budget** in FY 2020-2021 and FY 2021-2022, including grants, capital budget requests, and proposed staffing; high-level work program activities for the Department; and proposed dates where budget items will be discussed during the budget process.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = John Rahaim – Introduction  
= Deborah Landis – Staff presentation  
- Speaker – Don't worry about the budget  
ACTION: Adopted a Recommendation for Approval as amended  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: 1118

9. 2019-0162200TH (G. GUNTHER: (415) 575-9185)  
MURAL PROJECTS – **Informational Presentation** by Planning Department Intern G.G. Gunther regarding the mural resource guides project. Tasks included gathering information and meeting with various stakeholders in order to produce a public mural information document and an internal resource guide for staff. The purpose of the former document is to help inform the public about any steps and approvals required to paint murals in San Francisco. Its purpose is also to ensure consistency with San Francisco's General Plan, Planning Department guidelines, and the Planning Code, and recommend basic best practices for painting murals. The purpose of the latter document is to assist staff in answering the public's questions regarding murals and to provide guidance to staff for reviewing new murals on historic resources.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Rich Sucre - Introduction  
= Gretel Gunther – Staff presentation

ACTION: Reviewed and Commented

10. [2019-022536DES](#) (F. MCMILLEN: (415) 575-9076)  
4767-4773 MISSION STREET – east side of Mission Street between Persia and Russia avenues, Assessor's Block 6084, Lot 021 (District 11) - Consideration to **Initiate Landmark Designation** of 4767-4773 Mission Street (Royal Baking Company) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Royal Baking Company Building is significant for its association with the history of the Italian-American community in San Francisco, the City's twentieth-century macaroni and bread-baking industries and as an excellent example of Storybook and Art Deco architectural styles. 4767-4773 Mission Street is located within the Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKERS: = Frances McMillen – Staff report  
+ Monica Chinchilla, Legislative aide to Sup. Safai – Proposed legislation  
+ Woody LaBounty – Subject property

ACTION: Initiated

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: 1119

ADJOURNMENT 1:50 PM

ADOPTED FEBRUARY 19, 2020

# **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, February 19, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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

**STAFF IN ATTENDANCE:** Monica Giacomucci, Michelle Taylor, Jeff Joslin, Elizabeth Gordon-Jonckheer, Jonas P. Ionin – Commission Secretary

**A. GENERAL PUBLIC COMMENT**

**SPEAKERS:** Woody LaBounty – Legacy Business backlog  
Marcelo Carvalho – SF granite curbs  
Pat Buscovich – Façade ordinance

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Jeff Joslin:**

Just two announcements today. One, we have a new Planning commissioner, Maria Theresa Imperial, who served her first day this past week. And as you all have probably been made aware, we have a new incoming Planning Director, Rich Hillis. John Rahaim's last day will be February 28th Rich will begin on March 9<sup>th</sup>. We will try to steer a steady ship in that intervening week.

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

**Jonas P. Ionin, Commission Secretary:**

As Current Planning Director Joslin reported, we do have a new Planning Commissioner who has already started. I will also convey to you from the last – at the last hearing, her first, the Planning Commission adopted the Department's work program and budget. And through that process, they indicated their desire to increase resources and funding for the Cultural Heritage District's effort. And spoke about drafting a letter from both commissions. And so, there was a desire -- a desire expressed to hold a joint hearing for that purpose. But I've got a request into the City Attorney's office to see if through consensus, maybe the commissions separately could direct the officers to maybe meet and draft that letter and send it on without a joint hearing. But if you want to have a joint hearing, then I don't think there's any real opposition to increase or requesting an increase of funding in resources for that effort. But if you so choose, we could still hold a joint hearing. Before any joint hearing I always encourage the officers to meet to talk about the agenda and limiting the scope of conversation so that it can be productive.

**C. COMMISSION MATTERS**

3. President's Report and Announcements  
None.

4. Consideration of Adoption:
  - [Draft Minutes for February 5, 2020](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions  
  
None.

**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.

6. [2016-013739COA-02](#) (N. KWIATKOWSKA: (415) 575-9185)  
933-935 VALENCIA STREET – Located on the east side of Valencia Street between 20th and 21st Streets, Assessor's Block 3609, Lot 037 (District 9). Request for **Certificate of Appropriateness** for expansion of the top floor at side, relocation of stair at side and construction of a solid firewall, interior remodel, and replacement of existing gate at front. The subject property is a contributor to the Liberty-Hill Landmark District and is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0412](#)

7. [2019-001839COA](#) (J. VIMR: (415) 575-9109)  
1128 MARKET STREET – Located on the north side of Market Street at its intersection with Charles J Brenham Place, Assessor's Block 0351, Lot 050 (District 6). Request for **Certificate of Appropriateness** to construct a new, approximately 735 square-foot roof deck and accompanying elevator penthouse on the southeastern portion of the roof. The proposal also includes replacement of two storefronts within the same openings and interior alterations. The subject property is non-contributory to the Civic Center Landmark District and is located within a C-3-G (Downtown-General) Zoning District and 80-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0413](#)

## E. REGULAR CALENDAR

8. [2019-001318COA](#) (M. GIACOMUCCI: (415) 575-8714)  
740 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and 19th Streets, Assessor's Block 4043, Lot 006 (District 10). Request for **Certificate of Appropriateness** for façade alterations, new windows, construction of decks and dormers, and interior work. The wood-frame, vernacular corner building was constructed c. 1878 by an unknown architect as the Kentucky Street Methodist Episcopal Church. It was later converted to a commercial mixed-use building. The project would abate Planning Enforcement Case No. 2019-004570ENF. The subject property is a contributor to the Dogpatch Landmark District and is located within an RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci - Staff report

+ Pat Buscovich – Project presentation  
+ Mike Garibaldi – Project presentation  
+ Patrick O’Neil – Project presentation  
ACTION: Approved with Conditions as amended to include:  
1. Historic wood siding rather than plaster;  
2. Distinctly different wood siding to be used for the bay windows; and  
3. Wood windows for the rear elevation.  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: [0414](#)

9. [2019-022126COA-02](#) (M. TAYLOR: (415) 575-9197)  
55 HAGIWARA TEA GARDEN DRIVE – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive; Lot 001 in Assessor’s Block 1700 (District 1). Request for **Certificate of Appropriateness** for the installation of temporary elements and permanent improvements to the Spreckels Temple of Music as part of the 150th Anniversary celebration of Golden Gate Park. Temporary installation elements would include a wood stage extension, an outdoor lighting and sound system, and installation of illuminated text on the frieze of the bandshell. Permanent improvements will include the removal of non-contributing wood risers and construction of new risers with lighting. Construction and installation will begin March of 2020, with a scheduled opening date of April 4, 2020. The temporary installations will be removed after two years. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and an OS Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Michelle Taylor – Staff report  
+ Stacey Bradley – Project presentation  
+ Ben Davis – Project presentation  
+ John Cunningham – Support  
+ Paul Goff – Support  
+ Bonnie Bergeron – Support  
- Katherine Howard – Sound and lighting  
ACTION: Approved with Conditions as amended to eliminate the proposed lighted sign.  
AYES: Black, Foley, Johns, Matsuda, Pearlman  
ABSENT: So  
MOTION: 0415  
RECUSED: Hyland

ADJOURNMENT 2:22 PM  
ADOPTED APRIL 15, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes** **REMOTE HEARING** via video and teleconferencing

**Wednesday, April 15, 2020**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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

**STAFF IN ATTENDANCE:** Veronica Flores, Allison Vanderslice, Lisa Gibson, Shelley Caltagirone, Rich Hillis – Planning Director, 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:** Bradley Angel – Language access for non-English speakers

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Rich Hillis, Planning Director:**

Thank you, Jonas. Thank you, commissioners, president Hyland, thank you for the opportunity. It's been a month since I've started and I just one, want to thank the staff for their flexibility during this period and your flexibility also and our ability to hold these hearings. Obviously, the department is operating, but we are operating under reduced capacity with the focus on essential projects as a priority. We're working on all things still, but definitely prioritizing essential projects which, for us, this is primarily housing and affordable housing. I think those are our big priorities for us as a department and also as a city regardless and we'll continue to prioritize those. I think, even post shelter in place, our ability to build housing, build it equitably across the city, our ability to fund and build affordable housing, our community stabilization work, especially related to our racial and social equity plan. So I look forward to working with you all on those efforts. Of course, they're not the only things we're working on. We've got to build a complete city and that means strengthening our neighborhood commercial corridors, our response to climate change, strengthening our transportation system and, of course, preservation, which is the focus of this commission. And I know you've done great work over the years. I've worked with many of you, both as a planning commissioner and when I was with the city on projects and I look forward to advancing some of the important priorities you all have, especially our city-wide survey. I know back when I was at MOEWD, we talked about that decades ago and I'm glad that's funded and moving. And I know we'll be back to you to talk about that in detail. Strengthening our cultural districts which is a big priority for me in our legacy business program which we'll hear more about today. I should note, too, that the mayor has set up a recovery task force to look at some of the issues when we come out of this shelter in place and how we can strengthen small businesses. So our work around legacy business and what we do in commercial corridors to make it easier for small businesses to start and grow will be key. So we'll be coming back and talking to you about those. Thank you.

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

**Jonas P. Ionin, Commission Secretary:**

I will just note that the Planning Commission held its first remote hearing last Thursday on April 9<sup>th</sup>. It was considerably successful until AT&T's bridge conference line melted down on us and we were forced to adjourn early and continue the last two items. But I think it was a testament to both staff's hard work and the commission's determination to continue on with the city's business.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

**President Hyland:**

I just wanted to welcome director Hillis and thank him for his update and thank in advance, thank the public for their patience through this process. We're learning as we go and if the success of the Planning Commission is any indication, I think this will be a successful hearing. Thank you.

4. Consideration of Adoption:



- [Draft Minutes for HPC February 19, 2020](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions

**President Hyland:**

We received a letter from Bridget Maley in regard to the Golden Gate Valley library and I believe staff has that letter. It's in regard to the 7 Carnegie libraries that we have in the city that six of them have been landmarked and the Golden Gate Valley had intended to be landmarked when the renovation was completed and it has yet to be done. So she was just asking us to add it to our work program. So staff has that and we'll take that up during the next update for Landmarks program.

**Commissioner Matsuda:**

I had a question that was raised during public comment about the accessibility, the resources that should be available in various languages. Could somebody answer that?

**Jonas P. Ionin, Commission Secretary:**

Well, I'm not sure -- the question was related to multiple languages and the resources are still available as it has previously. Our agenda just printed in English but it has direction in multiple languages that if they would like translation to please contact my staff. I'm not sure what the person referring to, exactly, but nothing has changed from how the city and the Planning department and this commission responded to requests for translation between how holding these hearings in city hall and holding this hearing remotely.

**Commissioner Matsuda:**

Okay, I just wanted to make sure that that was available to the public.

**Jonas P. Ionin, Commission Secretary:**

Absolutely.

**Commissioner Matsuda:**

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. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)  
[1772 VALLEJO STREET](#) – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning

Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Canceled hearing on April 1, 2020)

**(Proposed for Continuance to May 6, 2020)**

SPEAKERS: None

ACTION: Continued to May 6, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 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.

7. [2019-017569COA](#) (R. SALGADO: (415) 575-9101)

735 MONTGOMERY STREET – located on the southwest corner of Montgomery Street and Jackson Street, Lot 001 in Assessor's Block 0195 (District 3) – Request for a **Certificate of Appropriateness** to increase the square footage of the property by enclosing three recessed entrances at the ground floor with new entrance infill that is not as recessed as the existing entrances, as well as other storefront and façade modifications not affecting historic fabric at the property and limited interior alterations at the ground floor. The subject property is located within the Article 10 Jackson Square Landmark District and is located within a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

MOTION: 0416

8. [2019-016968COA](#) (N. KWIATKOWSKA: (415) 575-9185)

1086-1088 FULTON STREET – located on the north side of Fulton Street between Pierce and Steiner Streets, Assessor's Block 0778, Lot 012A (District 5). Request for **Certificate of Appropriateness** for replacement and enlargement of attic windows at front and rear, expansion of existing side dormer, re-roofing, and interior remodel to accommodate Accessory Dwelling Units. The subject property is a contributor to the Alamo Square Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None

ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: 0417

9. [2020-000441COA](#) (S. FERGUSON: (415) 575-9074)  
53-57 POTOMAC STREET – west side between Waller Street and Duboce Park. Assessor's Block 0865, Lot 009 (District 8) – Request for **Certificate of Appropriateness** to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing curved glass windows at the fourth floor; and interior alterations. The property is located in the Duboce Park Historic District and is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
MOTION: 0418

## F. REGULAR CALENDAR

10. [2020-000052PCA](#) (V. FLORES: (415) 575-9173)  
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: = Veronica Flores – Staff report  
= Allison Vanderslice – CEQA  
= Lisa Gibson – Response to questions  
- Richard Drury – Request continuance, broad public interest  
- Katherine Howard – Request continuance, not emergency topic  
- Bradley Angel – Gentrify San Francisco, displace residents  
- Woody LaBounty – Continue, difficult to receive public input  
- Speaker – Request continuance, pandemic prevents public participation  
- Steve Williams – Continue to allow public to weigh in  
ACTION: After hearing and closing public comment; Continued to May 6, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

- 11a. [2020-003292LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
715 HARRISON STREET – is located on the south side of Harrison Street between 3rd and 4th streets in the South of Market neighborhood. Assessor's Block 3762, Lot 118 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. City Nights is a nightclub that has served 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. It is within a CMUO (Central SoMa Mixed Use Office) Zoning District and 130-CS Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Ken Piper – Korean Martial Arts  
+ Tim Dalton – Korean Martial Arts  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1120

- 11b. [2020-003293LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
414 OCEAN AVENUE – is located on the north side of Ocean Avenue between Granada and Miramar avenues in the Ingleside neighborhood. Assessor's Block 3197, Lot 008 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Korean Martial Arts Center is a martial arts school that has served San Francisco for 38 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. It is within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1121

- 11c. [2020-003294LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
25 VAN NESS AVENUE – is located on the west side of Van Ness Avenue between Hickory and Oak streets in the Western Addition neighborhood. Assessor's Block 0834, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The New Conservatory Theatre is a queer and allied theater that has served San Francisco for 39 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. It is within a C-3-G (Downtown General) Zoning District and 120-R-2 Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1122

- 11d. [2020-003295LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
285 SOUTH VAN NESS AVENUE – is located on the east side of South Van Ness Avenue between Erie and 14th streets in the Mission neighborhood. Assessor's Block 3530, Lot 018 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Royal Motor Sales is an automotive sales and service business that has served San Francisco for 73 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. It is within a PDR-1-G (Production, Distribution & Repair General) Zoning District and 58-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: 1123

ADJOURNMENT 3:50 PM

ADOPTED AS AMENDED AND CORRECTED MAY 6, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



**Wednesday, May 6, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

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

**STAFF IN ATTENDANCE:** Shannon Ferguson, Melanie Bishop, Shelley Caltagirone, Claudia Flores, Rich Sucre, Jeff Joslin, Rich Hillis – Planning Director, 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:** Ozzie Rohm – Survey SF trees for historic resources

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Rich Hillis, Planning Director:**

Commissioners, good afternoon. I wanted to touch on one thing that Ozzie Rohm touched on during general public comment and just give you a preview about the budget. Certainly, the crisis we are facing has had implications both to the city budget and will have implications to our budget. We don't know the details yet. We will likely be back before you talking about next year's budget when we get instructions and have a better sense of where the budget is heading. But the city's general fund budget is down hundreds of millions of dollars because of hotel tax and sales tax and transport tax issues. Our budget is down about 6 million dollars this year because of a reduction in permit revenues. We think we can absorb that this year. We are looking to what the implications are next year. As far as the survey positions, we did have those in the budget. They are funded by both an ad back and the Historic Preservation Fund committee. We were ramping up hiring. We hadn't fully staffed those positions. So there could be some timing issues with hiring freezes. Currently, the city is not allowing us to move forward with hiring at this point. We're hoping to ramp those up when we get back to the office but there could be some delay in hiring because of this crisis. We will definitely be back before you to talk about next year's budget.

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

**Jonas P. Ionin, Commission Secretary:**

The Planning commission has successfully held four remote hearings. They have been fairly smooth given the issues associated with remote hearings. But last week they considered 701 Harrison, and part of the conditions or they amended the conditions of approval for that project essentially directing the project sponsor to work with neighborhood organizations to incorporate the cultural heritage district that that project is adjacent to into the programming of the development.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None.

4. Consideration of Adoption:

- [Draft Minutes for ARC February 5, 2020](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

- [Draft Minutes for HPC April 15, 2020](#)

SPEAKERS: None  
ACTION: Adopted as amended and corrected  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

## 5. Commission Comments &amp; Questions

None.

6. [Certified Local Government Program \(CLG\) Annual Report](#)

SPEAKERS: = Marcelle Boudreaux – Staff report

ACTION: Reviewed and Commented

**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.

7. [2020-000052PCA](#) (V. FLORES: (415) 575-9173)

STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.

*8Preliminary Recommendation: Adopt a Recommendation for Approval*

(Continued from Remote Hearing on April 15, 2020)

**Note: On April 15, 2020, after hearing and closing public comment; Continued to May 6, 2020 by a vote of +7 -0.**

**(Proposed for Continuance to July 15, 2020)**

SPEAKERS: - Katherine Howard – Strongly support continuance  
- Ozzie Rohm – Support continuance, put on hold indefinitely  
+ Sonja Kraus – Against continuance

ACTION: Continued to July 15, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**E. REGULAR CALENDAR**8. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)

1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning



Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Remote Hearing on April 15, 2020)

SPEAKERS: = Shannon Ferguson – Staff report  
+ Michael Garavaglia – Project presentation  
+ Jeremy Paul – Project presentation  
- Daniela Kirshenbaum – Playing catch up, ask to delay for reconsideration  
- Richard Emerson – Elevation, massive change

ACTION: After hearing and closing public comment; Continued to May 20, 2020

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

9. [2019-022536DES](#) (F. MCMILLEN: (415) 575-9076)

4767-4773 MISSION STREET – east side of Mission Street between Persia and Russia avenues, Assessor's Block 6084, Lot 021 (District 11) - Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 4767-4773 Mission Street (Royal Baking Company) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Royal Baking Company Building is significant for its association with the history of the Italian-American community in San Francisco, the City's twentieth-century macaroni and bread-baking industries and as an excellent example of Storybook and Art Deco architectural styles. 4767-4773 Mission Street is located within the Excelsior Outer Mission Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Approve*

(Continued from Canceled Hearing on April 1, 2020)

SPEAKERS: = Melanie Bishop – Staff report  
+ Monica Chinchilla, legislative aide to Sup. Safai – Support designation  
= Rich Sucre – Recognize SF Heritage

ACTION: Approved

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: 1124

10. (S. CALTAGIRONE: (415) 558-6625)

LEGACY BUSINESS PROGRAM - Informational Presentation by Planning Department staff on status of the program during the COVID-19 crisis. Information will include a status update on the current number of applications pending review, an overview of the Office of Small Business's work to support small businesses during the crisis, and a preview of upcoming research on the progress of the program.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – Your influence can be great help, increase annual funding  
= Richard Kurylo – Response to questions  
= Clauria Flores – Response to questions  
= Jeff Joslin – Response to questions

ACTION: = Regina Dick-Endrizzi – Response to questions  
Reviewed and Commented

ADJOURNMENT 2:39 PM  
ADOPTED JUNE 17, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, June 17, 2020**

**12:30 p.m.**

**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:32 PM**

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Rich Sucre, Alex Westhoff, Jennifer McKellar, Justin Greving, Allison Vanderslice, 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:** Katherine Howard – Investigative study  
Speaker – Commending Jonas P. Ionin  
Richard Rothman – Murals

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

None.

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

**Jonas P. Ionin, Commission Secretary:**

I will only note that last week the planning commission adopted a resolution centering the department's efforts on racial and social equity. And I believe that there will be further commentary on that under commission matters.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None.

## 4. Consideration of Adoption:

- [Draft Minutes for May 6, 2020](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Foley

## 5. Commission Comments &amp; Questions

**Commissioner Matsuda:**

I have a couple of questions and comments. The first thing that I would like to ask the commissioners to consider is, last Thursday on June 11<sup>th</sup>, the San Francisco Planning Commission requested the Planning Department staff to prepare a resolution for them to consider centering on the Planning Department's work programs related to Social and Racial Equity. And I am requesting that our commissioners, the commissioners of the HPC, consider doing something very similar to this. It is quite a long document. In its entirety it is 10 pages and it is very good. And the executive summary just talks about the things that they would like to encourage the Planning Department to do. As many of you know we have, as a commission, approved participating in a Racial and Social Equity plan and last Friday President Hyland and I joined a call with several Planning commissioners to talk more about this. And just about how we could proceed in general. And how we could work together with not only the Planning Commission but with other commissioners to make sure that we create a program and we create very clear I think institutional reforms to go with Social and Racial Equity. So I would like to request that the Planning Department staff create a similar resolution, focusing on things that the HPC should include in their resolutions, or parts of this resolution that clearly pertain to Planning Commission matters,

but I think there are very specific things that pertain to the HPC matters. And I would be happy to provide that information or provide suggestions to the Planning Department staff. So that's number one to ask for the commission's consideration. Number two, it is my understanding that the City and County of San Francisco staff will not return back to their offices. And I am not sure if that was for the fiscal year or for the calendar year and I just wanted to know if anybody had any comment on that. The third thing, should I stop -- Jonas, I am asking to you answer that.

**Jonas P. Ionin, Commission Secretary:**

I can very quickly respond to that. The City Administrator's office has essentially directed staff that are able to continue working remotely and to expect to do so until July of 2021.

**Commissioner Matsuda:**

2021, wow.

**Jonas P. Ionin, Commission Secretary:**

So essentially another year of remote work from home. And as much as I personally believe we will be able to reoccupy offices sooner; I remain optimistic at least in that regard. I think they are simply preparing for the long haul with this remote (inaudible).

**Commissioner Matsuda:**

So what does that mean for us?

**Jonas P. Ionin, Commission Secretary:**

I am not sure. Because it doesn't speak to commissions, it doesn't speak to reoccupying City Hall, it doesn't speak to commission hearings. It's really directed at staff reoccupying City offices. And I think they are remaining extremely cautious given our pandemic. And the health related issues associated with it. So quite understandably, but, again, I believe it to be sort of a mental preparation for staff to just sort of get in that mindset. We will be all [inaudible] be sooner than that.

**Commissioner Matsuda:**

Okay, thank you. I was not hoping for that answer, but, thank you. And then just kind of continuing on, yesterday President Hyland forwarded me some information about a free webinar that the California Preservation Foundation had on state historic tax credits. And it was very good. But I was hoping that maybe we could get somebody from the Planning Department staff to give us, at the HPC, a more further overview or a more further information how it would specifically pertain to us here in the city and county of San Francisco. I know that is a low priority, but I just want to put it out there that I think that this is a great opportunity. I mean, I didn't realize that it took so long from start to finish to get this done. And I just don't want us to forget about it here in San Francisco. And then the third thing is we -- President Hyland and I had a webinar -- or a zoom call yesterday with two members from the Office of Small Business as well as Paul Monge from Supervisor Ronen's office about the Legacy Business Program. And I guess that we will discuss that later with that agenda item. That is all. Thank you.

**President Hyland:**

Great thank you, Commissioner Matsuda. And I will just echo that the webinar was worthwhile and it is available and it has been recorded. So it is on the California Preservation Foundation website if you would like to watch it. It is the Safe California State Historic Preservation Tax Credit. And one item of note for us in San Francisco is it is a 20% tax credit with an additional 5% for affordable housing projects. So we might end up seeing quite a bit of it in the near future. Commissioner So, did you have an item or do you want to respond to something that commissioner Matsuda said?

**Commissioner So:**

I do have an item that I'd like to bring up and then I want to also respond to Commissioner Matsuda's item. Well first let me respond to the Commissioner Matsuda's item. I am fully in support with the Racial Equity resolution drafting. And I really think that this is very important, especially where we are at right now for us to really take another step forward and be actively advocating to do what we can do in our jurisdictions, in our responsibilities. So, thank you for suggesting that. And thank you for your time, Commissioner Matsuda and Commissioner Hyland, to have these meetings in collaboration with our fellow Planning commissioners. And the new item that I would like to bring up is the Toland Hall murals. And I, understanding that it is a UCSF jurisdiction but I would also like to bring up that those -- the artist is very significant in our local community, in our history of fabrics and also depicting the history of medicine. Especially applying to the context of San Francisco and California. And I really hope to see a -- perhaps I would like to see the staff could reach out to get a better understanding of what we can do to facilitate in different matters of preserving it or even if it is deemed to be unpreservable and how we could continue to make sure that the next -- the virtual versions of preservation of these murals -- there are 10 of them, my understanding -- it is really truly representing the essence of what our future generation could be. I would like to just get a better understanding of where we are and what we could do about that matter. That is all I wanted to bring up to all of you. Thank you.

**President Hyland:**

Great, thank you. Commissioner black, did you want to briefly speak to Matsuda's --

**Commissioner Black:**

Yes, I just want to say that I support her recommendation that we adopt a resolution. I think that is a very important role for us to provide. I support it.

**President Hyland:**

And then Mr. Joslin. did you have anything to speak to?

**Jeff Joslin:**

Ses. Staff would be happy to work with the commission towards developing a resolution. In fact, the recent events and actions that have affected us all have triggered a number of discussions among staff and preservation staff specifically about ways in which the preservation program might engage these issues. So we will begin work on central resolutions, assuming that is the general will of the commission.

**President Hyland:**  
Great. Thank you.

**Commissioner Johns:**  
Yeah, I just wanted to -- to say to add to Commissioner Black that I think that Commissioner Matsuda's recommendation is something that we definitely should do.

**President Hyland:**  
Great. Thank you. So maybe I will work with -- in regard to the murals in the project, I will work with staff and see if someone will reach out to UCSF. They do bring their projects before us as a courtesy. So maybe it is an option here. But it would be a --

**Jonas P. Ionin, Commission Secretary:**  
I suggest you reach out to staff President Hyland, because they do have an EIR associated with the project that is being reviewed by the department so there may be an opportunity for the Historic Preservation Commission to deliberate on the matter through that process. But that would be really the only avenue. They are outside of our jurisdiction. I would also like to remind members of the commission that the chat room is really intended for a request to speak and not to converse. So if you could delete your entries, that would be great.

**Motion Directing Staff to Draft a Resolution supporting the Department's efforts re: Racial & Social Equity**

ACTION: Adopted  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley

6. [Letter Supporting the Legacy Business Program](#) - Consideration to Adopt a Draft Letter addressed to Mayor Breed.

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – SF Heritage  
ACTION: Adopted with Amendments  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley

**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.

7. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)  
[1772 VALLEJO STREET](#) – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear

addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note: On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020.**

**(Proposed for Continuance to July 1, 2020)**

SPEAKERS: None

ACTION: Continued to July 1, 2020

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

DISQUALIFIED: Foley

8. 2018-013643COA (N. KWIATKOWSKA: (415) 575-9185)  
556-560 SCOTT STREET – Located on the east side of Scott Street between Hayes and Fell Streets, Assessor's Block 0824, Lot 012 (District 5). Request for **Certificate of Appropriateness** for replacement and addition of wood-sash windows and doors and infilling a non-historic garage opening with wood cladding to accommodate Accessory Dwelling Units and legalization of an unauthorized unit. The subject property is a contributor to the Alamo Square Landmark District and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**(Proposed for Continuance to July 15, 2020)**

SPEAKERS: None

ACTION: Continued to July 15, 2020

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

DISQUALIFIED: Foley

9. [2019-017767DES](#) (P. LAVALLEY: 415/575-9084)  
LAKE STREET LANDMARK DISTRICT – **Informational Presentation** on a Community-Sponsored Article 10 Landmark District Application for the Lake Street Landmark District, bounded by 15th Avenue, Lake Street, 20th Avenue, and the Presidio of San Francisco, comprised of 88 properties. The subject properties are located within an RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: None - Informational Only*

**(Proposed for Indefinite Continuance)**

SPEAKERS: - Speaker – Project sponsor lacking community outreach

ACTION: Continued Indefinitely

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

DISQUALIFIED: Foley

## 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

10. [2015-014170COA-02](#) (M. GIACOMUCCI: (415) 575-8714)  
804-806 22<sup>ND</sup> STREET – located on the north side of 22<sup>nd</sup> Street between Tennessee and Minnesota streets, Lot 010 in Assessor's Block 4107 (District 10). Request for a **Certificate of Appropriateness** to construct a one-story horizontal addition at the rear set back five feet from the property line; a 1,252 square-foot, one-story vertical addition; two rear decks, a front deck, and a roof deck; and restoration of the commercial storefront of a two-family, two-story mixed-use building. The project previously received a Certificate of Appropriateness on October 2, 2019 under Historic Preservation Commission Motion No. 0392. The Planning Commission took Discretionary Review to modify the project at a public hearing on May 7, 2020. The subject property is a contributing resource within the Dogpatch Landmark District. 804-806 22<sup>nd</sup> Street is located in an NCT-2 (Neighborhood Commercial Transit-2) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
Continued from June 3, 2020

SPEAKERS: = Rich Sucre – Staff report  
+ Mark Topetcher – Project sponsor/Architect  
- Sarah Hoffman – 1078 Tennessee DR  
ACTION: After being pulled off of Consent; Approved with Conditions  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley  
MOTION: 0419

11. [2015-013876PTA](#) (A. WESTHOFF: (415) 575-9120)  
207 POWELL STREET – located on the west side of Powell Street between Geary and O'Farrell streets, Lot 004 in Assessor's Block 0315 (District 3). Request for a **Certificate of Appropriateness** to increase the height of an existing elevator penthouse by approximately three-feet with materials to match existing. The subject property is a contributory resource within the Article 11 Kearny-Market-Mason-Sutter Conservation District. 207 Powell Street is located in a C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Alex Westhoff – Staff presentation  
ACTION: Approved  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley  
MOTION: 0420

12. [2017-004557ENV](#) (J. MCKELLAR: (415) 575-8754)  
**550 O'FARRELL STREET – Review and Comment on the Draft Environmental Impact Report**  
– The project site is located on the north side of O'Farrell Street in the block bounded by Geary, O'Farrell, Leavenworth and Jones streets, Assessor's Block 0318, Lot 009 (District 4). The proposed project would demolish most of the existing two-story-over-basement, 40-foot-tall, 35,400 gross-square-foot (gsf) building, built in 1924, which operates as a public parking garage and is an individually eligible historic resource and a contributory building to the National Register-listed Uptown Tenderloin Historic District. The proposed project would retain the existing O'Farrell Street façade and construct 111 residential units in a 13-story-over-basement, mixed-use residential building with 1,300 square feet (sf) of ground-floor retail or residential amenity space, and 156 bicycle parking spaces at the ground and basement levels, accessible from O'Farrell Street. A project variant is also proposed that would demolish the existing building and construct 116 residential units in a 13-story-over-basement, mixed-use residential building with 1,300 sf of ground-floor retail or residential amenity space, and 156 bicycle parking spaces at the ground and basement levels, accessible from O'Farrell Street. The proposed project and the project variant do not propose any vehicle parking. The project site is within the Residential-Commercial, High Density (R-C-4) Use District, North of Market Residential Special Use District No. 1, and 80-T-130-T Height and Bulk Districts.

*Preliminary Recommendation: Review and Comment*

SPEAKERS:       = Jennifer McKellar – Staff presentation  
                      = Justin Greving – Staff presentation  
                      + Steve Wedell – Project Sponsor  
                      = Allision Vanderslice – Response to questions  
ACTION:         Reviewed and Commented

ADJOURNMENT 1:55 PM

ADOPTED JULY 15, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, July 15, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Hyland, Matsuda, Pearlman, So  
**COMMISSIONERS ABSENT:** Johns

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:33 PM**

**STAFF IN ATTENDANCE:** Miriam Chion, Shelley Caltagirone, Veronica Flores, Frances McMillen, 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:** Katherine Howard - Hearing

**B. DEPARTMENT MATTERS****1. Director's Announcements****Jeff Joslin:**

Good afternoon, commissioners. Jeff Joslin, Director of Current Planning. First on behalf of the Director, I want to thank you for all your support for the Racial and Social Equity work occurring within the Department and beyond. The resolution you will be discussing today was a fast track, but passionate and inclusive response to the responsibility and opportunity to address these issues through the Commission's work and more broadly and comprehensively through the preservation lens. The goals and benchmarks it establishes will help define the Department's work for years to come and are already serving as a model for other cities, programs and commissions. And a second item, as you are aware that the Department supports a stellar intern program each summer. The program is highly competitive with hundreds of applicants each year for a limited number of positions, all of which are full-time and paid. Due to this year's unique circumstances the interns are working remotely and within a shortened program - nine weeks instead of the typical 12 weeks. Interns have started on June 22nd and will end on August 21st. As must you may recall, the interns apply to work on specific projects which are matched to their skills and interests. Each intern is paired with a planner mentor. In addition to the specific project work, there are weekly and often twice weekly organized activities and workshops for the interns to learn about the bearing of different facets of our planning work. This year there are 15 interns working for the planning department and they are attending the hearing virtually today, thus my announcement this time. Five of the 15 are preservation interns helping with the Citywide Survey and contacts statement work. On the week of August 17<sup>th</sup>, each intern will be scheduled to present their final work during presentation week, which is the week of August 17th. So in the event you are interested, we will provide you with the schedule at that time should you wish to attend those presentations. The department is thrilled and appreciative to have this talented and dedicated group of interns with the department this summer. So as they are on the line, please join me in welcoming them to the hearing and to the summer program. That concludes my announcement.

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

None.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None.

**4. Consideration of Adoption:**

- [Draft Minutes for June 17, 2020](#)

SPEAKERS: None

ACTION: Adopted as Amended  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns

5. Commission Comments & Questions

None.

6. [2016-003351CWP](#) (S. CALTAGIRONE: (415) 558-6625)  
RESOLUTION CENTERING PRESERVATION PLANNING ON RACIAL AND SOCIAL EQUITY –  
**Adoption** of a Resolution centering Preservation Planning on racial and social equity; acknowledging and apologizing for the history of inequitable planning and historic preservation policies that have resulted in racial disparities; recommending that the Department implement its Racial and Social Equity Action Plan; recommending that the Department develop proactive strategies to address structural and institutional racism, in collaboration with Black and Indigenous communities and Communities of Color; recommending that the Department amend its hiring and promotion practices to ensure that the Department's staff reflects the diversity and demographics of the community; and, recommending that the Department build accountability through metrics and reporting.  
*Preliminary Recommendation: Adopt*  
**Note: On July 1, 2020, without hearing, Continued to July 15, 2020.**

SPEAKERS: = Miriam Chion – Staff presentation  
+ David Woo- CHAS report  
+ Woody LaBounty – Legacy businesses  
+ Michelle Magallon – Historic racism  
= Speaker – Historical significance  
+ Paul Barrera – Memorials, monuments  
+ Sherianne – American Indian community  
+ Rachel Lastimoso – Cultural district programs  
= Shelley Caltagirone – Response to questions

ACTION: Adopted  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns  
RESOLUTION: [1127](#)

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.

7. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning

Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after closing public comment, continued to July 1, 2020 by a vote of +7 -0. On July 1, 2020, without hearing, continued to July 15, 2020.

**(Proposed for Continuance to August 19, 2020)**

SPEAKERS: None

ACTION: Continued to August 19, 2020

AYES: Black, Foley, Hyland, Matsuda, Pearlman, So

ABSENT: Johns

8. 2018-013643COA (N. KWIATKOWSKA: (415) 575-9185)  
556-560 SCOTT STREET – Located on the east side of Scott Street between Hayes and Fell Streets, Assessor's Block 0824, Lot 012 (District 5). Request for **Certificate of Appropriateness** for replacement and addition of wood-sash windows and doors and infilling a non-historic garage opening with wood cladding to accommodate Accessory Dwelling Units and legalization of an unauthorized unit. The subject property is a contributor to the Alamo Square Landmark District and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*  
**Note:** On May 20, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after closing public comment, continued to July 15, 2020 by a vote of +7 -0.  
**(Proposed for Continuance to September 2, 2020)**

SPEAKERS: Katherine Howard - I support the continuance of Item 9, the Standard Environmental Requirements. This item should not be heard until the SIP order has been lifted and the public can consider the serious ramifications of this proposal. Thank you very much.

ACTION: Continued to September 2, 2020

AYES: Black, Foley, Hyland, Matsuda, Pearlman, So

ABSENT: Johns

9. 2020-000052PCA (V. FLORES: (415) 575-9173)  
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department's determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code

Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

**Note: On April 15, 2020, after hearing and closing public comment; Continued to May 6, 2020 by a vote of +7 -0. On May 6, 2020, after closing public comment; Continued to July 15, 2020 by a vote of +7 -0.**

**(Proposed for Indefinite Continuance)**

**SPEAKERS:** Katherine Howard - I support the continuance of Item 9, the Standard Environmental Requirements. This item should not be heard until the SIP order has been lifted and the public can consider the serious ramifications of this proposal. Thank you very much.

**ACTION:** Continued Indefinitely

**AYES:** Black, Foley, Hyland, Matsuda, Pearlman, So

**ABSENT:** Johns

- 11a. [2019-005728COA](#) (M. GIACOMUCCI: (415) 575-8714)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 to restore the front façade, reconstruct a two-story rear stair, infill a ground-floor open area under an existing rear addition, and construct visible decks at the third floor and roof levels on a contributing building within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

**SPEAKERS:** None

**ACTION:** Continued to August 19, 2020

**AYES:** Black, Foley, Hyland, Matsuda, Pearlman, So

**ABSENT:** Johns

- 11b. [2019-005728VAR](#) (M. GIACOMUCCI: (415) 575-8714)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Variance** from the rear yard requirement under Section 134 of the Planning Code to construct a rear stair, spiral stair, 3rd floor deck, and roof deck within the required rear yard. The subject property is located within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Acting ZA Continued to August 19, 2020

## E. REGULAR CALENDAR

10. [2020-005179PCA](#) (V. FLORES: (415) 575-9173)  
CONTINUATION OF USE FOR CERTAIN NONCONFORMING PARKING LOTS - MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT [BF 200421] – **Planning Code**

**Amendments** – Ordinance amending the Planning Code to allow in the Mission Street Neighborhood Commercial Transit District the continuance of a nonconforming parking lot that is on the site of a designated City landmark; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

**Note: On July 1, 2020, without hearing, continued to July 15, 2020.**

SPEAKERS: = Veronica Flores – Staff report  
+ Amy Beinart, Legislative aide to Sup. Ronen – Legislation  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns  
RESOLUTION: 1125

12. [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). **Request to Adopt a Resolution** in support of the nomination of the property to the National Register of Historic Places for its association with the peak of nineteenth century residential development in the Haight Ashbury neighborhood and as an excellent example of Queen Anne style architecture. The property is zoned RH-3 (Residential – House, Three Family) and in a 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Resolution*

SPEAKERS: = Frances McMillen – Staff report  
+ Cristina Dycus – Project presentation  
ACTION: Adopted a Resolution Supporting the Nomination  
AYES: Black, Foley, Hyland, Matsuda, Pearlman, So  
ABSENT: Johns  
RESOLUTION: [1126](#)

ADJOURNMENT 2:09 PM

ADOPTED AUGUST 19, 2020



# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



**Wednesday, August 19, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:32 PM**

**STAFF IN ATTENDANCE:** Marcelle Boudreaux, Katie Wilborn, Monica Giacomucci, Rich Sucre, Stephanie Cisneros, Pilar LaValley, Jorgen Cleemann, Claudia Flores, Miriam Chion, 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:** Katherine Howard – SF Chronicle article, CEQA process  
Richard Rothman – Channel 78

**B. DEPARTMENT MATTERS****1. Director's Announcements**

None

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Jonas P. Ionin, Commission Secretary:**

I will only report that the Planning Commission has held about 18 remote hearings and that they are currently on their summer hiatus and will resume their remote hearings next week on August 27<sup>th</sup>.

**C. COMMISSION MATTERS****3. President's Report and Announcements****President Hyland:**

I believe Mr. Joslin was intending to be on the hearing today so maybe he just got tied up in a meeting and will be here shortly. I know that the commissioners have been notified and I was hoping that he could speak a little. He will be leaving the Planning department. I believe this week is his last week in the office. And I just wanted to thank him for his service. He has been with us for 8 years. He has done an amazing job in many fronts. Two of them was Urban Design Guidelines as well as the Residential Design Guidelines. In both of those processes, he significantly improved the community outreach and the engagement with our design community which was very much appreciated by the design community and the small projects [inaudible] in San Francisco. For our commission, he has helped advocate for the Citywide Survey and that is now moving forward. We very much appreciate that. And probably more importantly, he has really supported us in our Cultural Heritage Programs and all those programs that enable to launch during his tenure. So, we want to thank him for that and wish him all the best.

And if he does end up showing up, I think he might have a word to say. So, if we can come back when he's able to join us.

**Jonas P. Ionin, Commission Secretary:**

He actually just joined us from another meeting. And so, we might give him the opportunity to speak. Apparently, his video is not working but – Jeff are you with us?

**Christine L. Silva:**

Jonas, this is Christine. Can you pull him in as a panelist from the attendee list please?

**Jonas P. Ionin, Commission Secretary:**

Oh I see him, yes.

**Jeff Joslin:**

Thank you so much commissioner Hyland and Commissioners. And I will take a minute if that's alright. No, no need to start the 3-minute timer, it will just be a minute.

I am truly grateful for this time I've had at the Department and for working with and supporting the Historic Preservation Commission. As I wrote all of you, the opportunity to support San Francisco's preservation efforts was the primary reason for my relocating here eight years ago. John Rahaim's [inaudible] offer was great but with conversations with some of your predecessors as well as Mike Buhler and [inaudible]. At that time, preservation consisted of a team of six planners and one manager entirely embedded in Current Planning.

Today, Preservation has four managers and a staff of [inaudible] two dozen. Their work now interweaves to the entire need of the Commission's staffing of the Division and the Department. Expectations in the preservation staff have been higher than today. As a result of the commissioners' support and advocacy the City has never had a staff with more [inaudible] skilled, passionate yet fully grounded [inaudible]. In the meantime, their and your work has continuously advancing new approaches in new best practices for elevating Preservation's contributions. Not just here but across the country and beyond.

As one example, this was never more apparent than when the Department recently hosted the National Trust conference here. Placed with a range of [inaudible] by various members of our Preservation team. That focused on cultural and intangible resources largely inspired by our pioneering work here resulted in a diverse gathering unprecedented at such time. The time fundamentally and meaningfully changed the base purpose and inclusivity of Preservation. I'm grateful to have had the opportunity to be featured in some small way to these efforts and to help support the commission and the staff along the way.

I do wish you all the best as you carry this work forward and I will miss you all terribly. Thank you.

**Jonas P. Ionin, Commission Secretary:**

Thank you, Jeff. It was a pleasure working with you.

4. Consideration of Adoption:
  - [Draft Minutes for July 15, 2020](#)

SPEAKERS: None

ACTION: Adopted as Amended

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

5. Commission Comments & Questions

**President Hyland:**

I have a disclosure which I will repeat again for item 11 and 12, I believe. I have a tangential relationship with UCSF [inaudible] – not creating any conflict of interest on

either of these two agenda items. But I have worked for them, they have been a client of mine over the years. And so, I just need to let that be known [inaudible].

Secondly, for staff, I wanted to, for the record, request that we add the Golden Gate Valley Library landmark project to our work program. And that staff can just speak to it a little bit more in a general sense of when we might think it might fold into our program and when we might hear of an update on the overall program. Marcelle, if you are able to just give us a brief update.

**Marcelle Boudreaux:**

Related to the Golden Gate Valley landmark, I'm in communication with the library to get that up to speed. They have currently indicated that just due to operational challenges with COVID that they need a little more time to just get up to speed.

The Carnegie Library were initiated several years ago. They are fifth in the city. They were initiated for landmarking. Six had been landmarked and this one has not after some seismic retrofitting. So, the department is absolutely aware of this and also need a copy of the draft prepared by a member of the public. So, this one is on our radar. We think in a few months, possibly early March 2021, the library will be able to have some, kind of just basic interpretation on this. As far as the Landmark Work Program, this is something that the staff had been analyzing and reviewing. We have some staff capacity concerns during the COVID times. So, due to some community sponsored landmark designation [inaudible], the staff had been occupied with task at hand but it is something that we started regrouping on just last week. And we are meeting to come to the commission [inaudible] to identify some priorities.

Before we go forward, we are doing a little bit of some background research related to existing landmarks, taking a look at the lens of the Racial and Social Equity work plan. So, that is something that I'll have a better idea of timing next week. So at the next - - if not at the next HPC hearing I can get an update on that date when we're planning to return.

**President Hyland:**

Great thank you, very helpful.

**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. [2018-009197COA](#) (S. FERGUSON: (628) 652-7354)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after hearing and closing public comment; Continued to July 1, 2020 by a vote of +6 -0 (Foley Disqualified). On July 1, 2020, without hearing; Continued to August 5, 2020. On July 15, 2020, after hearing and closing public comment; Continued to August 19, 2020 by a vote of +6 -0 (Johns absent).  
(Proposed for Continuance to September 2, 2020)

SPEAKERS: None  
ACTION: Continued to September 2, 2020  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, 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.

7. [2020-004998COA](#) (S. CISNEROS (628) 652-7363)  
35 ONONDAGA AVENUE – located on the south side of Onondaga Avenue between Alemany Boulevard and Mission Street, Lot 017 in Assessor's Block 6959. Request for a **Certificate of Appropriateness** for a tenant improvement, and rehabilitation of existing interior and exterior features at the former Alemany Hospital to allow for a change in use to a new health and dental clinic. The subject property is part of Landmark No. 272 and is located within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
**Note:** On August 5, 2020, without hearing; Continued to August 19, 2020.

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
MOTION: [0421](#)

## F. REGULAR CALENDAR

- 8a. [2020-006843LBR](#) (K. WILBORN: (628) 652-7355)  
1663 MISSION STREET, SUITE 225 – Located on the east side of Mission Street between Plum and 12th Streets, Assessor's Block 3514, Lot 030 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Legal Assistance to the Elderly (LAE) has served San Francisco for 41 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-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 85-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Katie Wilborn – Staff report  
+ Julia Prochnik – JHW Locksmith  
+ Laura Chiera – Legal Assistance to the Elderly  
+ Dr. Carl Hangee-Bauer – SF Natural Medicine  
+ Jeff – JHW Locksmith  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1128](#)

- 8b. [2020-006847LBR](#) (K. WILBORN: (628) 652-7355)  
1615 20th STREET – Located on the south side of 20<sup>th</sup> Street between Connecticut and Arkansas Streets, Assessor's Block 4099, Lot 059 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Natural Medicine has served San Francisco for 31 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 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1129](#)

- 8c. [2020-006871LBR](#) (K. WILBORN: (628) 652-7355)  
1330 25th STREET – Located on the north side of 25th Street between Iowa and Pennsylvania Streets, Assessor's Block 4226, Lot 022 (District 10), and nine mobile locations. Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Annie's Hot Dogs has served San Francisco for 37 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 PDR-1-G (Production, Distribution, and Repair – 1- General) 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: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1130](#)

- 8d. [2020-006872LBR](#) (K. WILBORN: (628) 652-7355)  
919 KEARNY STREET – Located on the west side of Kearny Street between Jackson Street and Pacific Avenue, Assessor's Block 3514, Lot 030 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business Registry application. House of Nanking (HONK) has served San Francisco for 32 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 the CBB (Chinatown Community Business) Zoning District and 65-N Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1131](#)

- 8e. [2020-006873LBR](#) (K. WILBORN: (628) 652-7355)  
376 FILLMORE STREET – Located on the east side of Fillmore Street between Page and Haight Streets, Assessor's Block 0849, Lot 022A (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. JHW Locksmith has served San Francisco for 43 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 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 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1132](#)

- 8f. [2020-006874LBR](#) (K. WILBORN: (628) 652-7355)  
718 GRANT AVENUE – Located on the east side of Grant Avenue between Sacramento and Commercial Streets and Haight Streets, Assessor's Block 0226, Lot 018 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Wok Shop has served San Francisco for 48 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 the CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1133](#)

- 9a. [2019-005728COA](#) (M. GIACOMUCCI: (628) 652-7414)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 to restore the front façade, reconstruct a two-story rear stair, infill a ground-floor open area under an existing rear addition, and construct visible decks at the third floor and roof levels on a contributing building within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Suheil Shatara – Project sponsor presentation  
ACTION: Approved with Conditions as amended by Staff  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
MOTION: [0422](#)

- 9b. [2019-005728VAR](#) (M. GIACOMUCCI: (628) 652-7414)  
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Variance** from the rear yard requirement under Section 134 of the Planning Code to construct a rear stair, spiral stair, 3rd floor deck, and roof deck within the required rear yard. The subject property is located within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

SPEAKERS: Same as item 9a.  
ACTION: Continued Indefinitely

10. [2019-021832COA](#) (S. CISNEROS (628) 652-7363)  
300 BARTLETT STREET (3359 24<sup>TH</sup> STREET) – Located on the west side of Bartlett Street at the corner of 24th Street; Lot 001 in Assessor's Block 6515 (District 9) – Request for a **Certificate of Appropriateness** pursuant to Article 10 of the Planning Code, to construct a two-story-over-basement, L-shaped addition along the south and west facades of an existing two-story library (aka. Mission Branch Library, which is part of the San Francisco Public Library system), as well as, interior alterations to remove non-historic additions, construct a new main central stair way in the same location as the historic central stair, and restore the 24th Street entrance as the main entrance. In addition, the project will provide landscape and hardscape features at the east side. The subject property is Landmark No. 234. The subject property is located in a P (Public) Zoning District and 55-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*



- SPEAKERS:** = Stephanie Cisneros – Staff report  
 + Andrew Sohn – Project sponsor presentation  
 - Speaker – Working from home, poor communication with neighbors  
 - Speaker – Poor communication with neighbors, baby  
 - Speaker – Poor communication with neighbors  
 - Speaker – Poor communication with neighbors, infant  
 = Rich Sucre – Response to questions and public comments  
 - Speaker – Not aware of project until last week
- ACTION:** Approved with Conditions as amended directing the Sponsor to continue working with staff on design, specifically:
1. Color of exterior cladding to be lighter and in keeping with existing;
  2. No wholesale removal of roof tiles;
  3. Double entry doors;
  4. Interior detailing of stair and ceiling; and
  5. Bartlett side addition window to relate to the 24th Street side.
- and, conduct additional community outreach as it relates to construction.
- AYES:** Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- MOTION:** [0423](#)

11. [2020-006641DES](#) (P. LAVALLEY: (628) 652-7372)  
"HISTORY OF MEDICINE IN CALIFORNIA" FRESCOES, 533 PARNASSUS AVENUE – Located on the walls of Toland Hall, an auditorium within UC Hall, on the south side of Parnassus Avenue at 3rd Avenue, Assessor's Block 2634A, Lot 011 (Districts 5 & 7). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the "History of Medicine in California" frescoes in the University of California, San Francisco (UCSF) Toland Hall as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The "History of Medicine in California" frescoes consist of ten panels (plus two descriptive panels) painted on the walls of Toland Hall auditorium by artist Bernard Zakheim between 1936 and 1938. On July 28, 2020, the Board of Supervisors (BoS) voted unanimously to approve a Resolution to initiate Landmark Designation of the "History of Medicine in California" frescoes, and on July 31, 2020, Resolution No. 355-20 became effective (See BoS File No. 200677). The murals are significant for their association with the history of the Works Project Administration's Federal Art Project; and as an excellent example of the work of master artist and muralist, Bernard Zakheim, that display distinctive characteristics of New Deal-era progressive mural artwork. The subject property is in a P (Public) Zoning District and 130-D Height and Bulk District.  
*Preliminary Recommendation: Approval*

- SPEAKERS:** = Pillar LaValley – Staff report  
 + Brian Newman – Project sponsor presentation  
 + Woody LaBounty – Highlight site specific intent  
 + Timmy Washington – Toland hall murals  
 + Carol Jennings – Keep murals in place  
 + Adam Zackheim – Removing murals
- ACTION:** Adopted a Recommendation for Landmark Designation as amended that the murals remain together on Parnassus.

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1134](#)

12. [2020-0050900TH](#) (J. CLEEMANN: (628) 652-7552)  
**UCSF COMPREHENSIVE PARNASSUS HEIGHTS PLAN** – approximately 107-acre area of San Francisco within the Inner Sunset neighborhood. Multiple Assessor's Blocks and Lots (Districts 5 and 7) – Review and Comment on the **Draft Environmental Impact Report**. The DEIR evaluates UCSF's Comprehensive Parnassus Heights Plan (CPHP). The CPHP proposes to amend UCSF's 2014 Long Range Development Plan (LRDP) in order to establish a long-term framework for development of the Parnassus Heights campus over the next 30 years. The CPHP would result in public space, infrastructure, and transportation improvements and would provide for the development of approximately 2.9 million gross square feet of new building space at the Parnassus Heights campus. Construction projects envisioned by the CPHP include, but are not limited to, a new arrival and circulation space connecting Irving Street and Parnassus Avenue (the Irving Street Arrival); a new Research and Academic Building (RAB) on the current site of UC Hall; the construction of a new hospital; a pedestrian bridge above and a tunnel below Parnassus Avenue; new student and staff housing buildings; new multi-use towers; a new hotel; a new childcare facility; and various infrastructure, transportation, and open space improvements. To accommodate these projects, the CPHP proposes demolishing a number of buildings, several of which are identified or presumed historic resources. The CPHP is envisioned to be completed by horizon year 2050; an "Initial Phase" of the plan—which includes construction of the new Irving Street Arrival, the RAB, and other projects—is anticipated to be completed by approximately 2030.

*Preliminary Recommendation: Review and Comment*

**Note:** The DEIR was prepared by the University of California, San Francisco. For the purposes of the California Environmental Quality Act, the Regents of the University of California is the lead agency and the San Francisco Planning Department is a responsible agency. Testimony received from the public at this hearing may assist the HPC in formulating their comments on the DEIR but is not considered public comment for the purposes of the DEIR public review process and will not be addressed in a Responses to Comments section prepared by the lead agency. For more information on how the public may formally submit oral and written comments on the content and adequacy of the DEIR, please see here: <https://www.ucsf.edu/cphp/community#eir>.

SPEAKERS: = Jorgen Cleemann – Staff presentation  
ACTION: Reviewed and Commented

13. [2016-003351CWP](#) (C. FLORES: (628) 652-7439)  
**CENTERING PLANNING ON RACIAL AND SOCIAL EQUITY** – Staff to provide an Informational Presentation on the following: (1) the Department's current and proposed actions in response to the JULY 15, 2020 Resolution Centering Preservation Planning on Racial and Social Equity and (2) the Department's recent progress on the Racial & Social Equity work, including: A) Phase I Action Plan implementation status and B) Phase II next steps. Phase I contains goals, objectives and specific actions the Department is undertaking to advance racial and social equity in our internal functions. Phase II will focus on the external functions of the Department and will be submitted to the Office of Racial Equity. The Office

of Racial Equity ordinance requires the Department to annually report on the action plan status, update the action plan every three years following adoption, and integrate the action plan within the Department's strategic plan.

*Preliminary Recommendation: None – Informational Presentation*

**Note: On August 5, 2020, without hearing; Continued to August 19, 2020.**

SPEAKERS: = Miriam Chion – Staff presentation

ACTION: Reviewed and Commented

ADJOURNMENT 4:49 PM

ADOPTED SEPTEMBER 16, 2020

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

### REMOTE HEARING

via video and teleconferencing

**Wednesday, September 2, 2020**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Johns, So, Matsuda, Hyland  
**COMMISSIONERS ABSENT:** Pearlman

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:32 PM**

**STAFF IN ATTENDANCE:** Elizabeth Gordon-Jonckheer, 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:** Richard Rothman – Mothers Building, concerned of why no action is being taken on the Mothers Building and kept getting different excuses from the staff

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

None

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

**Elizabeth Gordon-Jonckheer:**

Good afternoon commissioners, Elizabeth Jonckheer, Northern Quadrant and Mills Act Preservation Lead. Speaking on behalf of Marcelle Boudreaux, the department's Citywide Cultural Resource Survey and Landmarks Manager. Just a quick update in regard to an HPC request. Staff is continuing to analyze the Landmarks Program to the [inaudible] of Racial and Social Equity before returning to HPC to discuss priorities. We anticipate this discussion will occur next month and an Informational hearing should be calendared shortly with a date indicated in the advanced calendar. That concludes my updates regarding the Landmarks Program.

**Jonas P. Ionin, Commission Secretary:**

Thank you, Elizabeth. I will only add a report on the Planning Commission to notify you that commissioners' Koppel, Diamond and Imperial were all reaffirm by the Board of Supervisors to continue on as Planning commissioners for another 4-year term. Also, the Commission approved a Planning Code amendment that would allow certain limited restaurants to convert to full restaurants in the North Beach Neighborhood Commercial District to allow them to basically resume their business during this COVID period. The commissioners included a Finding recommending to the board that they consider this amendment to all Neighborhood Commercial Districts citywide.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None

## 4. Commission Comments &amp; Questions

None

**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.

5. [2018-009197COA](#) (S. FERGUSON: (628) 652-7354)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after hearing and closing public comment; Continued to July 1, 2020 by a vote of +6 -0 (Foley Disqualified). On July 1, 2020, without hearing; Continued to August 5, 2020. On July 15, 2020, after hearing and closing public comment; Continued to August 19, 2020 by a vote of +6 -0 (Johns absent). On August 19, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0.  
(Proposed for Continuance to September 16, 2020)

SPEAKERS: None  
ACTION: Continued to September 16, 2020  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman

## 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.

6. [2020-001258PTA-02](#) (R. SALGADO: (628-652-7332)  
447 MINNA STREET – located on the south side of Minna Street between 6th Street and Mary Street, Assessor's Block 3725, Lot 076 (District 6). Request for a **Major Permit to Alter** to insert a new door opening at the ground floor of the visible secondary east elevation and install louvers within existing window openings at the visible rear south elevation. The project also involves installation of mechanical equipment at the rear elevation lower roof and minor storefront modifications at the Minna Street façade. The subject property is designated as a Category I (Significant) building under Article 11 of the Planning Code, and is located within a C-3-S (Downtown-Support) Zoning District and 85-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman  
MOTION: [0424](#)

7. [2018-013643COA](#) (N. KWIATKOWSKA: (628) 652-7306)  
556-560 SCOTT STREET – Located on the east side of Scott Street between Hayes and Fell Streets, Assessor's Block 0824, Lot 012 (District 5). Request for **Certificate of Appropriateness** for replacement and addition of wood-sash windows and doors and infilling a non-historic garage opening with wood cladding to accommodate Accessory Dwelling Units and legalization of an unauthorized unit. The subject property is a contributor to the Alamo Square Landmark District and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note: On May 20, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after closing public comment, continued to July 15, 2020 by a vote of +7 -0. On July 15, 2020, after closing public comment, Continued to September 2, 2020 by a vote of +6 -0 (Johns absent).**

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman  
MOTION: [0425](#)

8. [2019-017681COA](#) (M. TAYLOR: (628) 652-7352)  
55 HAGIWARA TEA GARDEN DRIVE -MUSIC CONCOURSE, GOLDEN GATE PARK – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive. Lot 001 in Assessor's Block 1700 (District 1). – Request for a **Certificate of Appropriateness** to install new lateral irrigation for the ongoing maintenance of the grid of pollarded trees in the Music Concourse Bowl. The Music Concourse, Landmark No. 249, is individually significant as an outdoors performance space important in San Francisco's cultural history and as an urban park landscape devoted to public performances and as a setting for public art. The subject property is located in a P (Public) Zoning District and an OS Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note: On December 18, 2019, after hearing and Closing public comment, Continued Indefinitely by a vote of +7 -0.**

SPEAKERS: None  
ACTION: Approved  
AYES: Black, Foley, Johns, So, Matsuda, Hyland  
ABSENT: Pearlman  
MOTION: [0426](#)

ADJOURNMENT 12:46 PM  
ADOPTED SEPTEMBER 16, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, September 16, 2020  
12:00 p.m.  
Architectural Review Committee  
Meeting**

**COMMISSIONERS PRESENT:** Black, Pearlman, So

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:01 PM**

**STAFF IN ATTENDANCE:** Alex Westhoff, Rich Sucre, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
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**A. COMMITTEE MATTERS**

1. Committee Comments & Questions

None.



**B. REGULAR**

2. [2019-023623COA](#) (A. WESTHOFF: (628) 652-7314)  
130 TOWNSEND STREET – located at the north side of Townsend Street at the corner of Stanford Street, Block 3788, Lot 008. **Review and Comment** by the Architectural Review Committee regarding the proposal to construct a four-story addition to the existing double-height, one-story brick building, which is a contributing resource to the South End Landmark District (Article 10). The project also includes new construction of an adjacent five-story building on the same lot on an existing surface parking lot. Subject property is located in a CMUO (Central SoMa-Mixed Use Office) Zoning District and 65-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Alex Westhoff – Staff report  
+ Lada Kocherovsky – Project presentation  
= Rich Sucre – Response to questions  
ACTION: Reviewed and Commented

**ARC COMMENTS**

1. **General.** The Commissioners generally expressed support for this project as it aligns with the Central SoMa neighborhood's pattern of development with large, bulky, boxy buildings.
  - Commissioner Black expressed support of the design and its compatibility with the neighborhood but asked about the recess proposed for the existing windows and doors on the subject property. The Project Sponsor responded that the recesses will remain as is.
  - Commissioner Pearlman echoed Commissioner Black's support for the design. He stated that the Townsend Building's new addition and the Stanford Building related in form and massing, and were aligned in setbacks and scales, but that materials differentiated the two structures. Overall the project was consistent with the vocabulary of the district and he felt the materials, design and colors were effective and compatible, and the existing historic resource still read as whole.
2. **Setbacks**
  - Commissioner Pearlman asked why other additions to contributing resources in the South End District, such as 178 Townsend, do not have the same setbacks. Staff responded that subject property's Stanford Street frontage lies on the southern side of an East-West narrow street; and thus, the property is subject to setback controls of Planning Code Section 261.1(d) [sun-access plane]. The 178 Townsend's secondary frontage fall on the northern side of an East-West narrow street; and thus, that property is not subject to the aforementioned controls.
  - Commissioner Pearlman also stated that the existing setbacks, as proposed, were appropriate and compatible with the surrounding district.
  - Commissioner Black also stated that the setbacks were fine as proposed.

### 3. Requested Changes

- Commissioner Pearlman stated that more study was necessary from eye level including renderings from both directions.
- Commissioner So inquired about the transition between the two buildings, which was depicted as white on the renderings. She suggested exploring a hyphen for clearer delineation between the two buildings.

ADJOURNMENT 12:51 PM

ADOPTED NOVEMBER 4, 2020

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

**REMOTE HEARING**  
via video and teleconferencing

**Wednesday, September 16, 2020  
12:30 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:52 PM**

**STAFF IN ATTENDANCE:** Elton Wu, Katherine Wilborn, Rich Hillis – Planning Director, 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****Rich Hillis, Planning Director:**

Good afternoon, Commissioners. Good to see you all. Just a couple of items. One, I think at your last meeting, you heard that Jeff Joslin has left, and Liz Watty has stepped in as Acting Director for Current Planning. We're undergoing a search process to fill that position permanently, so in the interim, because I know Jeff was the point of contact, Elizabeth, Rich and Marcelle will be your points of contact. I will also, you know, if you need me at any time, please reach out and I'll try to be in attendance at your meetings.

I also would like to let you know that the Department's budget, you know, was approved. I think it's got some final approvals, or the Mayor has -- [Inaudible]. There was a particular interest about for a Citywide Survey Program. [Inaudible] no change in either addition to what we kind of proposed in the budget nor reductions. So there is funding in our budget to carry us a significant way. With the Citywide Survey, I think we're going to come with a report on that to you in a couple of weeks. So that is my report. [inaudible] if we have other items as well, but thank you and good seeing you.

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

None.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None.

**4. Consideration of Adoption:**

- [Draft Minutes for August 19, 2020](#)
- [Draft Minutes for September 2, 2020](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**5. Commission Comments & Questions**

None

**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. [2018-009197COA](#) (S. FERGUSON: (628) 652-7354)  
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**Note:** On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after hearing and closing public comment; Continued to July 1, 2020 by a vote of +6 -0 (Foley Disqualified). On July 1, 2020, without hearing; Continued to August 5, 2020. On July 15, 2020, after hearing and closing public comment; Continued to August 19, 2020 by a vote of +6 -0 (Johns absent). On August 19, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0. On September 2, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0.

**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

7. 2019-014146ENV (J. GREVING: (628)652-7553)  
520 JOHN MUIR DRIVE – Located on the on the north side of John Muir Drive, at the southwest side of Lake Merced, in southwestern San Francisco, Assessor's Block 7283, Lot 004 (District 7). **Review and Comment** before the Historic Preservation Commission on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: construct and operate a recreational facility offering an array of activities open to the public, such as trail use, picnicking, paddleboarding, kayaking, field sports, among others. Based on the condition of the existing structures, most of the existing buildings would be demolished and replaced with new buildings. The site at 520 John Muir Drive (former Pacific Rod and Gun Club) is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a P (Public) Zoning District and Open Space Height and Bulk Limit.

*Preliminary Recommendation: Review and Comment*

**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**E. REGULAR CALENDAR**

- 8a. [2020-007531LBR](#) (E. WU: (628) 652-7415)  
915 HOWARD STREET – Located on the southwest side of Howard Street between 5th and 6th Street, Assessor's Block 3732, Lot 145A (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Ambiance has served San Francisco for 37 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 MUR (Mixed Use-Residential) Zoning District and 180-CS Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- SPEAKERS:       = Rich Hillis – Introduction of new staff  
                      = Elton Wu – Staff report  
                      = Katherine Wilborn – Staff report  
                      + Chris Hillyard – Farley's  
                      + Terry Beswick – GLBT  
                      + John Muscat – San Bruno Market  
                      + Kieran O'Leary – Ambiance  
                      + Behrooz Pejooresh – Val de Cole Wine and Spirits
- ACTION:       Adopted a Recommendation for Approval
- AYES:         Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- RESOLUTION: [1135](#)
- 8b. [2020-007532LBR](#) (E. WU: (628) 652-7415)  
1315 18<sup>TH</sup> STREET – Located on the south side of 18th Street between Texas and Missouri Street, Assessor's Block 4037, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Farley's has served San Francisco for 31 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 8a.
- ACTION:       Adopted a Recommendation for Approval
- AYES:         Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- RESOLUTION: [1136](#)

- 8c. [2020-007533LBR](#) (K. WILBORN: (628) 652-7355)  
989 MARKET STREET – Located on the southeast side of Market Street between 6th and 5th Streets, Assessor's Block 3704, Lot 068 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gay, Lesbian, Bisexual, Transgender (GLBT) Historical Society, has served 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 C-3-G (Downtown - General) Zoning District and 120-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1137](#)

- 8d. [2020-007534LBR](#) (K. WILBORN: (628) 652-7355)  
2480 SAN BRUNO AVENUE – Located on the west side of San Bruno Avenue between Felton and Silliman Streets, Assessor's Block 5925, Lot 034 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Bruno Supermarket has served San Francisco for 31 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 the San Bruno Avenue NCD (Neighborhood Commercial District) 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: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1138](#)

- 8e. [2020-007535LBR](#) (K. WILBORN: (628) 652-7355)  
906 COLE STREET – Located on the east side of Cole Street between Carl Street and Parnassus Avenue, Assessor's Block 1271, Lot 025 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Val De Cole Wine and Spirits has served San Francisco for approximately 81 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 the Cole Valley NCD (Neighborhood Commercial District) 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: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1139](#)

ADJOURNMENT 1:30 PM  
ADOPTED OCTOBER 7, 2020