

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

Draft – Meeting Minutes

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

Wednesday, September 21, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Rich Sucre, Desiree Smith, Susan Parks,
Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKER: Katherine Shontz – Liberty Cafe

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Tim Frye, Preservation Officer:

Good afternoon Commissioners. The Director’s report was included in your packets; happy to answer any questions should you have them. I did want to point out in our community newsletter, Placemaking, Twin Peaks Tavern was featured as landmark of the quarter.

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

Tim Frye, Preservation Officer:

A couple of items to share with you; no formal report from the Planning Commission however since our last – since our last hearing in August, you may be aware that there was a fire at 447 Minna Street; this is a historic building that’s part of the 5M Project. 447 Minna is a Category One building under Article 11 of the Planning Code --

President Wolfram:

Does it have a name as well?

Tim Frye, Preservation Officer:

Pardon me?

President Wolfram:

Does it have a name, of the building?

Tim Frye, Preservation Officer:

It does have a name, I can't recall what the specific name is; I am happy to answer -- forward you any information about the building but I did want to make you aware since late August we have been in contact with the developer. The developer has continued to work with ARG who sent out their conservators and construction crew to figure out exactly what they need to do to stabilize the building; the good news is most of the damage was on the interior where there were very few character defining features remaining, so they were able to stabilize the structure and they said they would keep us up-to-date on repair work as it progresses. Our last contact with them was on August 29 where they were installing scaffolding and removing some abandoned elevator equipment from the roof and removing some interior partitions that were damaged by the fire. They were also going to secure windows and door openings to ensure that, you know, no other fires break out in the future but again I will let you know if anything else happens. In the meantime, I will certainly forward you the information about the property. Then lastly, just to bring to your attention all of you were copied on an email, I believe it was sent out yesterday, from the Dogpatch Neighborhood Association raising concerns about an item on your calendar and requesting a continuance. As you know will bring this issue up at the call of the item and it is up to the commission to decide whether or not their concerns warrant a continuance but staff is prepared to present the item at today's hearing. That concludes my comments unless you have any questions.

C. COMMISSION MATTERS

3. President’s Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC June 15, 2016](#)
- [Draft Minutes for HPC August 17, 2016](#)

SPEAKERS: None
 ACTION: Adopted for both minutes
 AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
 ABSENT: Hasz

5. Commission Comments & Questions

None

D. REGULAR CALENDAR

6. [2015-012830COA](#) (R. SUCRE: (415) 575-9108)
1133 TENNESSEE STREET – located on the east side of Tennessee Street at 22nd Street, Assessor's 4172, Lot 028 (District 10). Request for a **Certificate of Appropriateness** for front and rear façade alterations and construction of a new three-story rear horizontal addition. On the front façade, the project would install a new wood entry stair and balustrade, replace the existing garage door, and repair the existing wood windows. The subject property is located within the Dogpatch Landmark District, NCT-2 (Small-Scale Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Rich Sucre – Liberty Café
 + Bob Noelke – Project presentation
 ACTION: Approved with Conditions as amended by staff
 AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
 ABSENT: Hasz
 MOTION: 0288

- 7a. [2016-010959LBR](#) (D. SMITH: (415) 575-9093)
900 VALENCIA STREET – west side of Valencia Street at 20th Street. Assessor's Block 3608, Lot 075 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1992, Dog Eared Books is a bookstore serving the Mission neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff Report
 + Pete Mulvihill – Green Apple Books
 + Hrag Kalebjian – Henry's Home of Coffee
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
 ABSENT: Hasz
 RESOLUTION: 785

- 7b. [2016-010958LBR](#) (D. SMITH: (415) 575-9093)
1644 HAIGHT STREET – north side of Haight Street between Clayton Street and Cole Street. Assessor’s Block 1230, Lot 011 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1976, The Booksmith is a bookstore serving the Haight-Ashbury neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Haight Street Neighborhood Commercial District) and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
RESOLUTION: 786

- 7c. [2016-010966LBR](#) (D. SMITH: (415) 575-9093)
199 VALENCIA STREET – east side of Valencia Street at Duboce Avenue. Assessor’s Block 3513, Lot 022 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1972, Zeitgeist is a brew pub and beer garden serving the Mission neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCT-3 (Moderate Scale Neighborhood Commercial Transit District) Zoning District and a 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
RESOLUTION: 787

- 7d. [2016-010963LBR](#) (D. SMITH: (415) 575-9093)
506 CLEMENT STREET – north side of Clement Street between 6th Avenue and 7th Avenue. Assessor’s Block 1427, Lot 014 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1967, Green Apple Books is a bookstore serving the Richmond neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Inner Clement Street Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
 ABSENT: Hasz
 RESOLUTION: 788

- 7e. [2016-010965LBR](#) (D. SMITH: (415) 575-9093)
1618 NORIEGA STREET – north side of Noriega Street between 23rd Avenue and 24th Avenue. Assessor's Block 2026, Lot 024 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1965, Henry's House of Coffee is a coffee roaster and coffee shop serving the Sunset neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NCD (Noriega Street Neighborhood Commercial District) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
 ABSENT: Hasz
 RESOLUTION: 789

8. [2015-007810TH](#) (S. PARKS: (415) 575-9101)
LANDMARK DESIGNATION WORK PROGRAM – Discussion of the HPC's **Landmark Designation Work Program, prioritization and status of pipeline projects.**
Preliminary Recommendation: Review and Comment

SPEAKER: = Susan Parks – Staff report
 Speaker – G.W.H.S., Mother's Building
 ACTION: Informational – provided direction to staff

ADJOURNMENT – 1:19 PM