

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 20, 2017
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Desiree Smith, Tim Frye – Preservation Officer, Jonas P. Ionin –Commission Secretary

SPEAKER KEY:

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

A. GENERAL PUBLIC COMMENT

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

SPEAKER: Marvin Lambert – Japanese American, African American Context Statements

B. DEPARTMENT MATTERS

1. Director's Announcements

Tim Frye, Preservation Officer:

Director is on vacation, if you have any questions, happy to forward them to him when he returns.

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

Tim Frye, Preservation Officer:

Just a couple of items to share with you; as you're aware, the Julius' Castle project which you issued a certificate of appropriateness for earlier this summer also required a conditional use authorization to return the restaurant use to that property. As you recall at your hearing, there were a number of residents that were concerned about traffic and noise and how restaurant staff would access the property; those concerns carried over to the Conditional Use Authorization hearing and then, although the Planning Commission issued the Conditional Use Authorization, the members of the public did appeal that decision. They appealed the Categorical Exemption feeling that enough study had not occurred regarding traffic and noise. The Board of Supervisors recently heard that appeal and while there were still members in support in opposition the board unanimously upheld the Department's categorical exemption, however, we have just learned that the appellants are looking to appeal that decision to a higher court. So, we'll keep you posted but at least for now, no major progress on the use moving forward.

Commissioner Pearlman:

What is the higher authority after the Board of Supervisor?

Tim Frye, Preservation Officer:

As a city and county, it may be a superior court. Second item, just to share with you; other than, or I did want to say a quick no formal report from the Planning Commission but I wanted to share with you, as was reported at your previous hearings, I along with Mike Buehler from San Francisco Heritage and Donna Graves, local public historian, attended a Cultural Heritage Symposium in San Antonio that was very fruitful and there were a lot nice things said about the work that this commission and the Department are doing to forward cultural heritage throughout the City. There were through the discourse there were a lot of new ideas came up and I'm happy to share those with you at a future hearing and I will work with Donna and Mike to join us to see if they can also share their experiences with you, either through the Cultural Heritage Assets Committee or at the full commission. That concludes my report, unless you have any questions.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC August 16, 2017](#)

SPEAKERS: None
ACTION: Adopted
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

- [Draft Minutes for HPC September 6, 2017](#)

SPEAKERS: None
ACTION: Adopted with Amendments
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

5. Commission Comments & Questions

President Wolfram:

Commissioner Matsuda, can I ask for you to repeat the information about Mr. Hamaguchi's service?

Commissioner Matsuda:

There will be a celebration of life of service for Mr. Robert Hamaguchi this Saturday afternoon at 3:00 at the Japanese Cultural and Community Center of Northern California and that's located at 1840 Sutter Street.

Commissioner Hyland:

Yes, two things; one is for Jonas, I'm not able to attend the second meet in October, October 18th, I think it is. I don't know what we have on there for the ARC or CHA.

Jonas Ionin, Commission Secretary:

Oh. Okay.

Commissioner Hyland:

Let's make adjustments. Apologize, but I have to travel. Second thing is Commissioner Johnck and I, are on the working group for the long range Water Front Update Plan. I think I got that right. Last night was a working group meeting, the first one in almost a year, maybe a little bit more than a year. We had broken out into three sub-committees: land use, transportation and resiliency. I was on the resiliency sub-committee or committee. Commissioner Johnck was on the land use. Last night, the entire working group came together to review the draft document with the intention that it was going to be the final working group meeting for the second stage of it. I hope that's not the case but I don't know if would be appropriate or if the Commission would like an update from staff, some port staff on that document? That might be something worthwhile.

President Wolfram:

I think that would be a good idea because we got a presentation about it, I think when the project first started and there are a lot of preservation concerns. We could calendar that or ask staff to calendar it.

Commissioner Johnck:

Oh yeah.

Commissioner Hyland:

You can reach out or if you would like me to but the document, I don't know I assume it's public, but it's pre-draft at the moment. So might be worth reading. Yeah, Diane or Mark, too. Diane is kind of the key point person.

Commissioner Matsuda:

Yes, sorry. I just wanted to clarify with Mr. Frye that the next Cultural Heritage Asset Committee meeting will be on October 4th and then for Jonas that I will not be attending the November 1st HPC.

D. REGULAR CALENDAR

6. [2014.1050L](#) (D. SMITH: (415) 575-9093)
1610 GEARY BOULEVARD – Between Post Street and Geary Boulevard, Assessor's Block 0700, Lots 022, 023 (District 5). Consideration to adopt a Resolution to recommend to the Board of Supervisors **Landmark Designation** of 1601 Geary Boulevard, historically known as Peace Pagoda and Peace Plaza, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Constructed in 1968, the Peace Pagoda and Peace Plaza were designed by master architect, Yoshiro Taniguchi and are significantly associated with the history and identity of the Japantown community. The HPC initiated landmark designation of the subject property on June 21, 2017. It is located in a Neighborhood Commercial, Moderate Scale (NC-3) Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued from regular hearing of August 16, 2017)

SPEAKERS: None
 ACTION: Continued to December 6, 2017
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

- 7a. [2017-011506LBR](#) (D. SMITH: (415) 575-9093)
235 CORTLAND AVENUE – on the north side of Cortland Avenue near Bonview Street. Assessor's Block 5668, Lot 019 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Avedano's Holly Park Market is a traditional butcher shop serving the Bernal Heights neighborhood since 1901. 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: = Desiree Smith – Staff presentation
 + Barry Synoground – DNA Lounge
 + Angela Wilson – Avedano's Holly Park Market
 + Dan Vangorder – Project Inform
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: 896

- 7b. [2017-011507LBR](#) (D. SMITH: (415) 575-9093)
375 11TH STREET – on the north side of 11th Street between Folsom Street and Harrison Street. Assessor’s Block 3520, Lot 131 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1985, DNA Lounge is a music venue and dance club in the South of Market. 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 WMUO (WSOMA Mixed Use-Office) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 897

- 7c. [2017-011508LBR](#) (D. SMITH: (415) 575-9093)
120 MISSISSIPPI STREET – on the west side of Mississippi Street between 17th Street and Mariposa Street. Assessor’s Block 3986, Lot 001 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1976, Ermico Enterprises is a metal casting foundry that manufactures metal trucks and bearings that are key components of skateboards. 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 UMU (Urban Mixed Use) Zoning District and a 48-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 898

- 7d. [2017-011509LBR](#) (D. SMITH: (415) 575-9093)
273 9TH STREET – on the north side of 9th Street near Folsom Street. Assessor’s Block 3729, Lot 024 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Since 1985, Project Inform has advocated for people affected by HIV and hepatitis C by supporting research to develop more effective treatment and by promoting comprehensive preventative measures to those at risk. 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 RCD (Regional Commercial) Zoning District and a 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item #7a.

ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 899

ADJOURNMENT – 1:02 PM