

# 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, November 15, 2017**  
**12:30 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM**

**STAFF IN ATTENDANCE:** Natalia Kwiatkowski, Rebecca Salgado, Ali Kirby, Desiree Smith , Pilar LaValley – Acting Senior Preservation Planner , 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:** Arnold Kohn – 3620-40 Buchanan Street, landmarked area, including the garden

**B. DEPARTMENT MATTERS**

1. Director's Announcements

None

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

**Pilar LaValley, Acting Senior Planner:**

The only announcement I have is that the Land Use and Transportation Committee for the landmark designation for 2731-2735 Folsom Street, the Gaughran House to the full Board of Supervisors with a positive recommendation, and that Supervisor Peskin signed onto co-sponsor that designation that was originally sponsored by Ronin.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None

4. Commission Comments & Questions

**President Wolfram:**

I have one disclosure on item number six, under the consent calendar, that that -- the owner of that project is a client of my firm but we're not involved in that project, so the city attorney advised that I disclose that.

**Commissioner Hyland:**

I just wanted to bring the advance calendar for the Cultural Heritage Asset Committee to the Commission's attention. If you haven't reviewed it, review the various topics that we're laying out for the next year or at least through the end of March, we have topics; so if there's any question or additional topics that we think would be appropriate for us to add to the agenda, let us know.

5. [Proposed 2018 Hearing Schedule](#)

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

**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. [2017-008660COA](#) (R. SALGADO: (415) 575-9101)

920 NORTH POINT STREET – located at the southwest corner of North Point Street and Polk Street, Assessor’s Block 0452, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for the creation of a new opening in the north façade of the historic Chocolate Building at Ghirardelli Square to accommodate a visible mechanical duct and vent at the Coagulating Room building, which is adjacent to the Chocolate Building. The duct will be attached to the west façade of the Coagulating Room building at the recessed second floor, and will terminate in a vent at the roof of the Coagulating Room. The work also includes modifications to an existing entry vestibule and the installation of new signage and lighting at the property’s Polk Street façade. The subject property is San Francisco Landmark No. 30, and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKER: = Pilar LaValley – Staff report  
 = Claire Dowling – Lights for the sign  
 + Dave Hardy  
 ACTION: After being pulled off of Consent; Approved with Conditions  
 AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
 MOTION: 0321

## E. REGULAR CALENDAR

- 7a. [2016-006250COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
959-961 VALENCIA STREET – located on the east side of Valencia Street, Assessor’s Block 3609, Lot 032 (District 9). Request for a **Certificate of Appropriateness** for the reconstruction of the rear portion of the existing building and expansion into the existing side yard, addition of decks at side, changes to the front façade, and an interior remodel to the existing two-story-over-basement, two-unit building. The subject property is located within the Article 10 Liberty-Hill Landmark District, the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk Limit.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKER: = Natalia Kwiatkowski – Staff report  
 + Leonne Grime – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda  
 MOTION: 0322

- 7b. [2016-006250VAR](#) (N. KWIATKOWSKA: (415) 575-9185)  
959-961 VALENCIA STREET – located on the east side of Valencia Street, Assessor’s Block 3609, Lot 032 (District 9). Request for **Variance** from rear yard requirements pursuant to Section 134 of the Planning Code for the reconstruction of the rear portion of the existing building located within the required rear yard. The subject property is located within the Article 10 Liberty-Hill Landmark District, the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk Limit.

SPEAKER: Same as Item 7a.  
 ACTION: After hearing and closing public comment;  
 ZA indicated an intent to Grant

- 8a. [2017-007117COA](#) (R. SALGADO: (415) 575-9101)  
370 LEXINGTON STREET – located on the west side of Lexington Street, Assessor’s Block 3609, Lot 059 (District 9). Request for a **Certificate of Appropriateness** for the demolition of an existing one-story wood-framed rear addition and the construction of a slightly larger one-story wood-framed rear addition in its place that extends to the rear property line. The subject property is located within the Article 10 Liberty-Hill Landmark District, a RTO-M (Residential Transit Oriented-Mission) Zoning District and 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Approve*
- SPEAKER: = Rebecca Salgado – Staff report  
+ Ernie Sealand – Project presentation
- ACTION: Approved with Conditions
- AYES: Wolfram, Hyland, Pearlman, Johns, Johnck, Matsuda
- MOTION: 0323
- 8b. [2017-007117VAR](#) (R. SALGADO: (415) 575-9101)  
370 LEXINGTON STREET – located on the west side of Lexington Street, Assessor’s Block 3609, Lot 059 (District 9). Request for a **Variance** from rear-yard requirements pursuant to Section 209.4 of the Planning Code for the demolition of an existing one-story wood-framed rear addition and the construction of a slightly larger one-story wood-framed rear addition in its place that extends to the rear property line. The subject property is located within the Article 10 Liberty-Hill Landmark District, a RTO-M (Residential Transit Oriented-Mission) Zoning District and 40-X Height and Bulk Limit.
- SPEAKER: Same as Item 8a.
- ACTION: After hearing and closing public comment;  
ZA indicated an intent to Grant
9. [2013.0254H](#) (A. KIRBY: (415) 575-9133)  
56 MASON STREET – located on the southeast corner of Mason Street at Eddy Street, Assessor’s Block 0341; Lot 008 (District 6). Request for **Minor Permit to Alter** for window restoration, partial window replacement and the replacement of two non-historic storefront systems. The subject building is a Category IV (Contributing) building in the Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code. It is located within a RC-4 (Residential-Commercial High Density) Zoning District and 80-T-120-T Height and Bulk limit.  
*Preliminary Recommendation: Approve with Conditions*
- SPEAKER: = Ali Kirby – Staff report  
+ Speaker – Project presentation  
= Sue Hestor – Court decision  
- Laura – Eviction, low-income housing  
+ Alexandra Goldman – SRO’s, supply of affordable housing  
- Joe Wilson – Request for hearing  
- Eric Markoo – Opposed  
- Donnelle Boyd – Opposed  
- Reginald – Illegal eviction  
- Jesse Johnson – Eviction  
- Doriane Robds – History of building  
+ Otter Duffy – Eviction

- Avi Silva – Eviction  
 - Jessica Layman – Senior and disabled  
 - Freddy Martin – Eviction  
 - Chanise Valencia – Homelessness crisis  
 + Alex Berleue – Response to question

ACTION: Approved with Conditions; and directed staff to convey to the Planning Commission, Board of Supervisors and the Mayor’s Office their concerns for tenant evictions.

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

MOTION: 0324

- 10a. [2017-013491LBR](#) (D. SMITH: (415) 575-9093)  
479 CASTRO STREET – on the east side of Castro Street between 17<sup>th</sup> and 18<sup>th</sup> streets. Assessor’s Block 3582, Lot 103 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Cliff’s Variety is a hardware, home goods, variety, and fabric store serving the Castro District since 1936. 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 Castro Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: = Desiree Smith – Staff report  
 + Terri Aston-Bennett – Cliff’s Variety  
 + Marji Retneck – Tommaso’s

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: 915

- 10b. [2017-013496LBR](#) (D. SMITH: (415) 575-9093)  
1042 KEARNY STREET – on the east side of Kearny Street between Broadway and Nottingham Place. Assessor’s Block 0163, Lot 021 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Since 1935, Tommaso’s Ristorante Italiano has served home-style Neapolitan cuisine, wood-fired pizzas, and other Italian dishes passed down from generation to generation. 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 Broadway Neighborhood Commercial NCD (Neighborhood Commercial) Zoning District and 65-A-1 Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item 10a.

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: 916

11. (M. PAEZ: (415) 705-8674)  
[WATERFRONT LAND USE PLAN](#) – **Informational Presentation** from Port of San Francisco staff on the Waterfront Land Use Plan. More information about the process to update the Plan may be found here: <http://sfport.com/waterfront-plan-update>. [Waterfront Land Use Plan 1997-2014 Review](#).

*Preliminary Recommendation: None – Informational*

SPEAKER: = Mark Paez – Waterfront Plan

ACTION: None – Informational

ADJOURNMENT – 2:39 PM