

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 7, 2018
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning Department, Deborah Landis, Rebecca Salgado, Shannon Ferguson, Shelley Caltagirone, 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.

None

B. DEPARTMENT MATTERS

1. Director's Announcements

None

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

Tim Frye, Preservation Officer:

No formal Planning Commission report, but one item to share with you, just an update on 930 Grove, our vacant property in the Alamo Square Landmark District. Supervisor Breed's office is now organizing a meeting with the community members, the property owner and the various departments just to get everybody on the same page about a timeline and in securing the building and getting work started. We've been actively pursuing with the city attorney's office a resolution to some outstanding work and we're working with them closely to get an application to the point where it's ready to bring before this Commission for the issuance of a certificate of appropriateness. Likely at the next hearing I'll have an update based on this meeting with Supervisor Breed's office but want to let you all to know we're working hopefully towards a swift and positive conclusion to this issue. That concludes my report, unless you have any questions. Thank you.

President Wolfram:

I have a question about a related parcel. What's happened with the parcel facing Alamo Square?

Tim Frye, Preservation Officer:

The vacant parcel?

President Wolfram:

Is it still...? Yeah.

Tim Frye, Preservation Officer:

My understanding is the permits are still active. There were some revisions that were moving through Department of Building Inspection but we can do a little more research and give you an update at the next hearing on that site, as well. Our understanding is the project is still moving forward.

President Wolfram:

It's been several years since we approved that.

Tim Frye, Preservation Officer:

That is correct.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I would like to take this opportunity to congratulate Director Rahaim on his ten year anniversary and say how much we appreciate him and that's my only announcement today.

4. Consideration of Adoption:

- [Draft Minutes for ARC December 6, 2017](#)

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

- [Draft Minutes for CHA December 20, 2017](#)

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

- [Draft Minutes for HPC December 20, 2017](#)

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

- [Draft Minutes for HPC January 17, 2018](#)

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

5. Commission Comments & Questions

None

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: Wolfram – President; Hyland – Vice-President
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

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.

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. [2017-014443PTA](#) (R. SALGADO: (415) 575-9101)
335 POWELL STREET – located on the west side of Powell Street, Assessor’s Block 0307, Lot 001 (District 3). Request for a **Major Permit to Alter** for a reduction in the property’s overall building envelope area through the removal of a non-historic one-story addition located in a light well at a 1924 addition to the property. The proposed project also includes the rehabilitation of the remaining historic window openings and façade cladding that were previously covered by the non-historic addition. The proposed work also includes the installation of mechanical units on the flat roof of the 1924 addition. 335 Powell Street, historically known as the St. Francis Hotel, is a Category I Significant Building within the Kearny-Market-Mason-Sutter Article 11 Conservation District, and is located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 MOTION: [0329](#)

F. REGULAR CALENDAR

8. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)
FY 2018-2020 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – Final review of the Department's **Revenue and Expenditure Budget** in FY 2018-2019 and FY2019-2020, 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
 = Tim Frye – Response to questions
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: [934](#)

- 9a. [2018-001173LBR](#) (S. CALTAGIRONE: (415) 558-6625)
63 BLUXOME STREET – south side of Bluxome Street between 4th and 5th streets in the South of Market neighborhood. Assessor’s Block 3786, Lot 019 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Babylon Burning Screen Printing is a screen printing shop specializing in bulk production 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 within a WMUO (Western SoMa Mixed Use-Office) Zoning District and 65-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Dennis Juarez – Slim’s
 + Mike Lynch – Babylon Burning Screen Printing
 + Tina Beard – The Lab
 + Miley Cyber – Mindful Body
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: [935](#)

- 9b. [2018-001174LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2876 CALIFORNIA STREET – on the north side of California Street between Broderick and Divisadero streets in the Marina neighborhood. Assessor’s Block 1025, Lot 018 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Mindful Body is a wellness business that has served San Francisco for 24 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 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: [936](#)

- 9c. [2018-001176LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2095 CLEMENT STREET – on the north side of Clement Street between 2nd and 3rd Avenues in the Inner Richmond neighborhood. Assessor’s Block 1431, Lot 019 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Plough and Stars is an Irish pub and live music venue that 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 NCD (Inner Clement Street Neighborhood Commercial) 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: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

RESOLUTION: [937](#)

- 9d. [2018-001181LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[333 11TH STREET](#) – on the northeast side of 11th Street between Folsom and Harrison streets in the South of Market neighborhood. Assessor's Block 3520, Lot 028 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Slim's is a live music nightclub 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 within a WMUO (Western SoMa Mixed Use/Office) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [938](#)

- 9e. [2018-001258LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[2948 16TH STREET](#) – on the north side of 16th Street between Capp Street and S. Van Ness Avenue in the Mission neighborhood. Assessor's Block 3553, Lot 014 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Lab SF is a not-for-profit arts organization and performance space that has served San Francisco for 34 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 & Repair - 1- General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [939](#)

10. [2016-004157OTH](#) (S. FERGUSON: (415) 575-9074)
[MILLS ACT PROGRAM](#) – **Review and Comment** on proposed Mills Act Program modifications based on a November 1, 2017 discussion of the Government Audit and Oversight Committee and as directed by Historic Preservation Commission President Wolfram. 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.
Recommendation: Review and Comment

SPEAKERS: Same as item 9a.

ACTION: Continued to February 21, 2018

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

ADJOURNMENT – 1:25 PM
ADOPTED FEBRUARY 21, 2018