

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, April 4, 2018
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Alexandra Kirby, Marcelle Boudreaux, Shelley Caltagirone, Paulo Ikezoe, 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

Tim Frye, Preservation Officer:

Good afternoon, Commissioners. Tim Frye, Department staff. Director Rahaim will not be joining us this afternoon, but should you have questions, I'm happy to forward those to him so he can answer them in a future hearing.

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

Tim Frye, Preservation Officer:

Good afternoon, Commissioners. Tim Frye, Department staff. I have just one item to share with you. No formal Planning Commission report, however, Department staff along with DPW and Members of the Community met with Supervisor Sheehy's office this morning to discuss the condition of the pending Landmark Designation for the Diamond Heights Safety Sculpture. DPW was able to complete their own independent report that supported the Art Commissions Conservation recommendations and DPW has agreed to do some initial maintenance work to help with the overall well-being of the sculpture in particular, there is a tree leaning against the sculpture that they're going to work with the property owner to help either cut back or remove. The Arts Commission was not able to attend that meeting so we are going to continue to follow up with the Arts Commission. Again we've confirmed that it is on city property, it is a city-owned sculpture. Now it's a matter of talking to DPW and the Arts Commission about responsibilities and whether or not the Arts Commission has to make a formal acquisition acknowledging it that is part of the City's art collection. Once we've squared those things we will be able to move forward with the hearing at the Full Board and I'll keep you updated on that status. But overall, everybody left fairly happy with the way things are moving along.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for HPC March 21, 2018](#)

SPEAKERS: None
ACTION: Adopted
AYES: Wolfram, Black, Johnck, Johns, Matsuda, Pearlman
ABSENT: 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. [2016-016161PTA](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street, at O’Farrell Street, Lot 017 in Assessor’s Block 0313 (District 3). Consideration of a **Major Permit to Alter** application to remodel the existing building envelope and construct a partial one-story vertical addition. The scope of work is part of a larger project to convert the existing single-tenant building for multi-tenant mixed uses (Retail, Office and Restaurant). Constructed in 1974, the subject property is a Category V – Unrated building within the Article 11-designated Kearny-Market-Mason-Sutter Conservation District. The parcel is located in a C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.
(Proposed Continuance to April 18, 2018)

SPEAKERS: None
 ACTION: Continued to April 18, 2018
 AYES: Wolfram, Black, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hyland

E. CONSENT CALENDAR

None

F. REGULAR CALENDAR

7. [2017-013687COA](#) (A. KIRBY: (415) 575-9133)
930 GROVE STREET – located on the north side of Grove Street, Assessor’s Block 0798, Lot 031 (District 5). Request for a **Certificate of Appropriateness** for the rehabilitation of the historic exteriors of the existing two-story-over-basement Koster Mansion to abate Planning enforcement Case no. 2017-001791ENF. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Ali Kirby – Staff report
 + John Goldman – Project presentation
 + Sam Fleischmann – Thank you and continue to monitor the building
 + Jim Worschel – Long process
 + E.J. Pottenti - Hazard

ACTION: Approved with Conditions as amended to include:

1. A construction schedule, submitted prior to building permit application issuance;
2. An informational update; and
3. A finding that “the inaction to date is tantamount to demolition by neglect” or statement with similar sentiment to be crafted by staff and reviewed by the CAO and enforcement team.

AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman
 MOTION: [0334](#)

8. [2016-008750COA](#) (M. BOUDREAUX: (415) 575-9140)
88 BROADWAY/735 DAVIS – block bounded by Broadway, Davis, Vallejo and Front Streets; Lots 007 and 008 in Assessor’s Block 0140 (District 3). Request for **Certificate of Appropriateness** for new construction of two six-story, mixed-use buildings (approximately 189,947 gross square feet) in the Northeast Waterfront Landmark District, Article 10 of the Planning Code. The project proposes up to 176 affordable dwelling units, two manager’s units, ground floor commercial space (approximately 6,436 square feet), childcare space (approximately 4,306 square feet), community spaces and ground floor support space (approximately 12,038 square feet), 120 Class 1 bicycle parking spaces. The project site is within the C-2 (Community Business) Zoning District, the 65-X Height and Bulk District and the Waterfront Special Use District No. 3. The proposed project additionally requires review by the Director of Planning under Sections 315, 303 and 304 of the Planning Code for administrative approval.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Marcelle Boudreaux – Staff report
 + Bill Leddy – Project presentation
 + Aaron Thornton – Design presentation
 + Jay Wallace – Support
 ACTION: Approved with Conditions
 AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman
 MOTION: [0335](#)

- 9a. [2018-003774LBR](#) (S. CALTAGIRONE: (415) 558-6625)
781 BEACH STREET – south side of Beach Street between Larkin and Hyde streets in the Fisherman’s Wharf neighborhood. Assessor’s Block 0025, Lot 014 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Marine Chartering Company, Inc. is a transportation brokerage firm and international ocean transportation company that has served San Francisco for 63 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 within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelly Caltagirone – Staff report
 + Linda Cardenas – Marine Chartering Company
 + Edward Kaufman – Mission Graduates
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman
 RESOLUTION: [949](#)

- 9b. [2018-003775LBR](#) S. CALTAGIRONE: (415) 558-6625
3040 16TH STREET – north side of 16th Street between Julian Avenue and Wiese Street in the Mission neighborhood. Assessor’s Block 3554, Lot 013 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Mission Graduates is a non-profit educational services organization

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 within the within a RTO-M (Residential Transit Oriented – Mission) Zoning District and 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: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: [950](#)

10. (P. IKEZOE: (415) 575-9137)

[CALIFORNIA STATE SENATE BILL 827](#) - **Informational Presentation** on the proposed State Senate Bill ("SB") 827 and its potential effects on San Francisco. Presentation and accompanying memo includes analysis of SB 827 in its current form, including recent amendments to the bill formally introduced on March 1, 2018.

Preliminary Recommendation: None – Informational

SPEAKERS: = Paolo Ikezoe – Informational presentation
- Paul Webber – Concerns and issues
ACTION: None – Informational

ADJOURNMENT – 2:09 PM

ADOPTED APRIL 18, 2018