

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, January 16, 2019
12:30 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:47 PM

STAFF IN ATTENDANCE: Deborah Landis, Rebecca Salgado, Desiree Smith, Shelley Caltagirone, Tim Frye – Preservation Officer, Jeff Joslin, John Rahaim – Planning Director, 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

SPEAKERS: 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:

Good afternoon commissioners, happy New Year and welcome back. Tim Frye, department staff. Just one item to share with you. Your Landmark Designation Work Program quarterly report that would normally be scheduled for today's hearing has been moved to February 6th and that is so we can present a proposed revised work program for you before you make a decision on your recommendations for the 1920 budget. So, you will have that at your next hearing. That concludes my report.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I have a little announcement which is, I think as many of you know I am not seeking another term. So, this will be my final time as president here. So, I thought it would be a good time just to reflect, a little bit, on the accomplishments of the last ten years that I've been on the commission. In addition to many Permits to Alter, Certificates of Appropriateness and review of the EIRs, we have had a few major achievements including the development of a very robust Landmarks Work Program and the designation of many landmarks in some districts, and the development of the Cultural Heritage Program and The Legacy Business Program. Our plaque program for historic -- identifying historic properties, work on Facade Retention, and development of kind of EIR Alternative Guidelines. So, this is just some of the many things we have accomplished. And I have really enjoyed working closely with the Director and the audience here, with our Preservation Officer, Mr. Frye, with our city attorney, and with all of the preservation staff and planning staff who have really helped this commission work do its work. And then lastly I want to say it has been a real honor to serve with my fellow commissioners here on the commission. I would like to thank you for your dedication to preservation, your thoughtfulness, your creativity, your ingenuity. It has been a real honor to serve with you. So, thank you.

4. Consideration of Adoption:
 - [Draft Minutes for HPC December 19, 2018](#)

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

5. Commission Comments & Questions

Commissioner Hyland:

I have one comment to follow up to an announcement I made a few weeks ago about Senator Weiner's state legislation on affordable housing, SB50. And we asked staff to arrange with Senator Weiner to come to our commission so we could have a dialogue around SB50. And I'll send, Tim, these dates to you, but I wanted to get this on our calendars so that we don't forget it, or it does not get past us. The legislation is going to be going into committee in March some time, so we would like to have our hearing prior to that. So, it is either, February 6th, February 20th, or March 6th. And if not, then March 20th would be the last one. Probably would be our last opportunity. So, I can e-mail all those to you Tim, but those are the dates that we want to coordinate with his staff.

President Wolfram:

Oh Jonas, I forgot to thank you in my little speech. You're one of the most important people here.

Jonas P. Ionin, Commission Secretary:

Thank you, Commission President Wolfram, but you're not going anywhere. You're still staying so –

President Wolfram:

Thank you.

President Elect Hyland made the following appointments:

HPFC liaison – Bob Cherney

Architectural Review Committee – Pearlman, Hyland, Black, Johnck (Ex Officio)

CHAC – Dissolved and folded into the full commission; Liaison – Matsuda, Johns (Ex Officio)

Citywide Survey - Liaisons – Black, Hyland

President Hyland:

I'm sorry. Well we do need to talk a little bit about the future hearing for the joint Historic Preservation and Planning Commission.

Jonas P. Ionin, Commission Secretary:

I mean, as much as you would like to yeah. We will be issuing the agenda tomorrow.

President Hyland:

Oh, so there would be an agenda. So, what we wanted to ask our commission is if there are any questions that we want to pose to the Planning Commission ahead of our joint hearing. The purpose of our joint hearing is there will be two agenda items. One is to discuss how we can communicate better between our two commissions, and then the second agenda item will be the update of all the various programs that our commission is doing, our Cultural Heritage Districts and – Tim, do you want to give a little --

Tim Frye, Preservation Officer:

Sure. The second item, well more broadly, as President Highland just mentioned, the first item would be around how the commissions can communicate more effectively specifically related to our review of CEQA documents. The second item will be more related

to design review, sort of outside of the CEQA context. In particular, we will be presenting a draft of the Facade Retention Design Guidelines That this commission has reviewed three previous times. So, we think we finally got it right and we are going to share that with both commissions to see which direction would like to take, especially with stakeholder outreach. With that, naturally as you mentioned, we could broaden that to talk about other program areas if there is time.

President Hyland:
Right.

Commissioner Johns:

On the communication thing, broadly speaking, we advise the Planning Commission on things. And I have always w-- I would like to know what is it that they want from us, or in what form do they want it. Have the things, the comments that we have made over the past few years, have those been helpful? Have they missed the mark? And if they, the Planning Commission was looking for some particular kind of information or some insight, or some way of it being presented to them which we have not done. So, since we are trying to help them out, I would really like them to advise us on what would be the most useful form for what we are going to give them.

President Hyland:

Tim, would you collate some of these questions to prepare, or to help the planning commissioners prepare for our joint hearing?

Tim Frye, Preservation Officer:
Yes, I certainly will.

President Hyland:
Great.

Vice President Matsuda:

Just to kind of follow-up on Commissioner Johns' comments, maybe to think about an informal liaison or commissioner from our commission to the Planning Commission. And also to the Arts Commission, so we could have a better flow -- not to say that you have not been a great messenger for us, but to maybe have some more direct dialogue. Because there are often things that we can probably have prepared for with more time had we known before it hits the agenda, it is not like -- it is public knowledge, but to formally be a part of a conversation I think would be very helpful.

Commissioner Johnck:
So, you are taking questions now? Okay.

President Hyland:

The goal is to help the Planning Commissioners, and ourselves as well, prepare for the joint hearing.

Commissioner Johnck:

Right exactly. Yeah and I thought about this for a long time. So, I think, so we are asked to comment about the adequacy of the preservation alternatives that are described in the CEQA document, and at the same time, we or – and I, like to express our views about preference on those alternatives. Or why we think one alternative is better. And I just whether they are adequately described but, preference one over the other. And the public wants that. At least that is the public testimony we get. And we keep telling the public, oh go to the Planning Commission, I mean we are listening to you, but your next best place to speak about preference is at the Planning Commission. So, here again, this goes to your point, not only do we want to know what would be useful to them, but I would like to know how would they take a preference? Are they listening to preferences in any of that discussion that we have here?

Commissioner Pearlman:

Part of my question has already been asked. But it relates to the same thing. It is kind of the other end of what Commissioner Johns said which is to get from them, what they want to hear from us, you know -- how they want to interact with us. You know, the Neutra house example was one where I got upset because they were making decisions based on their perception of a historic house. And they never came to staff, and they never came to our commission to discuss that as an option. What the implication was of all that. So, are there places where the Planning Commission can anticipate things that they can bring to us so that then we could inform them on items that are coming before them. Thank you.

President Hyland:

Then I had one last point or question. And in our draft EIRs, the ones that come before our commission, are those that have unavoidable impacts to historic resources. And the question is, how many projects have not come before us that had historic resources that were dealt with in a way that impacts were mitigated to less than significant. So, I would like to know how many of those projects existed, and if there is a dozen of them or half a dozen of them in just a simple kind of quick list. My guess is that it is very few. That is why I am asking the question. So, if it is two or three, it would be good to know what those two or three. But if it is longer, it could just be a sampling.

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

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.

7. [2017-003989COA](#) (R. SALGADO: (415) 575-9101)
1231 FULTON STREET – located on the south side of Fulton Street between Scott Street and Divisadero Street, Assessor’s Block 1181, Lot 025 (District 5). Request for a **Certificate of Appropriateness** for the removal of a limited amount of stucco cladding at the ground floor bay of the Fulton Street facade in connection with the creation of two new window openings and the enlargement of one existing window opening. The project also includes modifications to window and door openings at the visible secondary west elevation at the ground floor; installation of new windows in the existing openings at the rear elevation at the ground floor; the installation of new furnace vents on the roof; the installation of landscaping at the front, side, and rear yards; and interior alterations at all levels of the building. All of the proposed work is in connection with the addition of two new accessory dwelling units at the ground floor of the building in a portion of the building currently serving as storage and recreational space. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 MOTION: [0365](#)

E. REGULAR CALENDAR

8. [2018-015471CRV](#) (D. LANDIS: (415) 575-9118)
FY 2019-2021 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – An **informational presentation** of the Department’s proposed revenue and expenditure budget in FY 2019-2020 and FY2020-2021, including grants, capital budget requests, and staffing changes; high-level work program activities for the department in FY 2019-2020 and FY2020-2021; and proposed dates where budget items will be discussed during the budget process.
Preliminary Recommendation: None - Informational

SPEAKERS: = John Rahaim – Project introduction
 + Deborah Landis – Budget presentation
 + Tim Frye – Preservation budget
 ACTION: Reviewed and Commented

9. [2017-008875COA](#) (R. SALGADO: (415) 575-9101)
920 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor’s Block 0452, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for alterations to the existing illuminated Ghirardelli sign spanning the roofs of the Mustard and Cocoa Buildings within Ghirardelli Square. The proposed alterations include replacing the sign with a new sign matching the dimensions,

appearance, and illumination of the existing sign. At a future hearing, the Planning Commission will consider a request for a Conditional Use Authorization to designate the existing sign as a Vintage Sign. 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

SPEAKERS: = Rebecca Salgado – Staff report
 + Josh Callahan – Project presentation
 + Elisa Skaggs – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 RECUSED: Wolfram
 MOTION: [0366](#)

10. [2018-017223DES](#) (D. SMITH: (415) 575-9093)
[2851-2861 24TH STREET](#) – Consideration to Initiate **Landmark Designation** of The Galería de la Raza/Studio 24 Building, located at the southwest corner of 24th and Bryant Streets, Assessor’s Parcel No. Block 4268, Lot 001 (District 9), as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Galería de la Raza/Studio 24 Building is significant for its association with the Chicana/o Movement and Latina/o art history of the 20th century. For almost half a century, it was home to one of the first Chicano/Latino cultural organizations established in the United States and was among the earliest professional galleries available to Latina/o artists. The property is also significant for its association with suburban expansion and commercial development in San Francisco’s Mission District during the second half of the nineteenth century and is a rare example of a neighborhood mixed-use storefront building of the period, featuring Italianate, Stick/Eastlake, and Edwardian design elements. The property was added to the Landmark Designation Work Program on August 17, 2016. It is located in an NCT (24th Mission Neighborhood Commercial Transit) Zoning district and 55-X Height and Bulk district.

Preliminary Recommendation: Approve

SPEAKERS: = Desiree Smith – Staff report
 + Carolina Morales, Aide to Sup. Ronen – Cultural asset
 + Brooke Oliver – Initiate today
 + Maya Paredes Hernandez – Cultural resource, mural
 + Serafin Riley Hernandez – Cultural resource
 + Leticia Hernandez – Cultural resource, gentrification
 + Olga Talamante – Beacon of light
 + Speaker – Support
 - Steven MacDonald – Owner representative, request for continuance
 - Rose Chen – Owner is opposed
 - Wen Fong – Opposition
 - Wong Mery – Opposition
 + Ivette Diaz – Contribution to the Art World
 + Eric Arguello – Historic asset
 + Vicky Castro – Chicano movement

- + Wendy Bardsley – Support
- + Norman Mattox – Support
- + Marilyn Duran – Cultural resource
- + Oscar Grande – Initiate landmark designation
- + Lorraine Garcia-Nakata – Support
- + John Leanos – Chicano Art
- + Stella Adelman – Support
- + Sarah Guerra – Support, artist mecca locally, nationally and internationally
- + Debbie Horn – Visual Art
- + Mike Buhler - Support
- + Stephen Torres – Fire, homophobic acts
- + Sunny Angulo – Support
- + Ani Rivera – Examples of art

ACTION: Initiated

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

RESOLUTION: [1015](#)

- 11a. [2019-000267LBR](#) (S. CALTAGIRONE: (415) 558-6625)
56 GOLD STREET – located between Montgomery and Sansome streets in the Jackson Square neighborhood. Assessor’s Block 0175, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. BIX Restaurant is a supper club-style restaurant that has served San Francisco for 31 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 located within a C-2 (Community Business) Zoning District and within 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Speaker – Support of Supply Master
 + Speaker – Support of BIX Restaurant

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [1016](#)

- 11b. [2019-000269LBR](#) (S. CALTAGIRONE: (415) 558-6625)
521 CLEMENT STREET – located between 6th and 7th avenues in the Inner Richmond neighborhood. Assessor’s Block 1438, Lot 038 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Schubert’s Bakery is a family-owned bakery that has served San Francisco for 106 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 located within the Inner Clement NCD (Inner Clement Neighborhood Commercial) Zoning District and within 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 11a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1017](#)

- 11c. [2019-000316LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2050 MCKINNON AVENUE – located between Interstate 280 and Rankin Street in the Bayview neighborhood. Assessor’s Block 5287, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Supply Master is a wholesale food service paper supply product distributor that has served San Francisco for 36 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 located within a PDR-2 (Production, Distribution, and Repair) Zoning District and within 65-J Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 11a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1018](#)

12. [2018-0026500TH](#) (S. CALTAGIRONE: (415) 558-6625)
LEGACY BUSINESS REGISTRY SEMI-ANNUAL REPORT – An **informational presentation** of the Legacy Business Program Semi-Annual Report for April through September 2018. The report summarizes activities of the Legacy Business Program, including the following: major accomplishments, business assistance services, Legacy Business Historic Preservation Fund, marketing and promotions and major upcoming activities.

Preliminary Recommendation: None - Informational

SPEAKERS: =Shelley Caltagirone – Staff introduction
 + Richard Carrillo – Legacy business registry presentation
 ACTION: None - Informational

ADJOURNMENT 3:47 PM
 ADOPTED FEBRUARY 20, 2019