

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 6, 2019
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Deborah Landis, Diego Sanchez, Monica Giacomucci, Jonathan Vimr, Desiree Smith, Shelley Caltagirone, Tim Frye – Preservation Officer, 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. Tim Frye, department staff. Here to share a few items from your previous -- or previous hearings. One is, thank you for a very productive and interesting joint hearing with the Planning Commission. We are meeting internally and we expect to prepare a memo for both commissions to outline some of the formal responses to some of your questions or ideas that you pose, but also things we think we can achieve in the near future. So more on that soon. A couple items at the Full Board I wanted to mention to you. One is 22 Beaver Street received a positive recommendation from the Land Use Committee. Both Commissioner Richards was there and the property owner was there in support of the designation. That is moving to the full board this week. I believe for its a second read. Also, Supervisor Peskin is now chair of the Land Use Committee and has asked that the Sunshine School and the Roosevelt School be calendared. As you know, you've recommended approval to those schools along with Washington High School quite a while ago. Washington High School has not been agendaized yet. However, on February 11th, next Monday, we will be presenting on your behalf for the two remaining schools. And then finally at the Planning Commission last week, 3620 Buchanan Street, which was a conditional use to construct eight new units next to a -- I'm forgetting the landmark number now but the old Pacific Gas --

Commissioner Johns:

Gas Works.

Commissioner Pearlman:

PG&E.

Tim Frye, Preservation Officer:

Yes, thank you. The commission did have some questions about the HPC's deliberation and issuance of the C of A. Staff was present to discuss the thought process and the reasoning behind issuing the C of A. There were still a number of the members of the public, in particular residents from the neighboring building, that were protesting the construction on the site. However, the commission only had four members that were currently -- that were sitting during the hearing item, so all four members unanimously approved the issuance of the Conditional Use Authorization and that will move on through the process. And I'm happy to keep you posted if it's appealed or if anything else comes to fruition regarding that case. That concludes my comments unless you have questions. Thank you.

Commissioner Johns:

So, is that joint meeting we had with the Planning Commission -- is that the sort of thing for which minutes are prepared and they have to be approved or is that something that will be done differently?

Jonas P. Ionin, Commission Secretary:

Yes, that will be coming before you next week or I think your next hearing.

Commissioner Johns:

Okay thank you.

Commissioner Johnck:

Yes, on the schools Sunshine and Washington?

Tim Frye, Preservation Officer:

Sunshine and Roosevelt.

Commissioner Johnck:

And Roosevelt. Now didn't the school district oppose?

Tim Frye, Preservation Officer:

The school dis--

Commissioner Johnck:

Not Sunshine I don't think, but Roosevelt?

Tim Frye, Preservation Officer:

We did present to the full school board last year. At that time, they were not in support of the designations. However, since that time the school board has hired Dawn Kamalanathan, that used to be with Rec and Park, as their new Chief Facilities officer, replacing Dan Goldin who retired last year. We have not had an opportunity to brief her on the designations. But we hope to do so this month.

Commissioner Johnck:

Okay, but Supervisor Peskin is going ahead with at least the recommendation on Sunshine and Roosevelt.

Tim Frye, Preservation Officer:

Supervisor Peskin has scheduled them for the Land Use hearing, yes. For two and three, yeah.

C. COMMISSION MATTERS

- 2. President's Report and Announcements

None

- 4. Consideration of Adoption:

- [Draft Minutes for ARC December 19, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

President Hyland:

We have one kind of announcement, one final farewell. Commissioner -- former President Wolfram will be here one more time and then the 60-day limit of his being able to carry over will have expired. So, we'd like to have some drinks to celebrate his 10 years.

Commissioner Matsuda:

Informal get together.

President Hyland:

An informal get together following our hearing next month. No, the 20th.

Commissioner Wolfram:

The 20th.

President Hyland:

So, I'm not sure if we have to notice that. I believe that we do, right?

Jonas P. Ionin, Commission Secretary:

Fantastic. We'll take care of it.

President Hyland:

But thank you, Commissioner Wolfram for a great 10 years. You'll be very missed.

Commissioner Wolfram:

Thank you. I appreciate that.

Commissioner Johns:

That's a 10-year tenure?

Commissioner Wolfram:

10-year tenure, that's right.

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. 2018-003593COA (J. VIMR: (415) 575-9109)
906 BROADWAY – located on the north side between Mason and Taylor Streets; Lot 009 in Assessor's Block 0149 (District 3) - Request for a **Certificate of Appropriateness** to complete interior alterations including the installation of an egress stair near the northeastern corner of the first floor, and to install two new restrooms and glass partitions for conference rooms/classrooms in the basement. The subject property, Our Lady of Guadalupe, is City

Landmark No. 204 and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and the 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Proposed Continuance to February 20, 2019)

SPEAKERS: + Charles Belossis - Support
 ACTION: Continued to February 20, 2019
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

E. REGULAR CALENDAR

7. [2018-015471CRV](#) (D. LANDIS: (415) 575-9118)
FY 2019-2021 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – Final review of the Department's **Revenue and Expenditure Budget** in FY 2019-2020 and FY2020-2021, 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 – Budget presentation
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1019](#)

8. [2018-016400PCA](#) (D. SANCHEZ: (415) 575-9082)
ARTS ACTIVITIES AND NIGHTTIME ENTERTAINMENT USES IN HISTORIC BUILDINGS – **Planning Code Amendment** introduced by Supervisor Haney amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1, and adopting findings of public necessity, convenience, and general welfare under Planning Code Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Diego Sanchez – Staff report
 + Abigail Rivamonte Mesa, Chief Counsel Aide to Sup Haney – Proposed legislation
 = Monica Giacomucci – Staff report
 ACTION: Adopted a Recommendation for Approval with Modifications as amended by Staff
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1020](#)

9. [2018-008948DES](#) (D. SMITH: (415) 575-9093)
 906 BROADWAY– north side of Broadway between Taylor and Mason Streets, Assessor’s Parcel No. Block 0149, Lot 009 (District 3). Consideration to Recommend **Landmark Designation Amendment** of Our Lady of Guadalupe Church, San Francisco City Landmark No. 204, to the Board of Supervisors. Amend the landmark designation to include both the interior and exterior character defining features pursuant to Article 10, Section 1004(c) of the Planning Code. Our Lady of Guadalupe Church, both the exterior and interior, is significant for its association with the development of San Francisco’s Latino and Spanish-speaking communities from the late-nineteenth to the mid-twentieth century, for its architecture, and as the work of master architect, Shea & Lofquist, and master artist, Luigi Brusatori. It is located in an RM-2 (Residential-Mixed, Moderate Density) zoning district and 40-X Height and Bulk district.

Preliminary Recommendation: Approve

SPEAKERS: = Desiree Smith – Staff report
 + Juana Villegas – Requesting support
 + Henry Karnilowicz – Support
 + Gloria Diana Ramos – Gathering place and focus of life
 + Felix Ortiz – Support
 + Speaker – Owner support
 + Speaker – Activate the space

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [1021](#)

10. [2017-012291DES](#) (D. SMITH: (415) 575-9093)
 2031 BUSH STREET – south side of Bush Street between Webster and Buchanan Streets, Assessor’s Parcel No. Block 0676, Lot 027 (District 5). Consideration to **Initiate Landmark Designation** of The Kinmon Gakuen Building as an individual Landmark pursuant to Article 10, Section 1004(c) of the Planning Code. The Kinmon Gakuen Building is significant for its association with the social, cultural, and educational enrichment of Japanese Americans in San Francisco during the twentieth century as the home of Japanese language and culture school, Kinmon Gakuen. It is also associated with the evacuation, relocation, and incarceration of U.S. citizens and residents of Japanese descent during World War II. Following President Franklin D. Roosevelt’s signing of Executive Order No. 9066, Kinmon Gakuen was forced to cease operations and its building was taken over by the federal government for use as a processing center where citizens and non-citizens of Japanese ancestry were required to report before they were incarcerated and relocated to concentration camps across the United States. The property is also significant for its association with community organizing and activism within the African American community during the twentieth century, as the home of the Booker T. Washington Community Center from 1942 to 1952. The building is also an excellent example of an educational building designed in the Mediterranean Revival style. It is located in an RM-3 (Residential-Mixed, Medium Density) zoning district and 40-X Height and Bulk district.

Preliminary Recommendation: Approval

SPEAKERS: = Desiree Smith – Staff report

+ Richard Hashimoto – Support
 + Henry Karnilowicz - Support
 ACTION: Initiated
 AYES: Black, Hyland, Johnck, Johns, Pearlman, Wolfram
 RECUSED: Matsuda
 RESOLUTION: [1022](#)

11. [2019-000639LBR](#) (S. CALTAGIRONE: (415) 558-6625)
369 WEST PORTAL AVENUE – located between 14th and 15th Avenues on the south side of West Portal Avenue in the West Portal neighborhood. Assessor’s Block 3012, Lot 016 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Armstrong Carpet and Linoleum Company is a family-owned flooring company that has served San Francisco for 73 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 an NCD (West Portal Avenue Neighborhood Commercial) Zoning District and within 26-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Liam Caldwell – Armstrong Carpet & Linoleum
 + Frances Lau – S&S Grocery
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1023](#)

12. [2019-000701LBR](#) (S. CALTAGIRONE: (415) 558-6625)
5641 GEARY BOULEVARD – located between 20th and 21st avenues on the south side of Geary Boulevard in the Outer Richmond neighborhood. Assessor’s Block 1524, Lot 037 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New World Market is an international grocer, delicatessen, and meat market specializing in traditional Slavic and Central Asian food and beverages that has served San Francisco for 37 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 an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and within 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 11.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1024](#)

13. [2019-000703LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1461 GRANT AVENUE – located between Union and Green streets on the west side of Grant Avenue in the North Beach neighborhood. Assessor’s Block 0116, Lot 002 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. S & S Grocery is a small family-run grocery and convenience store that has served San Francisco for 60 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 an NCD (North Beach Neighborhood Commercial) Zoning District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as Item 11.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1025](#)
14. [2019-000705LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1300 STOCKTON STREET – located at the northeast corner of Stockton Street and Broadway on the border between North Beach and Chinatown. Assessor’s Block 0146, Lot 011 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yuet Lee Restaurant is a family-run restaurant serving Cantonese cuisine that has served San Francisco for 42 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
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as Item 11.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1026](#)
15. [2016-003351CWP](#) (C. FLORES: (415) 558-6473)
RACIAL & SOCIAL EQUITY PLAN – An **Informational Presentation** on the Department’s work to date on the Racial & Social Equity Initiative with a focus on the draft Phase I Racial & Social Equity Action Plan. The overall Plan will contain goals, objectives and specific actions the Department will undertake to advance racial and social equity (1) internally as a workplace and (2) externally through our plans, policies and implementation. Over thirty City Departments are undertaking similar efforts and participating in the Government Alliance on Race and Equity under San Francisco’s Human Right Commission leadership.
Preliminary Recommendation: None—Informational

SPEAKERS: = Claudia Flores – Staff presentation
= Desiree Smith – Framework and components
ACTION: None - Informational

16. 2015-0071810TH (D. SMITH: (415) 575-9093; S. CALTAGIRONE: (415) 558-6625)
LANDMARK DESIGNATION AND CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORT – Discussion of the HPC’s Landmark Designation Work Program and the Cultural Heritage Work Program.
Preliminary Recommendation: None—Informational

SPEAKERS: = Desiree Smith – Staff presentation
= Shelley Caltagirone – Staff presentation
ACTION: Reviewed and Commented

ADJOURNMENT - 3:09 PM
ADOPTED FEBRUARY 20, 2019