

# 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 20, 2019**  
**12:30 p.m.**  
**Regular Meeting**

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

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

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Pilar LaValley, Tim Frye – Preservation Officer, Jeff Joslin, 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:** Tilia Smith – Treasure Island property

**B. DEPARTMENT MATTERS**

1. Director's Announcements

**Tim Frye, Preservation Officer:**

Good afternoon, Commissioners. Tim Frye, department staff. Nothing to report under director's announcements other than please visit the Planning Department's new website. If you haven't noticed, the website has been completely revamped including a new historic preservation section. Still working out some of the bugs. But please let us know your thoughts on usability and function. And that concludes my report.

**President Hyland:**

I did.

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

**Tim Frye, Preservation Officer:**

Good afternoon, Commissioners. Tim Frye, department staff. Just a few things to share with you. One is, at last week's Planning Commission hearing, there was an appeal heard of the CEQA document related to the Hearst building. As you know, or you've probably read, the Hearst building is -- it's being proposed to be converted to a hotel and there's a four-story vertical addition proposed towards the rear. The project sponsor is seeking federal rehabilitation tax credits for the project. And the project also requires the major permit to alter to be issued by this body. The appellant raised concerns over conformance with the Secretary of Interior Standards. However, after a short back and forth and the fact that the SHPO is in general concurrence with the project as proposed and being in conformance with the standards. And it's the department's reading that it also is in conformance with the standards and will be before this commission shortly, that the CEQA appeal was without merit given that a project that conforms with the standards is not found to have an impact to historic resources for the purposes of CEQA. So, the appeal was denied, and the project now continues on its path for entitlement. So, you will be seeing that project shortly. And it will make its way back to the commission, the Planning Commission. Two other items to report. One is your Landmark recommendation to designate the interior of our Lady of Guadalupe was transmitted to the clerk and we anticipate that will be scheduled at the board shortly. And the proposed designation for Sunshine School and Roosevelt Middle School are scheduled for the full board next week on the 26<sup>th</sup> of February. And I'll report back once those items are heard. That concludes my comments unless you have any questions. Thank you.

**Commissioner Matsuda:**

Should we be attending that board meeting about Roosevelt and Sunshine School?

**Tim Frye, Preservation Officer:**

That's a great question. The Land Use Committee hearing has already been heard so I don't believe there will be any public comment. However, you are welcome to attend with us. We will be sitting in the audience in case some questions come up. But we believe those questions will be directed directly from the board President.

**Commissioner Matsuda:**

Okay. Good.

**President Hyland:**

I have a question for you on the Hearst Building. Seeing that it meets the standards, and everyone is in concurrence with that. It's coming before us for a C of A because it's an Article 10 or 11 or both. That's correct, right?

**Tim Frye, Preservation Officer:**

Yes.

**President Hyland:**

Now, if it wasn't an Article 10 or 11 property, the only reason it would come before us because it didn't meet the standards and therefore that would require an EIR?

**Tim Frye, Preservation Officer:**

That is correct.

**President Hyland:**

Okay. Is this project requiring an EIR for any other –

**Tim Frye, Preservation Officer:**

Not to my knowledge. I believe the CEQA document that was appealed was a mitigated negative declaration which has a fairly low bar. But those are appealed directly to the Planning Commission and the Planning Commission felt that the neg dec was sufficient.

**President Hyland:**

Okay. So, this would be -- if this project were not in an article 10 or 11, this would be an exact type of project that I would be curious on how many in the city have fallen into this category.

**C. COMMISSION MATTERS**

3. President's Report and Announcements

**President Hyland:**

I do have an announcement. President Wolfram, after ten years of being here, we wanted to extend our sincere appreciation and we've gotten you a Certificate of Appreciation.

**Commissioner Wolfram:**

Oh, thank you.

**President Hyland:**

For your outstanding leadership on the San Francisco Historic Preservation Commission from 2009 to 2019 and your commitment to preserving the historically and culturally significant heritage of San Francisco. We thank you for your time and you'll be sorely missed but we wish you well.

**Commissioner Wolfram:**

Thank you. I'm very moved.

## 4. Consideration of Adoption:

- [Draft Minutes for ARC January 16, 2019](#)
- [Draft Minutes for HPC January 16, 2019](#)
- [Draft Minutes for January 24, 2019 – Joint with CPC](#)
- [Draft Minutes for HPC February 6, 2019](#)

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

## 5. Commission Comments &amp; 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. 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 removal of 205 square feet of non-historic flooring to allow for the installation of an egress stair in a storage room at the northeastern corner of the first floor, and to install two new restrooms and glass partitions for conference rooms/classrooms in the basement. The storage room is completely out of view from within the main sanctuary space and does not contain any known character-defining features. The subject property, Our Lady of Guadalupe, is City Landmark No. 204 and is located within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on February 6, 2019)  
**(Proposed Continuance to March 6, 2019)**

SPEAKERS: None  
 ACTION: Continued to March 6, 2019  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck

## E. REGULAR CALENDAR

- 7a. [2019-001299LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
3639 18<sup>th</sup> STREET – located on the south side of 18th Street Dolores and Guerrero Streets in the Mission neighborhood. Assessor’s Block 3587, Lot 073 (District 8). Additional location at 550 DIVISADERO STREET (Assessor’s Block 1203, Lot 037). Consideration of adoption of a

resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Bi-Rite is a full-service grocery store that has served San Francisco for 79 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 NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
 + Connie Cong – Mon Sing Noodle Co.  
 + Ginger Kong – Mon Sing Noodle Co.  
 + Amy Morris – Make Out Room

ACTION: Adopted a Recommendation for Approval

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

ABSENT: Johnck

RESOLUTION: [1027](#)

- 7b. [2019-001334LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2210 FILLMORE STREET – located on the east side of Fillmore between Clay and Sacramento streets in the Pacific Heights neighborhood. Assessor’s Block 0629, Lot 020 (District 2). Additional locations at 288 NOE STREET (Assessor’s Block 3561, Lot 014) and 1624 POWELL STREET (Assessor’s Block 0117, Lot 014). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. La Mediteranee is a restaurant serving Mediterranean cuisine that has served San Francisco for 40 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 Upper Fillmore NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as 7a.

ACTION: Adopted a Recommendation for Approval

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

ABSENT: Johnck

RESOLUTION: [1028](#)

- 7c. [2019-001335LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
3725 BALBOA STREET – located on the south side of Balboa Street between 38th and 39th avenues in the Outer Richmond neighborhood. Assessor’s Block 1606, Lot 045 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Let’s Do Wash Coin Launderette is a self-service laundromat that has served San Francisco for 23 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 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 7a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 RESOLUTION: [1029](#)

- 7d. [2019-001336LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
3225 22<sup>ND</sup> STREET – located on the southeast corner of 22nd Street and Bartlett Street in the Mission neighborhood. Assessor’s Block 3636, Lot 048 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Make Out Room is a "21 and over" club featuring live music, DJs and special events that has served San Francisco for 23 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 Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as 7a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 RESOLUTION: [1030](#)

- 7e. [2019-001337LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1950 INNES AVENUE, #3 – located on the north side of Innes Avenue between Selby Street and the Caltrain right-of-way in the Bayview neighborhood. Assessor’s Block 5250, Lot 005 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mon Sing Noodle Company is an artisanal family-owned noodle shop that has served San Francisco for 87 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 (Production, Distribution, and Repair) Zoning District and 80-E Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as 7a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck  
RESOLUTION: [1031](#)

8. [2016-013156SRV](#) (P. LAVALLEY: (415) 575-9084)  
**CITYWIDE CULTURAL RESOURCES SURVEY – Informational Presentation** regarding the Citywide Cultural Resources Survey. Planning Department staff will present an overview of the Citywide Cultural Resources Survey, including: survey methodology; outreach plan; Arches data collection and data management platform; survey phasing; and, information on survey staffing and budget.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Pilar LaValley – Staff presentation  
= Dennis Richards – SB50  
= Gigi Platt – Chinatown survey  
ACTION: Reviewed and Commented

ADJOURNMENT – 2:18 PM  
ADOPTED MARCH 6, 2019