

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 3, 2019
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Jonathan Vimr, Veronica Flores, Desiree Smith, Rebecca Salgado, 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

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:

Commissioners, just two short updates. One is just the reminder of that we will be at the Planning Commission next week presenting on the Citywide Survey, which I mentioned at your last hearing. And then second, this week, Our Lady of Guadalupe Church was at Land Use Committee and received a positive recommendation to move to the full board.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:
 - [Draft Minutes for HPC March 20, 2019](#)

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

4. Commission Comments & Questions

Commissioner Matsuda:

I think Commissioner Johns wanted to make a comment.

Commissioner Johns:

Although I am quite interested in all the matters before the Commission, I think I shall comment on only one. But you mustn't think I have come under the influence of Clarence Thomas.

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.

6. [2018-014839COA](#) (J. VIMR: (415) 575-9109)
1 BUSH STREET – south side between Sansome, Battery, and Market Streets, Assessor's Block 0290, Lot 011 (District 3). Request for a **Certificate of Appropriateness** to authorize the construction of an approximately 158-square-foot kiosk sited above and outside of the

sunken plaza, within a small nook at the northwest corner of the property. The kiosk would house an automated coffee dispensing robot. The subject property, City Landmark No. 183 (Crown Zellerbach Complex), is located within the C-3-O (Downtown-Office) Zoning District, the Market Street Special Sign District, and 500-S Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 MOTION: [0373](#)

E. REGULAR CALENDAR

7. [2018-016401CRV](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNIT ARCHITECTURAL REVIEW STANDARDS – Architectural Review Standards for “No Waiver” Accessory Dwelling Units and to **Delegate to Staff** review for compliance of properties listed in the California Register of Historic Places, and properties designated individually or as part of districts pursuant to Articles 10 or 11.
Preliminary Recommendation: Delegate

SPEAKERS: = Jonathan Vimr – Staff report
 = Veronica Flores – Staff report
 ACTION: Adopted
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 RESOLUTION: [1041](#)

8. [2018-017223DES](#) (D. SMITH: (415) 575-9093)
2851-2861 24TH STREET – located at the southwest corner of 24th Street and Bryant Street, Assessor’s Parcel No. Block 4268, Lot 001 (District 9). Consideration to recommend to the Board of Supervisors **Landmark Designation** of The Galería de la Raza/Studio 24 Building as a San Francisco City Landmark pursuant to Section 1004.1 of the Planning Code. The Historic Preservation Commission initiated landmark designation of the property on January 16, 2019. The building is significant for its associations with Galería de la Raza/Studio 24, one of the first Chicano/Latino cultural organizations established in the United States and among the earliest professional art galleries available to Latina/o artists. The organization is associated with the Chicano Movement and made important contributions to Latina/o art history of the latter third of the 20th century. The property is also associated with the development of a streetcar suburb and neighborhood commercial development along 24th Street in the Mission District during the Gilded Age and is a rare example of a neighborhood mixed-use storefront building of its period, featuring Italianate, Stick/Eastlake, and Edwardian design elements. The subject property is in the 24th Mission NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report

- + Carolina Morales, Aide to Sup. Ronen - Support
- + Brooke Oliver – Amendments to proposed ordinance “mural” vs “sign”
- + Helena Cardona – Latino cultural resource
- + Elizabeth Blancas - Support
- + Ani Rivera - Support
- + Vicky Castro – Open space
- + Jordan Davis - Support
- + Anthony Morin - Support
- Andrew Junius – Interior tenant space
- Rose Yen – Interior space
- Wen Fong - Interior space
- Mary Wong - Interior space
- + Billy Colwell – Cultural space, open space
- + Tomas Riley - Support

ACTION: Adopted a Recommendation for Approval with modifications:

1. Replacing the term “sign” with “mural frame and canvas” +6 -0; and
2. Removing section 3(A) from the proposed ordinance, regarding landmarking the interior volume +5 -1 (Matsuda against).

ABSENT: Hyland

RESOLUTION: [1042](#)

9. [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 recommend **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 used by the federal government 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. The subject property is in a RM-3 (Residential-Mixed, Medium Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Richard Hashimoto - Support
 + Sandy Mori - Support
 + Grace Hurikuri - Support

ACTION: Adopted a Recommendation for Approval

AYES: Black, Johnck, Johns, Pearlman, Wolfram
 ABSENT: Hyland
 RECUSED: Matsuda
 RESOLUTION: [1043](#)

10. [2018-016789COA](#) (R. SALGADO: (415) 575-9101)
900 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor’s Block 0452, Lot 026 (District 2). Request for a **Certificate of Appropriateness** for alterations to the existing non-historic Restroom Building within Ghirardelli Square. The proposed alterations include modifying the configuration of the space to include a single ADA/Family restroom and a retail space within the existing building’s footprint. Portions of the existing south and east walls will be removed and replaced with an entry alcove for the new restrooms and display windows for the new retail space. 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
 + Joshua O’Callahan – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hyland
 RECUSED: Wolfram
 MOTION: [0374](#)

- 11a. [2019-002877LBR](#) (S. CALTAGIRONE: (415) 575-9093)
200 CAPP STREET – located on the southwest corner of Capp and 17th S streets in the Mission neighborhood. Assessor’s Block 3575, Lot 044 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Uptown is a neighborhood bar that has served San Francisco for 35 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: = Shelley Caltagirone – Staff report
 + Peter Turner – Uptown Bar
 + Ken Cohen – Uptown Bar
 + Jennifer Mellenbruch – Uptown Bar
 + Robin Talmadge – World Gym
 + Rosemary Ostler – World Gym
 + Barbara Attard – Uptown Bar and World Gym
 + Jason Nichols – Uptown Bar
 + Timothy Butler – Uptown Bar

+ Katrina Welker – Uptown Bar
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
ABSENT: Hyland
RESOLUTION: [1044](#)

- 11b. [2019-004051LBR](#) (S. CALTAGIRONE: (415) 575-9093)
290 DE HARO STREET – located on the northwest corner of De Haro and 16th streets in the South of Market neighborhood. Assessor’s Block 3937, Lot 001 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco World Gym is a franchise of World Gym International 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 within a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and within 58-X/68-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, Johnck, Johns, Matsuda, Pearlman, Wolfram
ABSENT: Hyland
RESOLUTION: [1045](#)

ADJOURNMENT 3:13 PM
ADOPTED APRIL 17, 2019