

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, May 1, 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 12:57 PM

STAFF IN ATTENDANCE: 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: Gerrie Scott – Jeff Adachi Way replacing Gilbert Street

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, two items to report back to you. One is your 2018 CLG or Certified Local Government annual report is complete. It will be posted and linked on your next calendar hearing – or next hearing calendar. We don't prepare to give you a formal presentation under your regular calendar, but it will be under staff reporting in case you have any questions. Second is at the Planning Commission's April 25th hearing. The Commission heard the proposal to convert the Hearst Building from an office use to a hotel use. As you know, you issued a Major Permit to Alter for this project a number of months ago. Overall, the Commission was very supportive of the proposed project. There were speakers both in favor of the project and against. Most of the concerns revolved around several small businesses that were still negotiating their relocation agreements with the developer, from the Hearst Building site to another location while construction commences. The Commission voted 6-1 to approve the project. Koppel voted against. Primarily expressing a desire to those development agreements to be in place for those small businesses. So, he was suggesting a two-week continuance because it sounds like they – the agreements were eminent. The Commission however decided to go ahead and vote on the project and it did move forward with a positive vote. I will keep you posted on any other aspects of that project as it moves through its process. That concludes my comments and my report to you unless there are any questions. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

Yes, I'd like to just follow up on the continuing conversations that we are having around Citywide Survey. Commissioner Black was gracious enough to step in for me for Rules. It went before Rules on Monday, last Monday, and she did a great job. And we're getting some great support and feedback from the supervisors. Supervisor Mandelman showed up and spoke in favor of a shortened schedule and in favor of finding the funding to support that. So, we're going to continue on with the conversations to try to make sure that we can get it into the current budgeting conversations.

Commissioner Johnck:

Yes, I have a question on that. Could you refresh us or refresh me on the budget, we did -- there is a budget item -- this is budgeted.

President Hyland:

Sure.

Commissioner Johnck:

The survey is budgeted, but are we asking for more money? I can't remember.

President Hyland:

Yes. So currently, with current resources dedicated to the survey, it'll take about seven years to complete. And we asked staff to evaluate what could happen if we shorten that. And with an additional three temporary head counts for three years, we can get it done in two and a half to three years. So, that's what the ask is.

Commissioner Johnck:

Okay.

President Hyland:

And the real push is that we don't know what-- we have a lot of properties that are categorized as "B" in our system. We're trying to get our head around which ones are "C" and which ones are "A". And those that are "C" have to go through the entire evaluation which takes in a lot of -- a good year and a half. If we get the survey done in two and a half years, then half the projects that come before us or before staff would not have to do that.

Commissioner Johnck:

Thank you.

4. Consideration of Adoption:
 - [Draft Minutes for HPC April 17, 2019](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

Commissioner Johns:

Thank you. You know, it's interesting that the lady, I believe her name was Emma Scott, came today because she raised something which I have been concerned about for some time, and that is the renaming of streets. I've used street names as cultural assets, or at least potentially cultural assets in many, many cases, and this street name, seems to be one. There may be others in which they really are not. But as far as I know, there really aren't any criteria for naming or renaming a street. And I think that that's something we should investigate since, as I've said, I do believe that potentially they are a cultural asset. And so, I would appreciate it if we could -- if Mr. Frye, you could look into this and put the subject on the agenda for some time in the future. And I think that not only should we have a discussion about whether they are cultural assets, or potentially some of them, and how we could work with other departments and probably the Board of Supervisors to make sure, at least, that if a street is under consideration for being renamed, that the people who are going to make that decision are fully informed about what they are renaming. So that's my request.

Commissioner Johnck:

I have the same concern, interest, request. And specifically, I would be interested in how this petition that we had during time for public comment would be handled specifically. That would be a question to you, Tim. And then, my other question is could you advise of

the schedule for any joint meetings in May or June? I saw something in the advanced calendar I thought maybe for May 20th, but I hadn't seen an e-mail or anything so.

Jonas P. Ionin, Commission Secretary:

Yes, Commissioners, I actually wanted to remind you that you are scheduled to have a joint hearing that is not on your normal day. It's going to be Monday afternoon with the Civic Center Design Review committee of the Arts Commission in the War Memorial building, Monday, May 20th, in the afternoon. And so, if you're not able to attend that hearing, if you could advise me of that sooner rather than later.

Commissioner Johns:

I can't. I will be out of town.

Commissioner Wolfram:

Do you know what time?

Jonas P. Ionin, Commission Secretary:

It's at 2:30 I believe.

Commissioner Wolfram:

2:30?

Commissioner Johnck:

2:30? Okay.

Jonas P. Ionin, Commission Secretary:

Yes.

Commissioner Matsuda:

So, I cannot, either.

Commissioner Pearlman:

And can you just let us know what room. Of course, just follow up on that.

Jonas P. Ionin, Commission Secretary:

Yes. That agenda will actually be released this Friday. Because as it's an off-site location, it has to be published 15 days in advance.

Commissioner Johnck:

Okay.

President Hyland:

Do we want to just see who all can be here now? So, you know Jonas?

Commissioner Matsuda:

Jonas.

President Hyland:

Do you want to take a poll on who can or cannot be here?

Jonas P. Ionin, Commission Secretary:

Sure. I think I sent out an e-mail earlier.

Commissioner Wolfram:

I can attend.

Commissioner Pearlman:

I can attend.

President Hyland:

I can attend.

Commissioner Johnck:

I'll be there.

President Hyland:

So, we have four, we have five. Okay.

Jonas P. Ionin, Commission Secretary:

We have a quorum.

Commissioner Black:

Yes. I already have it in my schedule so.

President Hyland:

Okay. So, we're good to go.

Jonas P. Ionin, Commission Secretary:

So, two are not able. Very good.

Commissioner Johnck:

Also, there was another one potential discussion about, why am I thinking about June 27th?

Commissioner Matsuda:

That's right. The Social Equity --

Commissioner Johnck:

That's still -- is that on?

Jonas P. Ionin, Commission Secretary:

So, the equity training does present somewhat of an issue if we have it on one day where both commissions attend. Because essentially that would establish a quorum for both commissions, and the training would have to be held like a public hearing which may not

be so bad. But we would have to open it up for general public comment, and members of the public would have to be allowed to attend. They would necessarily be able to participate in the training. So, we're working out and confirming issues with the City Attorney's office that are related to the Brown Act and meeting attendance. So, if we can make it happen, we'll try to keep that date, but we're still waiting to hear back from the City Attorney's office on some of the nuances associated with holding --

Commissioner Matsuda:

But we should keep that --

Jonas P. Ionin, Commission Secretary:

You should tentatively keep that date for now.

Commissioner Black:

What is that again? What date is that again?

Commissioner Matsuda:

27th of June.

Jonas P. Ionin, Commission Secretary:

June 27th.

President Hyland:

I think I replied that I was not available for that day but.

Jonas P. Ionin, Commission Secretary:

Right.

Commissioner Johns:

And that would be all day?

Jonas P. Ionin, Commission Secretary:

It would be an all-day training.

President Hyland:

Okay.

Commissioner Johnck:

Thank you.

D. REGULAR CALENDAR

6. [2019-005451PCA](#) (S. CALTAGIRONE: (415) 558-6625)
ESTABLISHING THE CASTRO LESBIAN, GAY, BISEXUAL, TRANSGENDER, AND QUEER CULTURAL DISTRICT ORDINANCE – Administrative Code Amendment – to establish the Castro Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Cultural District (the "District") in and around the Castro neighborhood; to require the Mayor's Office of Housing

and Community Development (MOHCD) to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department's determination under the California Environmental Quality Act.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Tom Temprano, Aide to Sup. Mandelman – Proposed Cultural District
 + Speaker – Community support
 + Kathy Amendola – Invisible cultures
 + Andrew Shaffer – Support
 + Yuki Togawa – Support
 + Terry Beswick – Community meeting testimony
 + Alan Ratcliff – Responsible design
 + Shannon Amitin – Support
 + Cole Church – Support
 + Tre Allen – Support, affordable housing

ACTION: Adopted a Recommendation for Approval as amended to include recommendations for:

1. Adding the HPC as a technical advisor (pg. 14); and
2. Including an asterisk, for a community-based effort that the selected organization would facilitate (pg. 15).

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

RESOLUTION: [1046](#)

- 7a. [2019-00004943LBR](#) (S. CALTAGIRONE: (415) 558-6625)
354 11TH STREET – located on the west side of 11th Street between Folsom and Harrison streets in the South of Market neighborhood. Assessor's Block 3521, Lot 008 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Butter Bar & Restaurant is a DJ House bar that has served San Francisco for 20 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 WMUO (WSOMA Mixed Use-Office) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Neil Ballard – Ocean Cyclery
 + Alice Light – Natural Resources
 + Vlad Cood – Butter Bar
 + Ron – California Choppers
 + Nikki Yoshikawa – Soko Hardware
 + Philip Ashizawa – Soko Hardware

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1047](#)

- 7b. [2019-00004982LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1490 HOWARD STREET – located on the northwest corner of Howard and 11th streets in the South of Market neighborhood. Assessor's Block 3510, Lot 020 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. California Choppers is a motorcycle repair and retail shop specializing in Harley-Davidsons that has served San Francisco for 44 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 WMUG (Western SoMa Mixed Use-General) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1048](#)

- 7c. [2019-00004945LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1263 LEAVENWORTH STREET – located on the southwest corner of Leavenworth and Clay streets in the Nob Hill neighborhood. Assessor's Block 0219, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Le Beau Nob Hill Market is a small, family-owned grocery store 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 a RM-3 (Residential, Mixed, Medium Density) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1049](#)

- 7d. [2019-00004947LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1367 VALENCIA STREET – located on the east side of Valencia Street between 24th and 25th streets in the Mission neighborhood. Assessor's Block 6515, Lot 020 (District 9). Consideration of adoption of a resolution recommending Small Business Commission

approval of a **Legacy Business Registry** application. Natural Resources All Families Foundation is a community pregnancy, childbirth, and early parenting center 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 the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1050](#)

- 7e. [2019-00004948LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1935 OCEAN AVENUE – located on the south side of Ocean Avenue between Victoria Street and Ashton Avenue in the Ingleside neighborhood. Assessor’s Block 6915, Lot 027 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Ocean Cyclery is an independent, family-owned bicycle sales and repair shop 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 Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1051](#)

- 7f. [2019-00004952LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1698 POST STREET – located on the northeast corner of Buchanan and Post streets in the Japantown neighborhood. Assessor’s Block 0686, Lot 034 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Soko Hardware is a family-owned hardware and Japanese housewares shop that has served San Francisco for 94 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 Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Pearlman
ABSENT: Wolfram
RECUSED: Matsuda
RESOLUTION: [1052](#)

ADJOURNMENT – 2:46 PM
ADOPTED MAY 15, 2019