

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, August 21, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:34 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Allison Vanderslice, Natalia Kwiatkowska, Jonathan Vimr, Rich Sucre, AnMarie Rodgers, 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: Richard Rothman – Mural projects

B. DEPARTMENT MATTERS

1. Director's Announcements

Jeff Joslin:

Good afternoon, Commissioners. No report from the Director, welcome to the sauna, apologies to the room. We are used to metaphorical heat in this room, but not quite as literal as it is today. I do want to introduce AnMarie Rodgers who wants to speak a little bit about some of our organizational changes related to Historic Preservation.

AnMarie Rodgers:

Good afternoon, Commissioners. I'm AnMarie Rodgers. I'm the Director of Citywide Policy, which is the Planning Department's long-range division. And I know that you are aware, but I wanted to take an opportunity to share publicly with the folks in the audience that we have been integrating our Historic Preservation staff into the policy staff in Citywide and throughout the Department. Within Citywide, we already did have specialists on topics such as Housing, Transportation, Equity and Sustainability, and now we are very pleased to have a Historic Preservation staff at our disposal. And so, I would also like to take an opportunity to encourage you to consider all of our staff as staff of this Commission and utilize them when you have preservation topics that may cross over and interact with some of those other topics under the Planning Department's purview. With that, we're very excited to be working more visibly before the Commission, and I will be introducing the second item on your regular agenda, the Better Market Street item.

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

None.

C. COMMISSION MATTERS

3. President's Report and Announcements

None.

4. Consideration of Adoption:

- [Draft Minutes for ARC June 19, 2019](#)
- [Draft Minutes for HPC August 7, 2019](#)

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

5. Commission Comments & Questions

None.

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. [2019-000539PTA](#) (J. VIMR: (415) 575-9109)
1000 MARKET STREET – located on the north side of Market Street at its intersection with Golden Gate Avenue, Taylor Street, and 6th Street, Lot 001 in Assessor’s Block 0350 (District 6) – Request for a **Permit to Alter** to retain/repair (as needed) the full length of the Market Street historic cornice return and remove all but the front portion of the Golden Gate Avenue cornice return. The subject property is a Category I (Significant) building individually designated under Article 11 of the Planning Code and is located within a C-3-G (Downtown-General) Zoning District, the Market Street Special Sign District, and 120-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Johns, Matsuda, Pearlman
 MOTION: [0386](#)
 RECUSED: Hyland

E. REGULAR CALENDAR

7. [GEORGE WASHINGTON HIGH SCHOOL MURALS](#) – **Review and Comment** on the “Life of Washington” mural painted by Victor Arnautoff in 1935 as part of the Works Progress Administration. The Historic Preservation Commission added the Institution to the Landmark Designation Work Program on August 17, 2016 and initiated Landmark Designation on October 18, 2017.

SPEAKERS: = Shannon Ferguson – Staff report
 = Robert Cherny – Mural presentation
 = Woody LaBounty – Reversible solution
 + Richard Rothman – Murals
 + Lope Yap, Jr. – Murals
 + Ron Miguel – Teaching tool
 + Drake Davis – Cover up at most
 ACTION: Reviewed and Commented

8. 2014.0012E (C. OLEA, Public Works: (415) 437-7050)
BETTER MARKET STREET PROJECT – Better Market Street is an interagency project led by San Francisco Public Works in coordination with project partners, including the San Francisco Planning Department (Planning Department), San Francisco Municipal Transportation Agency (SFMTA), San Francisco Public Utilities Commission (SFPUC), San Francisco Arts Commission, and the San Francisco County Transportation Authority (SFCTA). The proposed project will redesign and provide a program of transportation and streetscape improvements to a 2.2 mile stretch of Market Street between Steuart Street and Octavia Boulevard. This **Informational Presentation** will provide an update on the

project's conceptual design elements, including sidewalk paving, trees, and Path of Gold decorative bases. The project team seeks comments on the proposed design concepts.

Preliminary Recommendation: Review and Comment

SPEAKERS: = AnMarie Rodger - Introduction
 + Cristina Olea – Project presentation
 + Nicole Bohn – Accessibility
 + John Dennis – Design
 = Robert Planthold – Safety
 + Charles Deffarges – Safety
 + Brian Haagsman - Walkability
 + Ron Miguel – Bringing Market St. into the 21st century
 ACTION: Reviewed and Commented

- 9a. [2019-014684LBR](#) (S. CALTAGIRONE: (415) 558-6625)
300 PAGE STREET – located on the north side of Page Street between Laguna and Buchanan streets in the Western Addition neighborhood. Assessor's Block 0840, Lot 002 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Zen Center is a residential and training center for the study of Zen Buddhism that has served San Francisco for 57 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 RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Tracey Sylvester – EHS Pilates
 + Amanda Alvarado-Ford – La Raza
 +Lanny Lighthill – Moshi Moshi
 + Phillip Atkinson – Moshi Moshi
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1079](#)

- 9b. [2019-014685LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2092 3RD STREET – located on the west side of 3rd Street between 18th and Mariposa streets in the Potrero Hill neighborhood. Assessor's Block 3995, Lot 007 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Moshi Moshi is a restaurant and bar specializing in Japanese cuisine that has served San Francisco for 33 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 UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1080](#)

- 9c. [2019-014683LBR](#) (S. CALTAGIRONE: (415) 558-6625)
 474 VALENCIA STREET – located on the west side of Valencia Street between 15th and 16th streets in the Mission neighborhood. Assessor’s Block 3555, Lot 063 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. La Raza Centro Legal is a not-for-profit, community-serving legal organization that has served San Francisco for 45 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 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1081](#)

- 9d. [2019-014681LBR](#) (S. CALTAGIRONE: (415) 558-6625)
 1452 VALENCIA STREET – located on the west side of Valencia Street between 25th and 26th streets in the Mission neighborhood. Assessor’s Block 6531, Lot 010 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. EHS Pilates is a Pilates studio that has served San Francisco for 27 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 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1082](#)

10. [2018-007244COA](#) (N. KWIATKOWSKA: (415) 575-9185)

3347 21ST STREET – located on the south side between Valencia and Guerrero streets; Lot 094 in Assessor’s Block 3617 (District 8) – Request for a **Certificate of Appropriateness** to replace existing fence at front of the property, which was constructed without benefit of a building permit and Certificate of Appropriateness. The subject property, constructed circa 1865, is a contributor to the Article 10 Liberty-Hill Landmark District and is located within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Natalia Kwiatkowska – Staff report
+ Jan Sluizer - Project presentation
+ Speaker – Support
+ Francesca Rock - Support
+ Marilyn Bair – Support
+ Mary Gilliford – Support
+ Speaker – Support
+ Robert Rule – Support
+ Diane Keaton – Support
+ Michele Grossman – Support
+ Speaker – Support
+ Kristina Pappas – Support

ACTION: Approved with Conditions as amended:
1. Striking first three conditions;
2. Remove the gable and reduce the height by approximately 3’ -8”; and
3. Provide matching trim.

AYES: Black, Hyland, Johns, Matsuda, Pearlman

MOTION: [0387](#)

11. [2015-009783PTA](#) (J. VIMR: (415) 575-9109)
220-222 BATTERY STREET – located on the east side of Battery Street between Halleck Alley and California Street, Lot 013 in Assessor’s Block 0237 (District 3) – Request for a **Permit to Alter** to construct a four-story vertical addition with roof deck atop the existing building. The addition would provide four new residential units with the use of the existing building remaining unchanged. With the proposed addition, the building’s overall height would be approximately 68 feet, 7 inches. The subject property is a Category V (Unrated) building located within the Article 11 Front-California Conservation District, the C-3-O (Downtown-Office) Zoning District, and 300-S Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jonathan Vimr = Staff report
+ Speaker – Project presentation

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, Matsuda, Pearlman

MOTION: [0388](#)

ADJOURNMENT 4:07 PM
ADOPTED SEPTEMBER 18, 2019