

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, September 18, 2019
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Shannon Ferguson, Shelley Caltagirone, Rich Sucre, Patrick Race, 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: Mark Loper – 2 Henry Adams

B. DEPARTMENT MATTERS

1. Director's Announcements

Jeff Joslin:

I don't have an announcement from the director, but about the director. As you all know, our beloved and esteemed director, John Rahaim, is retiring on March 1st. I wanted to inform you that tomorrow at Planning Commission under Commission Matters, there is going to be a discussion of potential desired qualities for the next Planning director. That of course is an agenda item. There will be opportunity for public discussion. And you all are welcome to participate as well. That's it.

Commissioner Pearlman:

How is the new director going to be selected? Is there a selection committee and who is on that committee? How is that done?

Jonas P. Ionin, Commission Secretary:

The Planning Commission is responsible of presenting three names to the mayor. And the mayor makes the final selection. So, the Planning Commission, through the department will be conducting a nationwide search.

Commissioner Pearlman:

Okay. Thank you.

Jeff Joslin:

And the mayor's selection could be from the list or from another list.

Commissioner Pearlman:

Or not. Thanks.

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

Jeff Joslin:

No report from the Planning Commission. I did want to inform you that the respective two new commissioners moved, approval went through, moved through Rules Committee yesterday, on their way to the board. Is that correct?

Jonas P. Ionin, Commission Secretary:

A week ago. They were both moved through the Rules Committee a week ago, and yesterday in front of the full board, they were continued for a week.

Jeff Joslin:

Okay.

Commissioner Pearlman:

Can we get an update on who that is?

Jonas P. Ionin, Commission Secretary:

The names that were nominated by the mayor are Chris Foley and Lydia So.

C. COMMISSION MATTERS

2. President's Report and Announcements - None

4. Consideration of Adoption:

- [Draft Minutes for HPC August 21, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johns, Matsuda, Pearlman

5. Commission Comments & Questions

Commissioner Pearlman:

I have, as in my practice as an architect, I've been approached by someone who has a property that has a Legacy Business in it. It's a one-story commercial building and of course, what they want to do is take advantage of the Home SF program to build 20-30 units of housing, which would of course require that building to be demolished. So, it's just something for future discussion. I mean I'm at the very early stages of this. But I guess the question is, if the owner is willing to, you know, retain that business back in the new building after it's completed -- I mean, what would the stand be for the Historic Commission relative to the processing of that project which would cause the demolition of an approved Legacy Business? And then, you know, depending on its future, you know, how would we look at that? So, it's really, it's kind of a staff question. I posed this to Shelley Caltagirone, and she said we haven't had that circumstance yet. So, it would be something that would have to be discussed. So, I just wanted to bring that up as something to think about and maybe we could, you know, have a short discussion of this on a later agenda.

President Hyland:

Okay, sure.

President Hyland:

Excuse me, Jonas. Do we want to talk a little bit about the future meetings and Closed Session, October 2nd, potential -- make sure we have a quorum for it?

Jonas P. Ionin, Commission Secretary:

Certainly. Yes, I've polled everybody except for Commissioner Pearlman --

President Hyland:

Oh, you already did that? Okay.

Jonas P. Ionin, Commission Secretary:

The City Attorney's office is requesting a Closed Session before the Commission on October 2nd. Actually, I didn't hear a confirmation from yourself or the vice president, but I believe everyone should be available.

Commissioner Pearlman:

I had anticipated being here because it's one of our meetings.

President Hyland:

Yes right. The time is what I'm more concerned about.

Jonas P. Ionin, Commission Secretary:

It would start probably before 12:30, somewhere around 10:30 or 11:00.

President Hyland:

My preference is a little later. 11 would be fine.

Commissioner Matsuda:

Do we anticipate it being more than an hour?

Jonas P. Ionin, Commission Secretary:

No.

President Hyland:

So, if we could do 11, that would be my preference.

Jonas P. Ionin, Commission Secretary:

Great.

President Hyland:

And then, on October 17th, I just want to make sure -- so in response to the public comment on us trying to be more efficient in our agendas, we're not necessarily going to one meeting a month. But if we only have agenda items for one meeting a month, that's what we've been trying to do to take advantage of our time here, so we have a fuller agenda. But at the moment, October 16th, we have nothing on our calendar.

Jonas P. Ionin, Commission Secretary:

Currently there is nothing on October 16th. There is an ARC meeting scheduled for November 6th and a full calendar on the 2nd and the 6th. But, yes, we don't cancel one of the meetings in a month. If something needs to be heard, we will certainly --

President Hyland:

You'll hear it. So, we'll address that on the second if we need to put something on the agenda for the 16th?

Jonas P. Ionin, Commission Secretary:

Sure. Anything else, commissioners?

Commissioner Johns:

I have a question about that. If we get into a situation where we only have one meeting a month and somebody has something that for some reason has to be heard, is there some provision for us to call a special meeting?

Jonas P. Ionin, Commission Secretary:

We could. I would just suggest that we don't cancel the meeting formally, and we send out a cancellation agenda. We would probably do that a week in advance, although the rules say we that need to provide 72 hours' notice minimum. But that way, it provides for that opportunity to have items to be heard, if they need to be.

Commissioner Johns:

Okay, thank you.

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.

- 6a. 2018-008528COA (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Certificate of Appropriateness** to construct a 981 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The project also includes excavation under the existing building to accommodate habitable space. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Proposed continuance to October 2, 2019)

SPEAKERS: None
 ACTION: Continued to October 2, 2019
 AYES: Black, Johns, Matsuda, Pearlman, Hyland

- 6b. 2018-008528VAR (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Variance** from the Zoning Administrator for the front setback pursuant to Planning Code Section 132. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
(Proposed continuance to October 2, 2019)

SPEAKERS: None
 ACTION: Acting ZA Continued to October 2, 2019

E. REGULAR CALENDAR

7. [2018-009078COA](#) (S. FERGUSON: (415) 575-9074)
2622 JACKSON STREET – north side of Jackson Street between Scott Street and Pierce Street. Assessor's Block 0585, Lot 008 (District 2) – Request for **Certificate of Appropriateness** to stone restoration, conservation and repairs at all elevations and the

portico; replacement of the existing concrete retaining wall at the sidewalk with a new stone clad concrete wall at existing height; and in-kind replacement of 19 window units in existing openings. The property is designated as City Landmark No. 203 and is in a RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Shannon Ferguson – Staff report
 + Lewis Butler – Project presentation
 + David Stearn – Response to questions
 ACTION: Approved with Conditions as amended to include: replacing the opening at 104 to match the double hung window at 105.
 AYES: Black, Johns, Matsuda, Pearlman
 MOTION: [0389](#)

- 8a. [2019-015650LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3130 24TH STREET – is located on the north side of 24th Street between Shotwell and Folsom streets in the Mission neighborhood. Assessor's Block 3641, Lot 015 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Adobe Books and Arts Cooperative is a bookstore and art gallery that has served San Francisco for 30 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 24th Mission NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Taryn Edwards – Mechanics Institute
 + Mark Sodini – Sodini's Green Valley
 + Jim Draga – Cheap Pete's
 + David Eisenberg – Anresco Laboratories
 + Heather Holt – Adobe Books
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Johns, Matsuda, Pearlman
 RESOLUTION: [1083](#)

- 8b. [2019-015652LBR](#) (S. CALTAGIRONE: (415) 558-6625)
857 GEARY STREET – is located on the south side of Geary Street between Larkin and Hyde streets in the Downtown/Civic Center neighborhood. Assessor's Block 0320, Lot 018A (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Ha-Ra Club is a bar that has served San Francisco for 63 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 RC-4 (Residential, Commercial, High Density) Zoning District and 80-T Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1084](#)

- 8c. [2019-015658LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[57 POST STREET](#) – is located on the south side of Post Street between Kearny and Montgomery streets in the Financial District neighborhood. Assessor’s Block 0311, Lot 013 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Mechanics’ Institute is a nonprofit membership organization serving as a library, learning center, and chess-club that has served San Francisco for 164 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 C-3-O (Downtown Office) Zoning District and 250-S Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1085](#)

- 8d. [2019-015662LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[772 PACIFIC AVENUE](#) – is located on the north side of Pacific Avenue between Stockton Street and Grant Avenue in the Chinatown neighborhood. Assessor’s Block 0161, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New Asia Restaurant is a family-run Chinese restaurant that has served San Francisco for 32 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 CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1086](#)

- 8e. [2019-015683LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1555 PACIFIC AVENUE – is located on the south side of Pacific Avenue between Polk and Larkin streets in the Nob Hill neighborhood. Assessor’s Block 0593, Lot 033 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. National Picture Framing Centers is a full-service custom framing business 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 Pacific Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1087](#)

- 8f. [2019-015743LBR](#) (S. CALTAGIRONE: (415) 558-6625)
510 GREEN STREET – is located on the north side of Green Street between Bannam Place and Grant Avenue in the North Beach neighborhood. Assessor’s Block 0116, Lot 012 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business Registry application. Sodini’s Green Valley Restaurant is an Italian restaurant that has served San Francisco for 113 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 North Beach NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1088](#)

- 8g. [2019-015804LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1375 VAN DYKE AVENUE – is located on the south side of Van Dyke Avenue between Jennings and Ingalls streets in the Bayview neighborhood. Assessor’s Block 4828, Lot 036 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Anresco Laboratories is a food- and cannabis-testing laboratory that has served San Francisco for 76 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-2 (Core Production, Distribution, and Repair) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Johns, Matsuda, Pearlman
 RESOLUTION: [1089](#)

9. [2013.0225U](#) (R. SUCRE: (415) 575-9108)
UCSF RESEARCH AND ACADEMIC BUILDING AT ZSFG – located on the northwest corner of Vermont and 23rd Streets, Lot 001 in Assessor's Block 4154 (District 8) – Request for **Review and Comment** on the proposed design for the University of California San Francisco (UCSF) Research and Academic Building at the Zuckerberg San Francisco General Hospital campus (ZSFG). The proposed project includes new construction of a five-story (up to 85-ft tall) research and academic facility with approximately 175,000 gross square feet within the San Francisco General Hospital Historic District, which has been determined eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The subject property is an existing parking lot located within the P (Public) Zoning District and 105-E Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff report
 + Leo Chow – Project presentation
 = Jim Haas – Building architect
 ACTION: Reviewed and Commented
 RECUSED: Hyland

10. [2015-000937CWP](#) (P. RACE: (415) 575-9132)
CIVIC CENTER PUBLIC REALM PLAN – The Civic Center Public Realm Plan is an interagency project led by the Planning Department that will guide future improvements to Civic Center's public spaces and streets. The Plan area is roughly bounded by Gough Street, Golden Gate Avenue, Market Street, and Fell Street and encompasses the Civic Center Landmark District. This **Informational Presentation** will provide an update on the Plan's development and the concept designs created for Civic Center's major public spaces including Civic Center Plaza, United Nations Plaza, and the connecting block of Fulton Street. The project team seeks comments on the proposed design concepts and their compatibility with the Civic Center Landmark District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Patrick Race – Staff report
 + Speaker – Design presentation
 = Jim Haas – Neglect on public side
 ACTION: Reviewed and Commented

ADJOURNMENT 2:29 PM
 ADOPTED OCTOBER 2, 2019

