

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, November 6, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:37 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Shelley Caltagirone, Maia Small, Jeff Joslin, John Rahaim – Planning Director, 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

None

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

Hi there. Just one comment on Director Rahaim's departure. So, the Planning Commission has calendared a couple closed sessions for review of candidates for Director Rahaim's replacement and they have invited me to participate. FYI, I won't have a vote. The City Charter doesn't allow me to vote, but I'll at least be at the table representing us.

Jonas P. Ionin, Commission Secretary:

Just to clarify. They haven't formally adopted their procedure. On their agenda tomorrow they will endorse their procedure.

President Hyland:

Thank you for the clarification.

Jonas P. Ionin, Commission Secretary:

Yes.

4. Consideration of Adoption:

- [Draft Minutes for September 26, 2019 – Joint with Planning Commission](#)

SPEAKERS: None

ACTION: Adopted as Corrected

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

- [Draft Minutes for October 2, 2019 – Closed Session](#)
- [Draft Minutes for October 2, 2019 – Regular](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

4. Commission Comments & Questions

Commissioner Black:

The Academy of Art University item is proposed for continuance. But I would like to disclose that I have a personal friendship with one of the senior staff there. I do not -- I know that this will not affect my ability to address this matter when it comes back to us. I will be impartial in considering it.

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. 2019-012970PTAPCADVA (K. WILBORN: (415) 575-9114)
EIGHT (8) ARTICLE 11 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 8 properties owned or leased by the Academy of Art University (The Academy) which are located within Article 11 Conservation Districts. Request for a master **Permit to Alter**, consistent with the proposed Development Agreement and Term Sheet for Global Resolution between the City and The Academy, and to adopt findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications at these properties to generally abate all Planning Code violations. A full list of the properties may be found here: sfplanning.org/AAU-notice. At the public hearing, the Historic Preservation Commission will act on the following items: (1) Adoption of CEQA Findings. The Historic Preservation Commission certified the Final EIR for the Project on July 28, 2016. An Addendum to the FEIR was prepared for the Project and was published on October 9, 2019. Prior to any other action, the Commission must adopt CEQA Findings and a Statement of Overriding Considerations for the Project to proceed. (2) Planning Code Amendment and Development Agreement. The Historic Preservation Commission will adopt a resolution and recommendation to the Board of Supervisors regarding the proposed Planning Code amendments that are necessary in order to implement the Project and regarding the proposed Development Agreement between the Academy of Art University and its various LLCs and the City and County of San Francisco. (3) **Master Permit to Alter**. The Historic Preservation Commission will take action to authorize the building modifications at all 8 properties subject to Article 11 of the Planning Code.
(Proposed for Continuance to November 20, 2019)

SPEAKERS: None
ACTION: Continued to November 20, 2019
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

7. 2019-012970COAPCADVA (A. WESTHOFF: (415) 575-9120)
FOUR (4) ARTICLE 10 PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The Project involves 4 properties owned or leased by the Academy of Art University (The Academy) which are located within Article 10 Landmark Districts or are Individual Article 10 Landmarks. Request for a master **Certificate of Appropriateness**, consistent with the proposed Development Agreement and Term Sheet for Global Resolution between the City and The Academy, and to adopt findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications at these properties to generally abate all Planning Code violations. A full list of the properties may be found here: sfplanning.org/AAU-notice. At the public hearing, the Historic Preservation Commission will act on the following items: (1) Adoption of CEQA Findings. The Historic Preservation Commission certified the Final EIR for the Project on July 28, 2016. An Addendum to the FEIR was prepared for the Project and was published

on October 9, 2019. Prior to any other action, the Commission must adopt CEQA Findings and a Statement of Overriding Considerations for the Project to proceed. (2) Planning Code Amendment and Development Agreement. The Historic Preservation Commission will adopt a resolution and recommendation to the Board of Supervisors regarding the proposed Planning Code amendments that are necessary in order to implement the Project and regarding the proposed Development Agreement between the Academy of Art University and its various LLCs and the City and County of San Francisco. (3) **Master Certificate of Appropriateness**. The Historic Preservation Commission will take action to authorize the building modifications at all 4 properties subject to Article 10 of the Planning Code.

(Proposed for Continuance to November 20, 2019)

SPEAKERS: None
ACTION: Continued to November 20, 2019
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

E. 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.

8. [2019-004892COA](#) (M. GIACOMUCCI: (415) 575-8714)
178 TOWNSEND STREET – located on the north side of Townsend Street between Clarence Place and Stanford Street, Lots 131-226 in Assessor's Block 3788 (District 6). Request for a **Certificate of Appropriateness** to remove an existing non-historic storefront recessed approximately 5 feet from the property line and replace it with a wood storefront with a recess of approximately 3 feet. The subject property is a contributing resource within the South End Landmark District. 178 Townsend Street is located in a CMUO (Central SoMa – Mixed-Use Office) Zoning District and 65-X Height and Bulk District.
Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
MOTION: [0394](#)

9. [2019-004935COA](#) (M. GIACOMUCCI: (415) 575-8714)
601 TOWNSEND STREET – located on the south side of 7th Street between Townsend and King streets, Lot 001 in Assessor's Block 3799 (District 10). Request for a **Certificate of Appropriateness** to rehabilitate an existing 273-foot canopy, upgrade site accessibility, and replace entry doors. All work will occur at the King Street façade. The subject property is Landmark #193, the Baker & Hamilton Building. 601 Townsend Street is located in an UMU (Urban Mixed-Use) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
MOTION: [0395](#)

10. [2019-015128COA](#) (S. CISNEROS: (415) 575-9186)
333 DOLORES STREET – located on the east side of Dolores Street between 16th and 17th Streets, lot 057 in Assessor's Block 3567 (District 8). Request for a Certificate of Appropriateness to allow continued use of temporary classroom structures on site. A **Certificate of Appropriateness** was previously granted for an extension to continue using the temporary structures in their same location(s) through 2024. The current Certificate of Appropriateness would grant an additional extension through 2031. No physical alterations are proposed to any temporary or permanent structures on the site. The subject property was formerly part of the same lot as Landmark No. 137 (the Notre Dame School). 333 Dolores Street is located in a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
MOTION: [0396](#)

11. [2016-000845COA-02](#) (A. WESTHOFF: (415) 575-9120)
230-250 BRANNAN STREET – located on the north side of Brannan Street, between Delancey and 2nd streets, Assessor's Block 3774, Lot 025 (District 6) – Request for a **Certificate of Appropriateness** for the construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a recently constructed building at 270 Brannan Street. The area of work is at the 3rd floor on a secondary, non-visible elevation. Approximately 76 square feet of historic brick is proposed for removal at the new South Connector and approximately 66 square feet of corrugated metal cladding is proposed for removal at the new North Connector. The subject property, constructed in 1907, is a contributory building to the South End Landmark District, which was adopted in 1990. The building is located in a MUO (Mixed Use-Office) Zoning District and 65-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
MOTION: [0397](#)

12. [2015-014664COA](#) (S. FERGUSON: (415) 575-9074)
56 POTOMAC STREET – located on the east side of Potomac Street between Waller Street and Duboce Park; Assessor's Block 0866, Lot 012 (District 8) – Request for a **Certificate of**

Appropriateness to restore the front façade and porch, repair existing wood windows, construct a rear yard deck with spiral stair, add skylights to the roof, and excavate for a new basement and sunken terraced patio in rear yard. The subject property is a contributing building to the Duboce Park Historic District. The subject property is located in a RH-2 (Residential- House, Two Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
MOTION: [0398](#)

F. REGULAR CALENDAR

13. [2019-004140COA](#) (S. FERGUSON: (415) 575-9074)
2066 PINE STREET – located on north side of Pine Street between Buchanan and Laguna streets; Assessor's Block 0651, Lot 008 (District 5) – Request for a **Certificate of Appropriateness** for a horizontal addition into the east side yard, new roof deck with fire wall above addition, and interior alterations. The subject property is Landmark No. 211 (Madame C. J. Walker House). The subject property is located in a RH-2 (Residential- House, Two Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: = Shannon Ferguson – Staff report
ACTION: Approved
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
MOTION: [0399](#)

- 14a. [2019-020087LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2121 MARKET STREET – is located on the south side of Market Street between Church and 15th streets in the Castro neighborhood. Assessor's Block 3543, Lot 012 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Academy of Ballet is a ballet school offering training for all ages that has served San Francisco for 66 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. It is within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and both 40-X and 50-X Height and Bulk Districts.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
+ Zory Karah – Academy of Ballet
+ Karen Nemsick – Rebuilding Together San Francisco
+ Kelsey Hull – Rebuilding Together San Francisco
+ Paul Grey – Rebuilding Together San Francisco

- + Aaron Leavy – Rebuilding Together San Francisco
- + Alix Christie – Lyra Corporation
- + Steve Woodall – Lyra Corporation
- + Kevin King – Lyra Corporation
- = Richard Carrillo – Response to questions
- = Woody LaBounty – SF Heritage

ACTION: Adopted a Recommendation for Approval
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
RESOLUTION: [1101](#)

- 14b. [2019-020093LBR](#) (S. CALTAGIRONE: (415) 558-6625)
916 GRANT AVENUE – is located on the east side of Grant Avenue between Washington and Jackson streets in the Chinatown neighborhood. Assessor's Block 0194, Lot 012 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Li Po Lounge is a bar in Chinatown that has served San Francisco for 82 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 CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
RESOLUTION: [1097](#)

- 14c. [2019-020094LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1802 HAYS STREET, THE PRESIDIO – is located on the south side of Hayes Street in the southeast quadrant of the Presidio National Park. Assessor's Block 1300, Lot 001 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Lyra Corporation supports the bookmaking tradition and 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 a P (Public) Zoning District and OS Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
RESOLUTION: [1098](#)

- 14d. [2019-020095LBR](#) (S. CALTAGIRONE: (415) 558-6625)

PIER 28 #1, THE EMBARCADERO – is located on Pier 28 on The Embarcadero. Assessor's Block 9900, Lot 028 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Rebuilding Together San Francisco is a non-profit dedicated to promoting safe and healthy housing and community spaces 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 a M-1 (Light Industrial) Zoning District) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1099](#)

- 14e. [2019-020098LBR](#) (S. CALTAGIRONE: (415) 558-6625)
941 COLE STREET – is located on the west side of Cole Street between Carl Street and Parnassus Avenue in the Cole Valley neighborhood. Assessor's Block 1272, Lot 003 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Zazie is a bistro serving American and French cuisine 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 a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 14a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

RESOLUTION: [1100](#)

15. [2018-017235CWP](#) (M. SMALL: (415) 575-9160)
RETAINED ELEMENTS: SPECIAL TOPIC DESIGN GUIDELINES– **Informational Presentation** on the revised draft of the Retained Element Design Guidelines proposed for adoption at the Planning Commission on December 5, 2019. These guide the retention and incorporation of existing building elements into new development.

Preliminary Recommendation: None – Informational

SPEAKERS: = Maia Small – Staff report

= Woody LaBounty – Impacts to historic resources

ACTION: Reviewed and Commented

ADJOURNMENT 2:23 PM

ADOPTED NOVEMBER 20, 2019