

# 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 20, 2019**  
**12:30 p.m.**  
**Regular Meeting**

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

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

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Monica Giacomucci, Scott Sanchez, Andrew Perry, Elizabeth Gordon-Jonckheer, Katie Wilborn, Alex Westhoff, Liz Watty, Dan Sider, 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:** None

**B. DEPARTMENT MATTERS****1. Director's Announcements**

**Jeff Joslin:**

No report from the director. I did want to inform the commission that there has been a resolution introduced to initiate Landmarking for The Royal Baking Company at 4773 Mission, initiated by Supervisor Ahsha Safai.

**President A. Hyland:**

So that's something new. It's not on our work program?

**Jeff Joslin:**

Correct.

**President A. Hyland:**

So, will it be added to our work program or will they just landmark it?

**Jeff Joslin:**

To be determined. This came up rather quickly.

**President A. Hyland:**

Okay. All right.

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

**Jonas P. Ionin, Commission Secretary:**

I'm pleased to inform you that the Planning Commission now fully seven members again. Sue Diamond was confirmed yesterday by the Full Board and sworn in this morning by the Mayor's Office. Also, the hearings on the Planning Director search started last Thursday by which your president has been invited to participate in. And those will continue tomorrow, the following Thursday and possibly into the first week of December as well.

**C. COMMISSION MATTERS****3. President's Report and Announcements**

None.

**4. Consideration of Adoption:**

- [Draft Minutes for November 6, 2019](#)

**SPEAKERS:** None

**ACTION:** Adopted

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

**ABSENT:** Matsuda

## 5. Commission Comments &amp; Questions

None.

## D. REGULAR CALENDAR

- 6a. [2019-021151LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
544 CAPP STREET – is located on the west side of Capp Street between 20th and 21st Streets in the Mission neighborhood. Assessor's Block 3610, Lot 036 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Community Music Center is a non-profit organization dedicated to making high quality music accessible to people of all ages, backgrounds and abilities, regardless of financial means that has served San Francisco for 98 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 RTO-M (Residential Transit Oriented – Mission) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – Community Music Center, The Endup  
+ Sarah Tam – Mum's  
+ Julie Steinberg – Community Music Center  
+ Celina Lucero – Horizons Unlimited

ACTION: Adopted a Recommendation for Approval

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

ABSENT: Matsuda

RESOLUTION: [1102](#)

- 6b. [2019-021158LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
401 6<sup>TH</sup> STREET – is located on the east side of Grant Avenue between Washington and Jackson Streets in the Chinatown neighborhood. Assessor's Block 3760, Lot 035 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Endup is an after-hours LGBTQ nightclub that has served San Francisco for 46 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 SALI (Service/Arts/Light Industrial) Zoning District and 30-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1103](#)

- 6c. [2019-021159LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
440 POTRERO AVENUE – is located on the west side of Potrero Avenue between Mariposa and 17<sup>th</sup> Streets in the Mission neighborhood. Assessor's Block 3973, Lot 001 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Horizons Unlimited of San Francisco, Inc. is a non-profit community-based organization that offers culturally and linguistically rooted services for the City's diverse population that has served San Francisco for 49 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-1-G (Production, Distribution & Repair – General) Zoning District and a 58-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1104](#)

- 6d. [2019-021165LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1800 SUTTER STREET – is located on the northwest corner of Buchanan and Sutter Streets in Japantown. Assessor's Block 0676, Lot 072 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mums – Home of Shabu Shabu is a family-owned Japanese American restaurant that 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 the Japantown NCD (Neighborhood Commercial District) Zoning District and a RM-3 (Residential Mixed Medium Density Zoning District and both 40-X and 50-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1105](#)

7. [2013.0689COA](#) (M. GIACOMUCCI: (415) 575-8714)

**2 HENRY ADAMS STREET** – located on the west side of Henry Adams Street between Division and Alameda Streets, Lot 001 in Assessor's Block 3910 (District 10). Request for a **Certificate of Appropriateness** to construct a one-story utilities enclosure and plaza at the northwest corner of the subject property, and for façade improvements, including repair and restoration of original wood storefronts. The project also entails converting 49,634 square feet of industrial use to office use at the project site. The subject property is Landmark No. 283, the Dunning, Carrigan, & Hayden Building. 2 Henry Adams Street is located in a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and 45-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Monica Giacomucci – Staff report  
+ John Kevlin – Project presentation  
+ Stan Lew – Project presentation

ACTION: Approved with Conditions as amended, including:  
1. All storefronts to be consistent and reviewed by Staff;  
2. A qualified professional to oversee implementation of architectural façade features; and  
3. Language related to square footage be modified to “up to 49,999 square feet.”

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

ABSENT: Matsuda

MOTION: 0400

8a. [2008.0586E](#) (E. JONCKHEER: (415) 575-8728)

**MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY** – The proposed Project involves 34 properties owned or leased by the Academy of Art University (“Academy”); 12 of which are Historic Resources under Article 10 and/or Article 11 of the Planning Code. Request for **Adoption of Findings** pursuant to the California Environmental Quality Act (CEQA), and the CEQA guidelines including Findings of Fact, Findings Regarding Significant and Unavoidable Impacts, evaluation of Mitigation Measures and Alternatives, the adoption of a Mitigation, Monitoring and Reporting Program and the adoption of a Statement of Overriding Considerations in connection with approvals for the Academy project to legalize uses and building modifications at 34 properties owned or leased by the Academy within the City and County of San Francisco (“City”), consistent with the proposed Development Agreement and the Term Sheet for Global Resolution between the City and the Academy.

*Preliminary Recommendation: Adopt CEQA Findings*  
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: = Scott Sanchez – Staff report  
= Andrew Perry – Staff presentation  
= Katie Wilborn – Staff presentation  
= Alex Westhoff – Staff presentation  
+ Nick Roosevelt – Project presentation  
+ Paul Cooper – Project presentation  
= Speaker – Amount of effort

ACTION: Adopted Findings  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0401](#)

- 8b. [2019-012970PCADVA](#) (E. JONCKHEER: (415) 575-8728)  
MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY – The proposed Project involves 34 properties owned or leased by the Academy of Art University (“Academy”); 12 of which are Historic Resources under Article 10 and/or Article 11 of the Planning Code. Consistent with the Term Sheet and Supplement to the Term Sheet for Global Resolution, the Project requests a resolution recommending that the Board of Supervisors approve an ordinance approving **Planning Code Amendments** and a **Development Agreement** between the City and County of San Francisco and the Stephens Institute (Academy of Art University) and its affiliated entities, as to the Academy’s properties, which agreement provides for various public benefits, including, among others, an “Affordable Housing Payment” of \$37,600,000 and payment of approximately \$8,200,000 to the City’s Small Sites Fund.  
*Preliminary Recommendation: Adopt a Resolution Recommending Approval*  
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
RESOLUTION: [1106](#)

- 8c. [2019-012970PTA](#) (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 (“Academy”) which are located within Article 11 Conservation Districts. A list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). Request for a **master Permit to Alter**, consistent with the proposed Planning Code Amendment and Development Agreement and Term Sheet for Global Resolution between the City and the Academy, and the findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications and generally abate all Planning Code violations at these 8 properties subject to Article 11 of the Planning Code.  
*Preliminary Recommendation: Approve with Conditions*  
(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: 0402

- 8d. [2019-012970COA](#) (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 (“Academy”) which are located within Article 10 Landmark Districts or are individual Article 10 Landmarks. A list of the properties may be found here: [sfplanning.org/AAU-notice](http://sfplanning.org/AAU-notice). Request for a **master Certificate of Appropriateness**, consistent with the proposed Planning Code Amendment and Development Agreement and Term Sheet for Global Resolution between the City and the Academy, and the findings under the California Environmental Quality Act (CEQA), the Project seeks to perform or legalize building modifications and generally abate all Planning Code violations at these 4 properties subject to Article 10 of the Planning Code.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on November 6, 2019)

SPEAKERS: Same as item 8a.  
ACTION: Approved with Conditions  
AYES: Black, Foley, Hyland, Johns, Pearlman, So  
ABSENT: Matsuda  
MOTION: [0403](#)

ADJOURNMENT 2:16 PM

ADOPTED DECEMBER 18, 2019