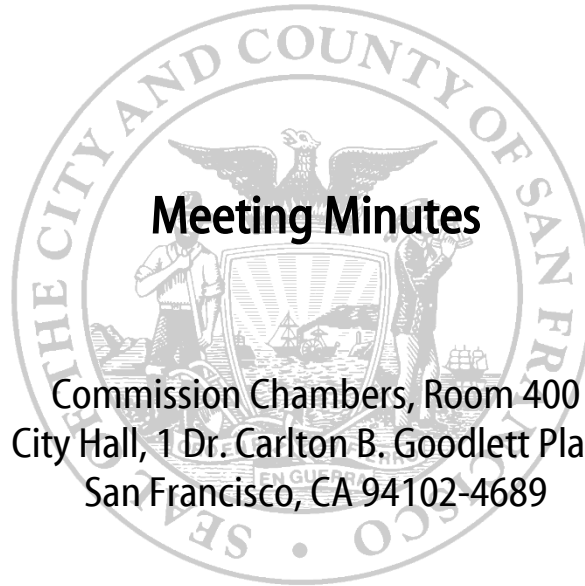


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, December 18, 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 12:39 PM

STAFF IN ATTENDANCE: Shelley Caltagirone, Allison Vanderslice, Claudia Flores, Katie Wilborn, Elizabeth Jonckheer, Stephanie Cisneros, Scott Sanchez – Assistant Zoning Administrator, 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:

Good afternoon, Commissioners. I simply want to wish you a happy holidays in advance. Part of our holiday experience is preparing our budget which we'll be discussing soon. We have received mayor -- budget instructions from the mayor and the mayor's budget office that include specific direction for no -- that no new positions are expected to be added through this year's process. So I wanted to let you know about that in advance.

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

Jonas P. Ionin, Commission Secretary:

Commissioners, the two items that may be of interest to you from the Planning Commission is on December -- after December 5th hearing, they adopted the Retained Elements Special Topic Design Guidelines that has come before you. And, heard an informational presentation on the Special Japantown Special Area Design Guidelines which will be coming to you in the new year.

Jeff Joslin:

At the board, I wanted to let you know that the board did approve five Mills Act contracts that came before them - 2251 Webster Street, 1401 Howard Street, 64 Potomac Street, 2168 Market Street, and 2731-2735 Folsom.

President Hyland:

Is that all five? We only submitted five, right?

Jeff Joslin:

Yes.

President Hyland:

Great.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

I just want to thank the commission for a wonderful year. This is our last hearing of the year, and we will be having a celebration today at 5:00. I think it's in the notice, The Hayes Street Grill.

4. Consideration of Adoption:

- [Draft Minutes for ARC November 6, 2019](#)
- [Draft Minutes for HPC November 20, 2019](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

None

6. [Proposed 2020 Hearing Calendar](#)

SPEAKERS: None

ACTION: Adopted (every 1st and 3rd Wednesday)

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

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.

7. 2019-017681COA (M. TAYLOR (415)-575-9197)
55 HAGIWARA TEA GARDEN DRIVE - MUSIC CONSCOURSE, GOLDEN GATE PARK – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive. Lot 001 in Assessor’s Block 1700 (District 1). Request for a **Certificate of Appropriateness** to install new lateral irrigation for the ongoing maintenance of the grid of pollarded trees in the Music Concourse Bowl. The Music Concourse, Landmark No. 249, is individually significant as an outdoors performance space important in San Francisco’s cultural history and as an urban park landscape devoted to public performances and as a setting for public art. The subject property is located in a P (Public) Zoning District and OS Height and Bulk District.
Preliminary Recommendation: Approve
 (Continued from canceled hearing on December 4, 2019)
Proposed for Indefinite Continuance

SPEAKERS: None

ACTION: Continued indefinitely

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. [2019-012077COA](#) (N. KWIATKOWSKA: (415) 575-9185)
1275 SACRAMENTO STREET – Located on the south side of Sacramento Street between Taylor and Jones Streets, Assessor’s Block 0246, Lot 001 (District 3) – Request for **Certificate**

of Appropriateness for a two-story horizontal extension at the rear of the non-historic school building and addition of a canopy, extension of the existing rooftop play yard on top of the proposed addition, replacement of the existing fence and gate, minor modifications to the Sacramento Street façade, and interior improvements. The subject school property was constructed in 1966 and is a non-historic building located adjacent to City Landmark No. 170, known as Grace Cathedral, within a RM-4 (Residential-Mixed) and Nob Hill SUD (Special Use) Zoning Districts and 65-A Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 MOTION: [0404](#)

F. REGULAR CALENDAR

9. [2019-022591PCA](#) (S. CALTAGIRONE: (415) 558-6625)
ESTABLISHING THE AMERICAN INDIAN CULTURAL DISTRICT ORDINANCE – Administrative Code Amendment to establish the American Indian Cultural District (the “District”) in and around the northwestern quadrant of the Mission 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
 + Speaker – American Indian Cultural District
 + Speaker – Ohlone land
 + Speaker – More could have been included
 + Mario Demura – Support
 + Wood La Bounty – Context statement
 ACTION: Adopted a Recommendation for Approval as amended
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: [1107](#)

- 10a. [2019-022726LBR](#) (S. CALTAGIRONE: (415) 558-6625)
790 LOMBARD STREET – is located on the north side of Lombard Street between Jansen and Taylor streets in the North Beach neighborhood. Assessor’s Block 0065, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Caffé Sapore is a European style café that has served San Francisco for 22 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: = Shelley Caltagirone – Staff report
 + Janet Crane – Caffé Sapore
 + Elias Bikahi - Caffé Sapore
 + Cory Rogan - Caffé Sapore
 + Charles Worster - Caffé Sapore
 + Speaker - Caffé Sapore
 + Robin Courtney – Courtney’s Produce
 + Lorna Kollmeyer – Lorna Kollmeyer Ornamental Plaster
 + Mark Dyer - Lorna Kollmeyer Ornamental Plaster
 + Tom Hamilton – Gamescape
 + Scott Madison – Eclectic Cookery
 + Woody LaBounty – Potrero View, Lorna Kollmeyer Ornamental Plaster

ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: [1108](#)

- 10b. [2019-022722LBR](#) (S. CALTAGIRONE: (415) 558-6625)
101 CASTRO STREET – is located on the southeast corner of 14th and Castro streets in the Castro/Duboce Triangle neighborhood. Assessor’s Block 5340, Lot 072 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Courtney’s Produce is a family-run corner grocery that has served San Francisco for 48 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 RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: [1109](#)

- 10c. [2019-021951LBR](#) (S. CALTAGIRONE: (415) 558-6625)
103 HORNE AVENUE – is located on the southeast side of Horne Avenue between Fisher Avenue and Robinson Drive in the Hunters Point Naval Shipyard. Assessor’s Block 4591C, Lot 010 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Eclectic Cookery is a time-shared commercial kitchen and commissary 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 the Hunters Point Redevelopment Plan and HP Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: [1110](#)

- 10d. [2019-022725LBR](#) (S. CALTAGIRONE: (415) 558-6625)
333 DIVISADERO STREET – is located on the west side of Divisadero Street between Oak and Page streets in the Haight Ashbury neighborhood. Assessor’s Block 1218, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gamescape is a tabletop gaming store and gathering space that has served San Francisco for 36 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 Divisadero NCT (Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
 ACTION: Adopted a Recommendation for Approval as corrected
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: [1111](#)

- 10e. [2019-022000LBR](#) (S. CALTAGIRONE: (415) 558-6625)
HUNTERS POINT SHIPYARD, BUILDING 115 – is located in the Hunters Point Shipyard. Assessor’s Block 4591A, Lot 009 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lorna Kollmeyer Ornamental Plaster is a complete resource for traditional ornamental plasterwork 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 a M-1 (Light Industrial) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: [1112](#)

- 10f. [2019-022005LBR](#) (S. CALTAGIRONE: (415) 558-6625)

1459 18TH STREET, #214 – is located on the southwest corner of 18th Street and Connecticut Street in the Potrero Hill neighborhood. Assessor’s Block 4036, Lot 027 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Potrero View is a community newspaper 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 NC-1 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
RESOLUTION: [1113](#)

11. [2016-003351CWP](#) (C. FLORES: (415) 558-6473)
RACIAL & SOCIAL EQUITY ACTION PLAN – Staff will present the updated Department’s Racial & Social Equity Action Plan, Phase I for **Adoption**. The Plan contains goals, objectives and specific actions the Department will undertake to advance racial and social equity in our internal functions as well as a draft Implementation matrix. Phase II will focus on the external functions of the Department and will be recommended for adoption in late 2020. Both Phase I and Phase II will contain the Department’s commitments to advance racial and social equity: (1) internally as a workplace and (2) externally through our plans, policies; and (3) ongoing implementation and monitoring mechanisms. All city departments are participating in the Government Alliance on Race and Equity under leadership from San Francisco’s Human Right Commission and are undertaking similar Action Plans in accordance with the requirements of the newly formed Office of Racial Equity by Board Ordinance 188-19. Action Plans have to be updated every three years from adoption.
Preliminary Recommendation: Adopt Resolution

SPEAKERS: = Claudia Flores – Staff report
= Shelley Caltagirone – Staff report
ACTION: Adopted a Resolution Endorsing the Plan as amended including the HPC on the acknowledgement page.
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
RESOLUTION: [1114](#)

12. [2019-012902COA](#) (K. WILBORN: (415) 575-9114)
59 POTOMAC STREET – Located on the west side of Potomac Street between Waller Street and Duboce Park, Assessor’s Block 0865, Lot 008 (District 8). Request for **Certificate of Appropriateness** for a revision to a previously-approved Certificate of Appropriateness to enclose an 87 sq. ft. deck at the rear façade’s third story. The wood frame Queen Anne-style building was constructed c. 1905 by an unknown architect and is a contributor to the

Duboce Park Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from canceled hearing on December 4, 2019)

SPEAKERS: = Kate Wilborn – Staff report
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, So
 ABSENT: Foley
 MOTION: [0405](#)

- 13a. [2019-004933COA](#) (S. CISNEROS: (415) 575-9186)
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor’s Block 3618, Lot 055 (District 8). Request for **Certificate of Appropriateness** for window replacements at the front and façade alterations at the rear and two proposed decks with associated fire wall at the rear. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the 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 Conditions

SPEAKERS: = Stephanie Cisneros – Staff report
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, So
 ABSENT: Foley
 MOTION: [0406](#)

- 13b. [2019-004933VAR](#) (S. CISNEROS: (415) 575-9186)
73-75 FAIR OAKS STREET – Located on the east side of Fair Oaks Street between 22nd and 21st Streets, Assessor’s Block 3618, Lot 055 (District 8). Request for a **Variance** from Planning Code Section 134 for two proposed decks at the rear that will project into the required rear yard. The wood frame Queen Anne-style building was constructed c. 1906 by an unknown architect and is a contributor to the Liberty Hill Landmark District and is located within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 13a.
 ACTION: Asst. ZA took the matter under advisement.

ADJOURNMENT 2:34 PM
 ADOPTED JANUARY 15, 2020