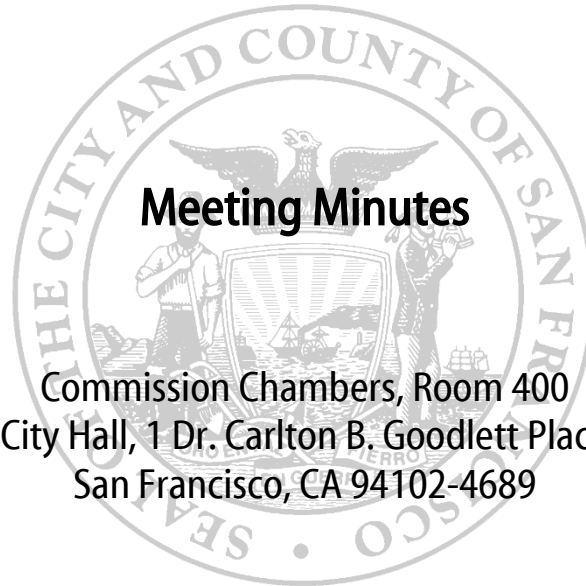


# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

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

**Wednesday, January 15, 2020  
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 12:45 PM**

**STAFF IN ATTENDANCE:** Deborah Landis, Jacob Bintliff, Shelley Caltagirone, Michelle Taylor, Don Lewis, Elizabeth Gordon-Jonckheer, Monica Giacomucci, Jonathan Vimr, Rich Sucre, 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

None

4. Consideration of Adoption:

- [Draft Minutes for December 18, 2019](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

**Commissioner Pearlman:**

I have to recuse myself on item 12 today, so I will need a motion to do that at that time.

**Commissioner Johns:**

Yes. Some years ago, a commissioner, then President Wolfram and I, although commissioner Hyland was involved and so was pretty much everybody else, were quite interested in landmarking a magnificent California Buckeye tree at 2694 McAllister Street. And by the way, any members of the public who haven't become familiar with that particular gem of San Francisco, go by and see it. But that seems to, after we approved it, seems to have gotten lost at the Urban Forestry Council. I'm not exactly sure why. The matter was not transmitted to the clerk of the Board of Supervisors, but I would really like to have someone on staff look into that and see if they can find where it went astray.

**Jeff Joslin:**

I don't have information at this time, but we'll be happy to look into that.

**President Hyland:**

And maybe report back at the next hearing please.

**Commissioner Johns:**

At the next hearing or the one after that.

**President Hyland:**

Okay, thank you.

6. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None

ACTION: President – Hyland; Vice President - Matsuda

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

#### D. REGULAR CALENDAR

7. [2019-023608CRV](#) (D. LANDIS: (415) 575-9118)  
FY 2020-2022 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – An **informational presentation** of the Department's proposed revenue and expenditure budget in FY 2020-2021 and FY 2021-2022, including grants and capital budget requests; high-level work program activities for the department in FY 2020-2021 and FY 2021-2022; and proposed dates where budget items will be discussed during the budget process.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Deborah Landis – Staff presentation

= Jeff Joslin – Staff presentation

= John Rahaim, Planning Director – Staff presentation

= DeAnne Gabel – Issues

ACTION: Reviewed and Commented

8. (J. BINTLIFF: (415) 575-9170)  
[SB 330: HOUSING CRISIS ACT OF 2019](#) – **Informational Presentation** regarding Senate Bill 330, titled the "Housing Crisis Act of 2019." The bill took effect January 1, 2020 and declares a statewide housing emergency to be in effect through 2025. During this period: 1) cities are generally prohibited from rezoning actions that would reduce zoned capacity for housing or adopting new design standards that are not objective; 2) housing development projects may file a preliminary application to lock in zoning, design, and fee requirements for the project; 3) some housing developments will be subject to a limit of five public hearings related to approval; 4) local landmark designations may only be made prior to submittal of a development application; 5) housing developments that would demolish any existing housing units would be required to provide replacement units and relocation assistance.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Jacob Bintliff – Staff presentation

ACTION: None - Informational

- 9a. [2020-000031LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
2883 MISSION STREET – is located on the east side of Mission Street between 24th and 25th streets in the Mission neighborhood. Assessor's Block 6517, Lot 022 (District 9).

Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Dianda's Italian American Pastry Company is a bakery that has served San Francisco for 58 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 Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X/80-B Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Linda Mahnken – New Delhi  
+ Ranjan Dey – New Delhi  
+ Mukul Bakshi – New Delhi  
+ Kady Guyton – New Delhi  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1115](#)

- 9b. [2020-000032LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
160 ELLIS STREET – is located on the north side of Ellis Street between Mason and Cyril Magnin streets in the Downtown neighborhood. Assessor's Block 0326, Lot 010 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New Delhi Restaurant is an Indian 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 a C-3-G (Downtown - General) Zoning District and 225-S Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
RESOLUTION: [1116](#)

- 9c. [2020-000035LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
1201 DIVISADERO STREET – is located on the northwest corner of Divisadero and Eddy streets in the Western Addition neighborhood. Assessor's Block 1126, Lot 007 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Pearl Market is a full-service, family-owned market and delicatessen that has served San Francisco for 38 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 Street NCT (Neighborhood Commercial Transit) Zoning District and 65-A HP Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 9a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So  
 RESOLUTION: [1117](#)

10. [2019-022126COA](#) (M. TAYLOR: (415) 575-9197)  
**55 HAGIWARA TEA GARDEN DRIVE** – 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 a temporary observation wheel to commemorate the 150<sup>th</sup> Anniversary of Golden Gate Park. The proposed observation wheel will be located at the northeastern end of the Music Concourse and have a total height of approximately one hundred fifty feet. It will be supported by below-grade steel piles under a base measuring approximately seventy-two feet by fifty-seven feet. The project site will include perimeter fencing, ticket booth, generator (screened), and a retail photo booth. Construction and installation of the observation wheel will begin March of 2020, with a scheduled opening date of April 4, 2020. At the close of the one-year celebration, the wheel and support structures will be removed and the site restored. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and OS Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular Hearing on December 18, 2019)

SPEAKERS: = Michelle Taylor – Staff report  
 + Stacy Bradley – Rec and Park presentation  
 + Christine Raher – Support  
 - Stephen Carlson – Scale of the structure  
 - Woody LaBounty – Concerns about temporary installation  
 + Drew Becher – Support  
 - Kathleen McCowin – Golden Gate Park meant to be dark at night  
 - Katherine Howard – Urban retreat  
 - Arthur Feinstein – Naturalistic park  
 = Don Lewis – Response to environmental impacts  
 ACTION: Approved with Conditions as amended:  
 1. Eliminating the provision for any extension beyond March 31, 2021; and  
 2. Recommending Rec&Park conduct community outreach regarding the effect of lighting and implement measures to mitigate its impact.  
 AYES: Black, Johns, Matsuda, So  
 NAYS: Pearlman  
 ABSENT: Foley  
 MOTION: [0407](#)

RECUSED: Hyland

- 11a. [2018-010825COA](#) (M. GIACOMUCCI: (415) 575-8714)  
694 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and Mariposa Streets, Assessor's Block 3996, Lot 007 (District 10). Request for **Certificate of Appropriateness** for façade alterations, new windows, and construction of decks and a spiral stair with associated fire wall at the rear façade. The wood-frame, Italianate Style corner building was constructed c. 1884 by an unknown architect. The subject property is a contributor to the Dogpatch 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*

SPEAKERS: = Monica Giacomucci – Staff report  
+ Aaron O'Neil – Project presentation

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, Pearlman, So

ABSENT: Foley, Matsuda

MOTION: [0408](#)

- 11b. [2018-010825VAR](#) (M. GIACOMUCCI: (415) 575-8714)  
694 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and Mariposa Streets, Assessor's Block 3996, Lot 007 (District 10). Request for a **Variance** from the rear yard requirement pursuant to Planning Code Section 134 for construction of decks and a spiral stair with associated fire wall at the rear façade. The wood-frame, Italianate Style corner building was constructed c. 1884 by an unknown architect. The subject property is a contributor to the Dogpatch Landmark District and is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 11a.

ACTION: Acting ZA Closed the public hearing and indicated an Intent to Grant

12. [2017-001073COA](#) (J. VIMR: (415) 575-9109)  
1701 FRANKLIN STREET – Located on the west side of Franklin Street at its intersection with California Street; Lot 014 in Assessor's Block 0641 (District 2) - Request for a **Certificate of Appropriateness** to construct a one-story, two-car garage addition at the rear, northwest corner of the existing building. A deck would be installed atop the garage. Work also includes enclosure of an existing rear porch, three new window wells and south facing basement windows, replacement of the existing driveway (including a new gate along Franklin Street), and associated excavation. The subject property is Landmark No. 54 and is within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = John Vimr – Staff report

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, So

ABSENT: Foley, Matsuda

MOTION: [0409](#)  
RECUSED: Pearlman

13. [2019-007049COA](#) (J. VIMR: (415) 575-9109)  
**600 STOCKTON STREET** – Located on the east side of Stockton Street between California and Pine Streets; Lot 012 in Assessor's Block 0257 (District 3) - Request for a **Certificate of Appropriateness** to replace existing pavers and finishes and construct an approximately 3,093-square-foot pavilion structure within the non-visible courtyard space. The subject property is Landmark No. 167 and is within a C-3-G (Downtown-General) Zoning District and 80-130-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = John Vimr – Staff report  
+ Mark Mills – Project presentation  
ACTION: Approved with Conditions  
AYES: Black, Hyland, Johns, Pearlman, So  
ABSENT: Foley, Matsuda  
MOTION: [0410](#)

ADJOURNMENT 4:11 PM  
ADOPTED FEBRUARY 5, 2020