

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, February 19, 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 12:35 PM

STAFF IN ATTENDANCE: Monica Giacomucci, Michelle Taylor, Jeff Joslin, Elizabeth Gordon-Jonckheer, Jonas P. Ionin – Commission Secretary

A. GENERAL PUBLIC COMMENT

SPEAKERS: Woody LaBounty – Legacy Business backlog
Marcelo Carvalho – SF granite curbs
Pat Buscovich – Façade ordinance

B. DEPARTMENT MATTERS

1. Director's Announcements

Jeff Joslin:

Just two announcements today. One, we have a new Planning commissioner, Maria Theresa Imperial, who served her first day this past week. And as you all have probably been made aware, we have a new incoming Planning Director, Rich Hillis. John Rahaim's last day will be February 28th Rich will begin on March 9th. We will try to steer a steady ship in that intervening week.

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

Jonas P. Ionin, Commission Secretary:

As Current Planning Director Joslin reported, we do have a new Planning Commissioner who has already started. I will also convey to you from the last – at the last hearing, her first, the Planning Commission adopted the Department's work program and budget. And through that process, they indicated their desire to increase resources and funding for the Cultural Heritage District's effort. And spoke about drafting a letter from both commissions. And so, there was a desire -- a desire expressed to hold a joint hearing for that purpose. But I've got a request into the City Attorney's office to see if through consensus, maybe the commissions separately could direct the officers to maybe meet and draft that letter and send it on without a joint hearing. But if you want to have a joint hearing, then I don't think there's any real opposition to increase or requesting an increase of funding in resources for that effort. But if you so choose, we could still hold a joint hearing. Before any joint hearing I always encourage the officers to meet to talk about the agenda and limiting the scope of conversation so that it can be productive.

C. COMMISSION MATTERS

3. President's Report and Announcements
None.

4. Consideration of Adoption:
 - [Draft Minutes for February 5, 2020](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So

5. Commission Comments & Questions
None.

D. 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.

6. [2016-013739COA-02](#) (N. KWIATKOWSKA: (415) 575-9185)
933-935 VALENCIA STREET – Located on the east side of Valencia Street between 20th and 21st Streets, Assessor’s Block 3609, Lot 037 (District 9). Request for **Certificate of Appropriateness** for expansion of the top floor at side, relocation of stair at side and construction of a solid firewall, interior remodel, and replacement of existing gate at front. The subject property is a contributor to the Liberty-Hill Landmark District and is located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 MOTION: [0412](#)

7. [2019-001839COA](#) (J. VIMR: (415) 575-9109)
1128 MARKET STREET – Located on the north side of Market Street at its intersection with Charles J Brenham Place, Assessor’s Block 0351, Lot 050 (District 6). Request for **Certificate of Appropriateness** to construct a new, approximately 735 square-foot roof deck and accompanying elevator penthouse on the southeastern portion of the roof. The proposal also includes replacement of two storefronts within the same openings and interior alterations. The subject property is non-contributory to the Civic Center Landmark District and is located within a C-3-G (Downtown-General) Zoning District and 80-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: [0413](#)

E. REGULAR CALENDAR

8. [2019-001318COA](#) (M. GIACOMUCCI: (415) 575-8714)
740 TENNESSEE STREET – Located on the west side of Tennessee Street between 18th and 19th Streets, Assessor’s Block 4043, Lot 006 (District 10). Request for **Certificate of Appropriateness** for façade alterations, new windows, construction of decks and dormers, and interior work. The wood-frame, vernacular corner building was constructed c. 1878 by an unknown architect as the Kentucky Street Methodist Episcopal Church. It was later converted to a commercial mixed-use building. The project would abate Planning Enforcement Case No. 2019-004570ENF. The subject property is a contributor to the Dogpatch Landmark District and is located within an 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

+ Pat Buscovich – Project presentation
 + Mike Garibaldi – Project presentation
 + Patrick O’Neil – Project presentation
 ACTION: Approved with Conditions as amended to include:
 1. Historic wood siding rather than plaster;
 2. Distinctly different wood siding to be used for the bay windows; and
 3. Wood windows for the rear elevation.
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 MOTION: [0414](#)

9. [2019-022126COA-02](#) (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 **Certificate of Appropriateness** for the installation of temporary elements and permanent improvements to the Spreckels Temple of Music as part of the 150th Anniversary celebration of Golden Gate Park. Temporary installation elements would include a wood stage extension, an outdoor lighting and sound system, and installation of illuminated text on the frieze of the bandshell. Permanent improvements will include the removal of non-contributing wood risers and construction of new risers with lighting. Construction and installation will begin March of 2020, with a scheduled opening date of April 4, 2020. The temporary installations will be removed after two years. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and an OS Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Michelle Taylor – Staff report
 + Stacey Bradley – Project presentation
 + Ben Davis – Project presentation
 + John Cunningham – Support
 + Paul Goff – Support
 + Bonnie Bergeron – Support
 - Katherine Howard – Sound and lighting
 ACTION: Approved with Conditions as amended to eliminate the proposed lighted sign.
 AYES: Black, Foley, Johns, Matsuda, Pearlman
 ABSENT: So
 MOTION: 0415
 RECUSED: Hyland

ADJOURNMENT 2:22 PM
 ADOPTED APRIL 15, 2020