

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING via video and teleconferencing

**Wednesday, April 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 12:34 PM

STAFF IN ATTENDANCE: Veronica Flores, Allison Vanderslice, Lisa Gibson, Shelley Caltagirone, Rich Hillis – 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: Bradley Angel – Language access for non-English speakers

B. DEPARTMENT MATTERS

1. Director's Announcements

Rich Hillis, Planning Director:

Thank you, Jonas. Thank you, commissioners, president Hyland, thank you for the opportunity. It's been a month since I've started and I just want to thank the staff for their flexibility during this period and your flexibility also and our ability to hold these hearings. Obviously, the department is operating, but we are operating under reduced capacity with the focus on essential projects as a priority. We're working on all things still, but definitely prioritizing essential projects which, for us, this is primarily housing and affordable housing. I think those are our big priorities for us as a department and also as a city regardless and we'll continue to prioritize those. I think, even post shelter in place, our ability to build housing, build it equitably across the city, our ability to fund and build affordable housing, our community stabilization work, especially related to our racial and social equity plan. So I look forward to working with you all on those efforts. Of course, they're not the only things we're working on. We've got to build a complete city and that means strengthening our neighborhood commercial corridors, our response to climate change, strengthening our transportation system and, of course, preservation, which is the focus of this commission. And I know you've done great work over the years. I've worked with many of you, both as a planning commissioner and when I was with the city on projects and I look forward to advancing some of the important priorities you all have, especially our city-wide survey. I know back when I was at MOEWD, we talked about that decades ago and I'm glad that's funded and moving. And I know we'll be back to you to talk about that in detail. Strengthening our cultural districts which is a big priority for me in our legacy business program which we'll hear more about today. I should note, too, that the mayor has set up a recovery task force to look at some of the issues when we come out of this shelter in place and how we can strengthen small businesses. So our work around legacy business and what we do in commercial corridors to make it easier for small businesses to start and grow will be key. So we'll be coming back and talking to you about those. Thank you.

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

Jonas P. Ionin, Commission Secretary:

I will just note that the Planning Commission held its first remote hearing last Thursday on April 9th. It was considerably successful until AT&T's bridge conference line melted down on us and we were forced to adjourn early and continue the last two items. But I think it was a testament to both staff's hard work and the commission's determination to continue on with the city's business.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

I just wanted to welcome director Hillis and thank him for his update and thank in advance, thank the public for their patience through this process. We're learning as we go and if the success of the Planning Commission is any indication, I think this will be a successful hearing. Thank you.

4. Consideration of Adoption:

- [Draft Minutes for HPC February 19, 2020](#)

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

5. Commission Comments & Questions

President Hyland:

We received a letter from Bridget Maley in regard to the Golden Gate Valley library and I believe staff has that letter. It's in regard to the 7 Carnegie libraries that we have in the city that six of them have been landmarked and the Golden Gate Valley had intended to be landmarked when the renovation was completed and it has yet to be done. So she was just asking us to add it to our work program. So staff has that and we'll take that up during the next update for Landmarks program.

Commissioner Matsuda:

I had a question that was raised during public comment about the accessibility, the resources that should be available in various languages. Could somebody answer that?

Jonas P. Ionin, Commission Secretary:

Well, I'm not sure -- the question was related to multiple languages and the resources are still available as it has previously. Our agenda just printed in English but it has direction in multiple languages that if they would like translation to please contact my staff. I'm not sure what the person referring to, exactly, but nothing has changed from how the city and the Planning department and this commission responded to requests for translation between how holding these hearings in city hall and holding this hearing remotely.

Commissioner Matsuda:

Okay, I just wanted to make sure that that was available to the public.

Jonas P. Ionin, Commission Secretary:

Absolutely.

Commissioner Matsuda:

Thank you.

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. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)
1772 VALLEJO STREET – north side between Gough and Franklin streets. Assessor's Block 0552, Lot 029 (District 2) – Request for **Certificate of Appropriateness** for a three-story rear addition. The property is designated City Landmark No. 31 under Article 10 of the Planning

Code. The property is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

(Continued from Canceled hearing on April 1, 2020)

(Proposed for Continuance to May 6, 2020)

SPEAKERS: None

ACTION: Continued to May 6, 2020

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.

7. [2019-017569COA](#) (R. SALGADO: (415) 575-9101)

735 MONTGOMERY STREET – located on the southwest corner of Montgomery Street and Jackson Street, Lot 001 in Assessor’s Block 0195 (District 3) – Request for a **Certificate of Appropriateness** to increase the square footage of the property by enclosing three recessed entrances at the ground floor with new entrance infill that is not as recessed as the existing entrances, as well as other storefront and façade modifications not affecting historic fabric at the property and limited interior alterations at the ground floor. The subject property is located within the Article 10 Jackson Square Landmark District and is located within a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None

ACTION: Approved with Conditions

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

MOTION: 0416

8. [2019-016968COA](#) (N. KWIATKOWSKA: (415) 575-9185)

1086-1088 FULTON STREET – located on the north side of Fulton Street between Pierce and Steiner Streets, Assessor’s Block 0778, Lot 012A (District 5). Request for **Certificate of Appropriateness** for replacement and enlargement of attic windows at front and rear, expansion of existing side dormer, re-roofing, and interior remodel to accommodate Accessory Dwelling Units. The subject property is a contributor to the Alamo Square 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

(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None

ACTION: Approved
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 MOTION: 0417

9. [2020-000441COA](#) (S. FERGUSON: (415) 575-9074)
53-57 POTOMAC STREET – west side between Waller Street and Duboce Park. Assessor’s Block 0865, Lot 009 (District 8) – Request for **Certificate of Appropriateness** to construct three new dormers, new skylights, and new patio; infill two windows on the north elevation; repair existing curved glass windows at the fourth floor; and interior alterations. The property is located in the Duboce Park Historic District and is zoned RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
 (Continued from Canceled hearing on April 1, 2020)

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 MOTION: 0418

F. REGULAR CALENDAR

10. [2020-000052PCA](#) (V. FLORES: (415) 575-9173)
STANDARD ENVIRONMENTAL REQUIREMENTS [BF TBD] – Various **Code Amendments** – Ordinance amending the Administrative Code to authorize the Planning Commission to standardize policies that avoid or lessen common environmental impacts of Development Projects, as defined; create a program to apply those policies as requirements to Development Projects that meet certain applicability criteria, in order to protect public health, safety, welfare and the environment while expediting environmental review for housing and other Development Projects; and to make conforming amendments to the Planning, Environment and Police Codes; affirming the Planning Department’s determination under the California Environmental Quality Act (CEQA); and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare findings under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Canceled hearing on April 1, 2020)

SPEAKERS: = Veronica Flores – Staff report
 = Allison Vanderslice – CEQA
 = Lisa Gibson – Response to questions
 - Richard Drury – Request continuance, broad public interest
 - Katherine Howard – Request continuance, not emergency topic
 - Bradley Angel – Gentrify San Francisco, displace residents
 - Woody LaBounty – Continue, difficult to receive public input
 - Speaker – Request continuance, pandemic prevents public participation
 - Steve Williams – Continue to allow public to weigh in
 ACTION: After hearing and closing public comment; Continued to May 6, 2020

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

- 11a. [2020-003292LBR](#) (S. CALTAGIRONE: (415) 558-6625)
715 HARRISON STREET – is located on the south side of Harrison Street between 3rd and 4th streets in the South of Market neighborhood. Assessor’s Block 3762, Lot 118 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. City Nights is a nightclub 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. It is within a CMUO (Central SoMa Mixed Use Office) Zoning District and 130-CS Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Canceled hearing on April 1, 2020)

SPEAKERS: = Shelley Caltagirone – Staff report
 + Ken Piper – Korean Martial Arts
 + Tim Dalton – Korean Martial Arts
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: 1120

- 11b. [2020-003293LBR](#) (S. CALTAGIRONE: (415) 558-6625)
414 OCEAN AVENUE – is located on the north side of Ocean Avenue between Granada and Miramar avenues in the Ingleside neighborhood. Assessor’s Block 3197, Lot 008 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Korean Martial Arts Center is a martial arts school 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. It is within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
 RESOLUTION: 1121

- 11c. [2020-003294LBR](#) (S. CALTAGIRONE: (415) 558-6625)
25 VAN NESS AVENUE – is located on the west side of Van Ness Avenue between Hickory and Oak streets in the Western Addition neighborhood. Assessor’s Block 0834, Lot 004 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The New Conservatory Theatre is a queer and allied theater that has served San Francisco for 39 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 a C-3-G (Downtown General) Zoning District and 120-R-2 Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
RESOLUTION: 1122

- 11d. [2020-003295LBR](#) (S. CALTAGIRONE: (415) 558-6625)
285 SOUTH VAN NESS AVENUE – is located on the east side of South Van Ness Avenue between Erie and 14th streets in the Mission neighborhood. Assessor’s Block 3530, Lot 018 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Royal Motor Sales is an automotive sales and service business that has served San Francisco for 73 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 a PDR-1-G (Production, Distribution & Repair General) Zoning District and 58-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Continued from Canceled hearing on April 1, 2020)

SPEAKERS: Same as item 11a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Foley, Hyland, Johns, Matsuda, Pearlman, So
RESOLUTION: 1123

ADJOURNMENT 3:50 PM
ADOPTED AS AMENDED AND CORRECTED MAY 6, 2020