

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, June 17, 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 12:32 PM**

**STAFF IN ATTENDANCE:** Shelley Caltagirone, Rich Sucre, Alex Westhoff, Jennifer McKellar, Justin Greving, Allison Vanderslice, 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:** Katherine Howard – Investigative study  
Speaker – Commending Jonas P. Ionin  
Richard Rothman – Murals

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

None.

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

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

I will only note that last week the planning commission adopted a resolution centering the department's efforts on racial and social equity. And I believe that there will be further commentary on that under commission matters.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None.

## 4. Consideration of Adoption:

- [Draft Minutes for May 6, 2020](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Foley

## 5. Commission Comments &amp; Questions

**Commissioner Matsuda:**

I have a couple of questions and comments. The first thing that I would like to ask the commissioners to consider is, last Thursday on June 11<sup>th</sup>, the San Francisco Planning Commission requested the Planning Department staff to prepare a resolution for them to consider centering on the Planning Department's work programs related to Social and Racial Equity. And I am requesting that our commissioners, the commissioners of the HPC, consider doing something very similar to this. It is quite a long document. In its entirety it is 10 pages and it is very good. And the executive summary just talks about the things that they would like to encourage the Planning Department to do. As many of you know we have, as a commission, approved participating in a Racial and Social Equity plan and last Friday President Hyland and I joined a call with several Planning commissioners to talk more about this. And just about how we could proceed in general. And how we could work together with not only the Planning Commission but with other commissioners to make sure that we create a program and we create very clear I think institutional reforms to go with Social and Racial Equity. So I would like to request that the Planning Department staff create a similar resolution, focusing on things that the HPC should include in their resolutions, or parts of this resolution that clearly pertain to Planning Commission matters,

but I think there are very specific things that pertain to the HPC matters. And I would be happy to provide that information or provide suggestions to the Planning Department staff. So that's number one to ask for the commission's consideration. Number two, it is my understanding that the City and County of San Francisco staff will not return back to their offices. And I am not sure if that was for the fiscal year or for the calendar year and I just wanted to know if anybody had any comment on that. The third thing, should I stop -- Jonas, I am asking to you answer that.

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

I can very quickly respond to that. The City Administrator's office has essentially directed staff that are able to continue working remotely and to expect to do so until July of 2021.

**Commissioner Matsuda:**

2021, wow.

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

So essentially another year of remote work from home. And as much as I personally believe we will be able to reoccupy offices sooner; I remain optimistic at least in that regard. I think they are simply preparing for the long haul with this remote (inaudible).

**Commissioner Matsuda:**

So what does that mean for us?

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

I am not sure. Because it doesn't speak to commissions, it doesn't speak to reoccupying City Hall, it doesn't speak to commission hearings. It's really directed at staff reoccupying City offices. And I think they are remaining extremely cautious given our pandemic. And the health related issues associated with it. So quite understandably, but, again, I believe it to be sort of a mental preparation for staff to just sort of get in that mindset. We will be all [inaudible] be sooner than that.

**Commissioner Matsuda:**

Okay, thank you. I was not hoping for that answer, but, thank you. And then just kind of continuing on, yesterday President Hyland forwarded me some information about a free webinar that the California Preservation Foundation had on state historic tax credits. And it was very good. But I was hoping that maybe we could get somebody from the Planning Department staff to give us, at the HPC, a more further overview or a more further information how it would specifically pertain to us here in the city and county of San Francisco. I know that is a low priority, but I just want to put it out there that I think that this is a great opportunity. I mean, I didn't realize that it took so long from start to finish to get this done. And I just don't want us to forget about it here in San Francisco. And then the third thing is we -- President Hyland and I had a webinar -- or a zoom call yesterday with two members from the Office of Small Business as well as Paul Monge from Supervisor Ronen's office about the Legacy Business Program. And I guess that we will discuss that later with that agenda item. That is all. Thank you.

**President Hyland:**

Great thank you, Commissioner Matsuda. And I will just echo that the webinar was worthwhile and it is available and it has been recorded. So it is on the California Preservation Foundation website if you would like to watch it. It is the Safe California State Historic Preservation Tax Credit. And one item of note for us in San Francisco is it is a 20% tax credit with an additional 5% for affordable housing projects. So we might end up seeing quite a bit of it in the near future. Commissioner So, did you have an item or do you want to respond to something that commissioner Matsuda said?

**Commissioner So:**

I do have an item that I'd like to bring up and then I want to also respond to Commissioner Matsuda's item. Well first let me respond to the Commissioner Matsuda's item. I am fully in support with the Racial Equity resolution drafting. And I really think that this is very important, especially where we are at right now for us to really take another step forward and be actively advocating to do what we can do in our jurisdictions, in our responsibilities. So, thank you for suggesting that. And thank you for your time, Commissioner Matsuda and Commissioner Hyland, to have these meetings in collaboration with our fellow Planning commissioners. And the new item that I would like to bring up is the Toland Hall murals. And I, understanding that it is a UCSF jurisdiction but I would also like to bring up that those -- the artist is very significant in our local community, in our history of fabrics and also depicting the history of medicine. Especially applying to the context of San Francisco and California. And I really hope to see a -- perhaps I would like to see the staff could reach out to get a better understanding of what we can do to facilitate in different matters of preserving it or even if it is deemed to be unpreservable and how we could continue to make sure that the next -- the virtual versions of preservation of these murals -- there are 10 of them, my understanding -- it is really truly representing the essence of what our future generation could be. I would like to just get a better understanding of where we are and what we could do about that matter. That is all I wanted to bring up to all of you. Thank you.

**President Hyland:**

Great, thank you. Commissioner black, did you want to briefly speak to Matsuda's --

**Commissioner Black:**

Yes, I just want to say that I support her recommendation that we adopt a resolution. I think that is a very important role for us to provide. I support it.

**President Hyland:**

And then Mr. Joslin. did you have anything to speak to?

**Jeff Joslin:**

Ses. Staff would be happy to work with the commission towards developing a resolution. In fact, the recent events and actions that have affected us all have triggered a number of discussions among staff and preservation staff specifically about ways in which the preservation program might engage these issues. So we will begin work on central resolutions, assuming that is the general will of the commission.

**President Hyland:**  
Great. Thank you.

**Commissioner Johns:**  
Yeah, I just wanted to -- to say to add to Commissioner Black that I think that Commissioner Matsuda's recommendation is something that we definitely should do.

**President Hyland:**  
Great. Thank you. So maybe I will work with -- in regard to the murals in the project, I will work with staff and see if someone will reach out to UCSF. They do bring their projects before us as a courtesy. So maybe it is an option here. But it would be a --

**Jonas P. Ionin, Commission Secretary:**  
I suggest you reach out to staff President Hyland, because they do have an EIR associated with the project that is being reviewed by the department so there may be an opportunity for the Historic Preservation Commission to deliberate on the matter through that process. But that would be really the only avenue. They are outside of our jurisdiction. I would also like to remind members of the commission that the chat room is really intended for a request to speak and not to converse. So if you could delete your entries, that would be great.

**Motion Directing Staff to Draft a Resolution supporting the Department's efforts re: Racial & Social Equity**

ACTION: Adopted  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley

6. [Letter Supporting the Legacy Business Program](#) - Consideration to Adopt a Draft Letter addressed to Mayor Breed.

SPEAKERS: = Shelley Caltagirone – Staff report  
+ Woody LaBounty – SF Heritage  
ACTION: Adopted with Amendments  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley

**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. [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*

**Note: On May 6, 2020, after hearing and closing public comment; Continued to May 20, 2020 by a vote of +7 -0. On May 20, 2020, without hearing, continued to June 3, 2020. On June 3, 2020, without hearing, continued to June 17, 2020.**

**(Proposed for Continuance to July 1, 2020)**

SPEAKERS: None

ACTION: Continued to July 1, 2020

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

DISQUALIFIED: Foley

8. 2018-013643COA (N. KWIATKOWSKA: (415) 575-9185)  
556-560 SCOTT STREET – Located on the east side of Scott Street between Hayes and Fell Streets, Assessor's Block 0824, Lot 012 (District 5). Request for **Certificate of Appropriateness** for replacement and addition of wood-sash windows and doors and infilling a non-historic garage opening with wood cladding to accommodate Accessory Dwelling Units and legalization of an unauthorized unit. The subject property is a contributor to the Alamo Square Landmark District and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**(Proposed for Continuance to July 15, 2020)**

SPEAKERS: None

ACTION: Continued to July 15, 2020

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

DISQUALIFIED: Foley

9. [2019-017767DES](#) (P. LAVALLEY: 415/575-9084)  
LAKE STREET LANDMARK DISTRICT – **Informational Presentation** on a Community-Sponsored Article 10 Landmark District Application for the Lake Street Landmark District, bounded by 15th Avenue, Lake Street, 20th Avenue, and the Presidio of San Francisco, comprised of 88 properties. The subject properties are located within an RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: None - Informational Only*

**(Proposed for Indefinite Continuance)**

SPEAKERS: - Speaker – Project sponsor lacking community outreach

ACTION: Continued Indefinitely

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

DISQUALIFIED: Foley

## 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.

## F. REGULAR CALENDAR

10. [2015-014170COA-02](#) (M. GIACOMUCCI: (415) 575-8714)  
804-806 22<sup>ND</sup> STREET – located on the north side of 22<sup>nd</sup> Street between Tennessee and Minnesota streets, Lot 010 in Assessor's Block 4107 (District 10). Request for a **Certificate of Appropriateness** to construct a one-story horizontal addition at the rear set back five feet from the property line; a 1,252 square-foot, one-story vertical addition; two rear decks, a front deck, and a roof deck; and restoration of the commercial storefront of a two-family, two-story mixed-use building. The project previously received a Certificate of Appropriateness on October 2, 2019 under Historic Preservation Commission Motion No. 0392. The Planning Commission took Discretionary Review to modify the project at a public hearing on May 7, 2020. The subject property is a contributing resource within the Dogpatch Landmark District. 804-806 22<sup>nd</sup> Street is located in an NCT-2 (Neighborhood Commercial Transit-2) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
Continued from June 3, 2020

SPEAKERS: = Rich Sucre – Staff report  
+ Mark Topetcher – Project sponsor/Architect  
- Sarah Hoffman – 1078 Tennessee DR  
ACTION: After being pulled off of Consent; Approved with Conditions  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley  
MOTION: 0419

11. [2015-013876PTA](#) (A. WESTHOFF: (415) 575-9120)  
207 POWELL STREET – located on the west side of Powell Street between Geary and O'Farrell streets, Lot 004 in Assessor's Block 0315 (District 3). Request for a **Certificate of Appropriateness** to increase the height of an existing elevator penthouse by approximately three-feet with materials to match existing. The subject property is a contributory resource within the Article 11 Kearny-Market-Mason-Sutter Conservation District. 207 Powell Street is located in a C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Alex Westhoff – Staff presentation  
ACTION: Approved  
AYES: Black, Hyland, Johns, Matsuda, Pearlman, So  
DISQUALIFIED: Foley  
MOTION: 0420

12. [2017-004557ENV](#) (J. MCKELLAR: (415) 575-8754)  
**550 O'FARRELL STREET – Review and Comment on the Draft Environmental Impact Report**  
– The project site is located on the north side of O'Farrell Street in the block bounded by Geary, O'Farrell, Leavenworth and Jones streets, Assessor's Block 0318, Lot 009 (District 4). The proposed project would demolish most of the existing two-story-over-basement, 40-foot-tall, 35,400 gross-square-foot (gsf) building, built in 1924, which operates as a public parking garage and is an individually eligible historic resource and a contributory building to the National Register-listed Uptown Tenderloin Historic District. The proposed project would retain the existing O'Farrell Street façade and construct 111 residential units in a 13-story-over-basement, mixed-use residential building with 1,300 square feet (sf) of ground-floor retail or residential amenity space, and 156 bicycle parking spaces at the ground and basement levels, accessible from O'Farrell Street. A project variant is also proposed that would demolish the existing building and construct 116 residential units in a 13-story-over-basement, mixed-use residential building with 1,300 sf of ground-floor retail or residential amenity space, and 156 bicycle parking spaces at the ground and basement levels, accessible from O'Farrell Street. The proposed project and the project variant do not propose any vehicle parking. The project site is within the Residential-Commercial, High Density (R-C-4) Use District, North of Market Residential Special Use District No. 1, and 80-T-130-T Height and Bulk Districts.

*Preliminary Recommendation: Review and Comment*

SPEAKERS:       = Jennifer McKellar – Staff presentation  
                      = Justin Greving – Staff presentation  
                      + Steve Wedell – Project Sponsor  
                      = Allision Vanderslice – Response to questions  
ACTION:         Reviewed and Commented

ADJOURNMENT 1:55 PM

ADOPTED JULY 15, 2020