

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, July 15, 2020
12:30 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Black, Foley, Hyland, Matsuda, Pearlman, So
COMMISSIONERS ABSENT: Johns

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:33 PM

STAFF IN ATTENDANCE: Miriam Chion, Shelley Caltagirone, Veronica Flores, Frances McMillen, 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 - Hearing

B. DEPARTMENT MATTERS

1. Director's Announcements

Jeff Joslin:

Good afternoon, commissioners. Jeff Joslin, Director of Current Planning. First on behalf of the Director, I want to thank you for all your support for the Racial and Social Equity work occurring within the Department and beyond. The resolution you will be discussing today was a fast track, but passionate and inclusive response to the responsibility and opportunity to address these issues through the Commission's work and more broadly and comprehensively through the preservation lens. The goals and benchmarks it establishes will help define the Department's work for years to come and are already serving as a model for other cities, programs and commissions. And a second item, as you are aware that the Department supports a stellar intern program each summer. The program is highly competitive with hundreds of applicants each year for a limited number of positions, all of which are full-time and paid. Due to this year's unique circumstances the interns are working remotely and within a shortened program - nine weeks instead of the typical 12 weeks. Interns have started on June 22nd and will end on August 21st. As must you may recall, the interns apply to work on specific projects which are matched to their skills and interests. Each intern is paired with a planner mentor. In addition to the specific project work, there are weekly and often twice weekly organized activities and workshops for the interns to learn about the bearing of different facets of our planning work. This year there are 15 interns working for the planning department and they are attending the hearing virtually today, thus my announcement this time. Five of the 15 are preservation interns helping with the Citywide Survey and contacts statement work. On the week of August 17th, each intern will be scheduled to present their final work during presentation week, which is the week of August 17th. So in the event you are interested, we will provide you with the schedule at that time should you wish to attend those presentations. The department is thrilled and appreciative to have this talented and dedicated group of interns with the department this summer. So as they are on the line, please join me in welcoming them to the hearing and to the summer program. That concludes my announcement.

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 June 17, 2020](#)

SPEAKERS: None

ACTION: Adopted as Amended
 AYES: Black, Foley, Hyland, Matsuda, Pearlman, So
 ABSENT: Johns

5. Commission Comments & Questions

None.

6. [2016-003351CWP](#) (S. CALTAGIRONE: (415) 558-6625)
RESOLUTION CENTERING PRESERVATION PLANNING ON RACIAL AND SOCIAL EQUITY – Adoption of a Resolution centering Preservation Planning on racial and social equity; acknowledging and apologizing for the history of inequitable planning and historic preservation policies that have resulted in racial disparities; recommending that the Department implement its Racial and Social Equity Action Plan; recommending that the Department develop proactive strategies to address structural and institutional racism, in collaboration with Black and Indigenous communities and Communities of Color; recommending that the Department amend its hiring and promotion practices to ensure that the Department’s staff reflects the diversity and demographics of the community; and, recommending that the Department build accountability through metrics and reporting.

Preliminary Recommendation: Adopt

Note: On July 1, 2020, without hearing, Continued to July 15, 2020.

SPEAKERS: = Miriam Chion – Staff presentation
 + David Woo- CHAS report
 + Woody LaBounty – Legacy businesses
 + Michelle Magallon – Historic racism
 = Speaker – Historical significance
 + Paul Barrera – Memorials, monuments
 + Sherianne – American Indian community
 + Rachel Lastimosa – Cultural district programs
 = Shelley Caltagirone – Response to questions

ACTION: Adopted
 AYES: Black, Foley, Hyland, Matsuda, Pearlman, So
 ABSENT: Johns
 RESOLUTION: [1127](#)

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. On June 17, 2020, after closing public comment, continued to July 1, 2020 by a vote of +7 -0. On July 1, 2020, without hearing, continued to July 15, 2020.

(Proposed for Continuance to August 19, 2020)

SPEAKERS: None
 ACTION: Continued to August 19, 2020
 AYES: Black, Foley, Hyland, Matsuda, Pearlman, So
 ABSENT: Johns

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
Note: On May 20, 2020, without hearing, continued to June 17, 2020. On June 17, 2020, after closing public comment, continued to July 15, 2020 by a vote of +7 -0.
(Proposed for Continuance to September 2, 2020)

SPEAKERS: Katherine Howard - I support the continuance of Item 9, the Standard Environmental Requirements. This item should not be heard until the SIP order has been lifted and the public can consider the serious ramifications of this proposal. Thank you very much.
 ACTION: Continued to September 2, 2020
 AYES: Black, Foley, Hyland, Matsuda, Pearlman, So
 ABSENT: Johns

9. [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

Note: On April 15, 2020, after hearing and closing public comment; Continued to May 6, 2020 by a vote of +7 -0. On May 6, 2020, after closing public comment; Continued to July 15, 2020 by a vote of +7 -0.

(Proposed for Indefinite Continuance)

SPEAKERS: Katherine Howard - I support the continuance of Item 9, the Standard Environmental Requirements. This item should not be heard until the SIP order has been lifted and the public can consider the serious ramifications of this proposal. Thank you very much.

ACTION: Continued Indefinitely

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

ABSENT: Johns

- 11a. [2019-005728COA](#) (M. GIACOMUCCI: (415) 575-8714)
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 to restore the front façade, reconstruct a two-story rear stair, infill a ground-floor open area under an existing rear addition, and construct visible decks at the third floor and roof levels on a contributing building within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Continued to August 19, 2020

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

ABSENT: Johns

- 11b. [2019-005728VAR](#) (M. GIACOMUCCI: (415) 575-8714)
945-947 MINNESOTA STREET – east side of Minnesota Street between 20th and 22nd streets, Lot 018 in Assessor's Block 4107 (District 10) - Request for a **Variance** from the rear yard requirement under Section 134 of the Planning Code to construct a rear stair, spiral stair, 3rd floor deck, and roof deck within the required rear yard. The subject property is located within the Dogpatch Landmark District, RH-3 Zoning District, and 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Acting ZA Continued to August 19, 2020

E. REGULAR CALENDAR

10. [2020-005179PCA](#) (V. FLORES: (415) 575-9173)
CONTINUATION OF USE FOR CERTAIN NONCONFORMING PARKING LOTS - MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT [BF 200421] – **Planning Code**

Amendments – Ordinance amending the Planning Code to allow in the Mission Street Neighborhood Commercial Transit District the continuance of a nonconforming parking lot that is on the site of a designated City landmark; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve

Note: On July 1, 2020, without hearing, continued to July 15, 2020.

SPEAKERS: = Veronica Flores – Staff report
 + Amy Beinart, Legislative aide to Sup. Ronen – Legislation
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Hyland, Matsuda, Pearlman, So
 ABSENT: Johns
 RESOLUTION: 1125

12. [2019-006264DES](#) (F. MCMILLEN: (415) 575-9076)
1315 WALLER STREET - Located on the south side of Waller Street between Masonic Avenue and Delmar Street, Assessor’s Block 1255, Lot 080 (District 6). **Request to Adopt a Resolution** in support of the nomination of the property to the National Register of Historic Places for its association with the peak of nineteenth century residential development in the Haight Ashbury neighborhood and as an excellent example of Queen Anne style architecture. The property is zoned RH-3 (Residential – House, Three Family) and in a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution

SPEAKERS: = Frances McMillen – Staff report
 + Cristina Dycus – Project presentation
 ACTION: Adopted a Resolution Supporting the Nomination
 AYES: Black, Foley, Hyland, Matsuda, Pearlman, So
 ABSENT: Johns
 RESOLUTION: [1126](#)

ADJOURNMENT 2:09 PM
 ADOPTED AUGUST 19, 2020