

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, August 19, 2020**  
**12:30 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:32 PM**

**STAFF IN ATTENDANCE:** Marcelle Boudreaux, Katie Wilborn, Monica Giacomucci, Rich Sucre, Stephanie Cisneros, Pilar LaValley, Jorgen Cleemann, Claudia Flores, Miriam Chion, 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 – SF Chronicle article, CEQA process  
Richard Rothman – Channel 78

**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 report that the Planning Commission has held about 18 remote hearings and that they are currently on their summer hiatus and will resume their remote hearings next week on August 27<sup>th</sup>.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

**President Hyland:**

I believe Mr. Joslin was intending to be on the hearing today so maybe he just got tied up in a meeting and will be here shortly. I know that the commissioners have been notified and I was hoping that he could speak a little. He will be leaving the Planning department. I believe this week is his last week in the office. And I just wanted to thank him for his service. He has been with us for 8 years. He has done an amazing job in many fronts. Two of them was Urban Design Guidelines as well as the Residential Design Guidelines. In both of those processes, he significantly improved the community outreach and the engagement with our design community which was very much appreciated by the design community and the small projects [inaudible] in San Francisco. For our commission, he has helped advocate for the Citywide Survey and that is now moving forward. We very much appreciate that. And probably more importantly, he has really supported us in our Cultural Heritage Programs and all those programs that enable to launch during his tenure. So, we want to thank him for that and wish him all the best.

And if he does end up showing up, I think he might have a word to say. So, if we can come back when he's able to join us.

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

He actually just joined us from another meeting. And so, we might give him the opportunity to speak. Apparently, his video is not working but – Jeff are you with us?

**Christine L. Silva:**

Jonas, this is Christine. Can you pull him in as a panelist from the attendee list please?

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

Oh I see him, yes.

**Jeff Joslin:**

Thank you so much commissioner Hyland and Commissioners. And I will take a minute if that's alright. No, no need to start the 3-minute timer, it will just be a minute.

I am truly grateful for this time I've had at the Department and for working with and supporting the Historic Preservation Commission. As I wrote all of you, the opportunity to support San Francisco's preservation efforts was the primary reason for my relocating here eight years ago. John Rahaim's [inaudible] offer was great but with conversations with some of your predecessors as well as Mike Buhler and [inaudible]. At that time, preservation consisted of a team of six planners and one manager entirely embedded in Current Planning.

Today, Preservation has four managers and a staff of [inaudible] two dozen. Their work now interweaves to the entire need of the Commission's staffing of the Division and the Department. Expectations in the preservation staff have been higher than today. As a result of the commissioners' support and advocacy the City has never had a staff with more [inaudible] skilled, passionate yet fully grounded [inaudible]. In the meantime, their and your work has continuously advancing new approaches in new best practices for elevating Preservation's contributions. Not just here but across the country and beyond.

As one example, this was never more apparent than when the Department recently hosted the National Trust conference here. Placed with a range of [inaudible] by various members of our Preservation team. That focused on cultural and intangible resources largely inspired by our pioneering work here resulted in a diverse gathering unprecedented at such time. The time fundamentally and meaningfully changed the base purpose and inclusivity of Preservation. I'm grateful to have had the opportunity to be featured in some small way to these efforts and to help support the commission and the staff along the way.

I do wish you all the best as you carry this work forward and I will miss you all terribly. Thank you.

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

Thank you, Jeff. It was a pleasure working with you.

4. Consideration of Adoption:
  - [Draft Minutes for July 15, 2020](#)

SPEAKERS: None

ACTION: Adopted as Amended

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

5. Commission Comments & Questions

**President Hyland:**

I have a disclosure which I will repeat again for item 11 and 12, I believe. I have a tangential relationship with UCSF [inaudible] – not creating any conflict of interest on

either of these two agenda items. But I have worked for them, they have been a client of mine over the years. And so, I just need to let that be known [inaudible].

Secondly, for staff, I wanted to, for the record, request that we add the Golden Gate Valley Library landmark project to our work program. And that staff can just speak to it a little bit more in a general sense of when we might think it might fold into our program and when we might hear of an update on the overall program. Marcelle, if you are able to just give us a brief update.

**Marcelle Boudreaux:**

Related to the Golden Gate Valley landmark, I'm in communication with the library to get that up to speed. They have currently indicated that just due to operational challenges with COVID that they need a little more time to just get up to speed.

The Carnegie Library were initiated several years ago. They are fifth in the city. They were initiated for landmarking. Six had been landmarked and this one has not after some seismic retrofitting. So, the department is absolutely aware of this and also need a copy of the draft prepared by a member of the public. So, this one is on our radar. We think in a few months, possibly early March 2021, the library will be able to have some, kind of just basic interpretation on this. As far as the Landmark Work Program, this is something that the staff had been analyzing and reviewing. We have some staff capacity concerns during the COVID times. So, due to some community sponsored landmark designation [inaudible], the staff had been occupied with task at hand but it is something that we started regrouping on just last week. And we are meeting to come to the commission [inaudible] to identify some priorities.

Before we go forward, we are doing a little bit of some background research related to existing landmarks, taking a look at the lens of the Racial and Social Equity work plan. So, that is something that I'll have a better idea of timing next week. So at the next - - if not at the next HPC hearing I can get an update on that date when we're planning to return.

**President Hyland:**

Great thank you, very helpful.

**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: (628) 652-7354)  
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 hearing and closing public comment; Continued to July 1, 2020 by a vote of +6 -0 (Foley Disqualified). On July 1, 2020, without hearing; Continued to August 5, 2020. On July 15, 2020, after hearing and closing public comment; Continued to August 19, 2020 by a vote of +6 -0 (Johns absent).  
(Proposed for Continuance to September 2, 2020)**

SPEAKERS: None  
 ACTION: Continued to September 2, 2020  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

## 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. [2020-004998COA](#) (S. CISNEROS (628) 652-7363)  
35 ONONDAGA AVENUE – located on the south side of Onondaga Avenue between Alemany Boulevard and Mission Street, Lot 017 in Assessor’s Block 6959. Request for a **Certificate of Appropriateness** for a tenant improvement, and rehabilitation of existing interior and exterior features at the former Alemany Hospital to allow for a change in use to a new health and dental clinic. The subject property is part of Landmark No. 272 and is located within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*  
**Note: On August 5, 2020, without hearing; Continued to August 19, 2020.**

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
 MOTION: [0421](#)

## F. REGULAR CALENDAR

- 8a. [2020-006843LBR](#) (K. WILBORN: (628) 652-7355)  
1663 MISSION STREET, SUITE 225 – Located on the east side of Mission Street between Plum and 12th Streets, Assessor’s Block 3514, Lot 030 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Legal Assistance to the Elderly (LAE) has served San Francisco for 41 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 within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 85-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Katie Wilborn – Staff report  
 + Julia Prochnik – JHW Locksmith  
 + Laura Chiera – Legal Assistance to the Elderly  
 + Dr. Carl Hangee-Bauer – SF Natural Medicine  
 + Jeff – JHW Locksmith

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [1128](#)

- 8b. [2020-006847LBR](#) (K. WILBORN: (628) 652-7355)  
1615 20th STREET – Located on the south side of 20<sup>th</sup> Street between Connecticut and Arkansas Streets, Assessor’s Block 4099, Lot 059 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Natural Medicine has served San Francisco for 31 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 within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [1129](#)

- 8c. [2020-006871LBR](#) (K. WILBORN: (628) 652-7355)  
1330 25th STREET – Located on the north side of 25th Street between Iowa and Pennsylvania Streets, Assessor’s Block 4226, Lot 022 (District 10), and nine mobile locations. Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Annie’s Hot Dogs has served San Francisco for 37 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 within a PDR-1-G (Production, Distribution, and Repair – 1- General) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1130](#)

- 8d. [2020-006872LBR](#) (K. WILBORN: (628) 652-7355)  
919 KEARNY STREET – Located on the west side of Kearny Street between Jackson Street and Pacific Avenue, Assessor’s Block 3514, Lot 030 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business Registry application. House of Nanking (HONK) 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 within the CBB (Chinatown Community Business) Zoning District and 65-N Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1131](#)

- 8e. [2020-006873LBR](#) (K. WILBORN: (628) 652-7355)  
376 FILLMORE STREET – Located on the east side of Fillmore Street between Page and Haight Streets, Assessor’s Block 0849, Lot 022A (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. JHW Locksmith has served San Francisco for 43 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 within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1132](#)

- 8f. [2020-006874LBR](#) (K. WILBORN: (628) 652-7355)  
718 GRANT AVENUE – Located on the east side of Grant Avenue between Sacramento and Commercial Streets and Haight Streets, Assessor’s Block 0226, Lot 018 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Wok Shop has served San Francisco for 48 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 within the CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 8a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
 RESOLUTION: [1133](#)

- 9a. [2019-005728COA](#) (M. GIACOMUCCI: (628) 652-7414)  
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: = Monica Giacomucci – Staff report  
 + Suheil Shatara – Project sponsor presentation  
 ACTION: Approved with Conditions as amended by Staff  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
 MOTION: [0422](#)

- 9b. [2019-005728VAR](#) (M. GIACOMUCCI: (628) 652-7414)  
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: Same as item 9a.  
 ACTION: Continued Indefinitely

10. [2019-021832COA](#) (S. CISNEROS (628) 652-7363)  
300 BARTLETT STREET (3359 24<sup>TH</sup> STREET) – Located on the west side of Bartlett Street at the corner of 24th Street; Lot 001 in Assessor's Block 6515 (District 9) – Request for a **Certificate of Appropriateness** pursuant to Article 10 of the Planning Code, to construct a two-story-over-basement, L-shaped addition along the south and west facades of an existing two-story library (aka. Mission Branch Library, which is part of the San Francisco Public Library system), as well as, interior alterations to remove non-historic additions, construct a new main central stair way in the same location as the historic central stair, and restore the 24th Street entrance as the main entrance. In addition, the project will provide landscape and hardscape features at the east side. The subject property is Landmark No. 234. The subject property is located in a P (Public) Zoning District and 55-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*



- SPEAKERS:** = Stephanie Cisneros – Staff report  
 + Andrew Sohn – Project sponsor presentation  
 - Speaker – Working from home, poor communication with neighbors  
 - Speaker – Poor communication with neighbors, baby  
 - Speaker – Poor communication with neighbors  
 - Speaker – Poor communication with neighbors, infant  
 = Rich Sucre – Response to questions and public comments  
 - Speaker – Not aware of project until last week
- ACTION:** Approved with Conditions as amended directing the Sponsor to continue working with staff on design, specifically:
1. Color of exterior cladding to be lighter and in keeping with existing;
  2. No wholesale removal of roof tiles;
  3. Double entry doors;
  4. Interior detailing of stair and ceiling; and
  5. Bartlett side addition window to relate to the 24th Street side.
- and, conduct additional community outreach as it relates to construction.
- AYES:** Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- MOTION:** [0423](#)

11. [2020-006641DES](#) (P. LAVALLEY: (628) 652-7372)  
 “HISTORY OF MEDICINE IN CALIFORNIA” FRESCOES, 533 PARNASSUS AVENUE – Located on the walls of Toland Hall, an auditorium within UC Hall, on the south side of Parnassus Avenue at 3rd Avenue, Assessor’s Block 2634A, Lot 011 (Districts 5 & 7). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the “History of Medicine in California” frescoes in the University of California, San Francisco (UCSF) Toland Hall as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The “History of Medicine in California” frescoes consist of ten panels (plus two descriptive panels) painted on the walls of Toland Hall auditorium by artist Bernard Zakheim between 1936 and 1938. On July 28, 2020, the Board of Supervisors (BoS) voted unanimously to approve a Resolution to initiate Landmark Designation of the “History of Medicine in California” frescoes, and on July 31, 2020, Resolution No. 355-20 became effective (See BoS File No. 200677). The murals are significant for their association with the history of the Works Project Administration’s Federal Art Project; and as an excellent example of the work of master artist and muralist, Bernard Zakheim, that display distinctive characteristics of New Deal-era progressive mural artwork. The subject property is in a P (Public) Zoning District and 130-D Height and Bulk District.  
*Preliminary Recommendation: Approval*

- SPEAKERS:** = Pillar LaValley – Staff report  
 + Brian Newman – Project sponsor presentation  
 + Woody LaBounty – Highlight site specific intent  
 + Timmy Washington – Toland hall murals  
 + Carol Jennings – Keep murals in place  
 + Adam Zackheim – Removing murals
- ACTION:** Adopted a Recommendation for Landmark Designation as amended that the murals remain together on Parnassus.

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
 RESOLUTION: [1134](#)

12. [2020-0050900TH](#) (J. CLEEMANN: (628) 652-7552)  
UCSF COMPREHENSIVE PARNASSUS HEIGHTS PLAN – approximately 107-acre area of San Francisco within the Inner Sunset neighborhood. Multiple Assessor’s Blocks and Lots (Districts 5 and 7) – Review and Comment on the **Draft Environmental Impact Report**. The DEIR evaluates UCSF’s Comprehensive Parnassus Heights Plan (CPHP). The CPHP proposes to amend UCSF’s 2014 Long Range Development Plan (LRDP) in order to establish a long-term framework for development of the Parnassus Heights campus over the next 30 years. The CPHP would result in public space, infrastructure, and transportation improvements and would provide for the development of approximately 2.9 million gross square feet of new building space at the Parnassus Heights campus. Construction projects envisioned by the CPHP include, but are not limited to, a new arrival and circulation space connecting Irving Street and Parnassus Avenue (the Irving Street Arrival); a new Research and Academic Building (RAB) on the current site of UC Hall; the construction of a new hospital; a pedestrian bridge above and a tunnel below Parnassus Avenue; new student and staff housing buildings; new multi-use towers; a new hotel; a new childcare facility; and various infrastructure, transportation, and open space improvements. To accommodate these projects, the CPHP proposes demolishing a number of buildings, several of which are identified or presumed historic resources. The CPHP is envisioned to be completed by horizon year 2050; an “Initial Phase” of the plan—which includes construction of the new Irving Street Arrival, the RAB, and other projects—is anticipated to be completed by approximately 2030.

*Preliminary Recommendation: Review and Comment*

**Note:** The DEIR was prepared by the University of California, San Francisco. For the purposes of the California Environmental Quality Act, the Regents of the University of California is the lead agency and the San Francisco Planning Department is a responsible agency. Testimony received from the public at this hearing may assist the HPC in formulating their comments on the DEIR but is not considered public comment for the purposes of the DEIR public review process and will not be addressed in a Responses to Comments section prepared by the lead agency. For more information on how the public may formally submit oral and written comments on the content and adequacy of the DEIR, please see here: <https://www.ucsf.edu/cphp/community#eir>.

SPEAKERS: = Jorgen Cleemann – Staff presentation  
 ACTION: Reviewed and Commented

13. [2016-003351CWP](#) (C. FLORES: (628) 652-7439)  
CENTERING PLANNING ON RACIAL AND SOCIAL EQUITY – Staff to provide an Informational Presentation on the following: (1) the Department’s current and proposed actions in response to the JULY 15, 2020 Resolution Centering Preservation Planning on Racial and Social Equity and (2) the Department’s recent progress on the Racial & Social Equity work, including: A) Phase I Action Plan implementation status and B) Phase II next steps. Phase I contains goals, objectives and specific actions the Department is undertaking to advance racial and social equity in our internal functions. Phase II will focus on the external functions of the Department and will be submitted to the Office of Racial Equity. The Office

of Racial Equity ordinance requires the Department to annually report on the action plan status, update the action plan every three years following adoption, and integrate the action plan within the Department's strategic plan.

*Preliminary Recommendation: None – Informational Presentation*

**Note: On August 5, 2020, without hearing; Continued to August 19, 2020.**

SPEAKERS: = Miriam Chion – Staff presentation

ACTION: Reviewed and Commented

ADJOURNMENT 4:49 PM

ADOPTED SEPTEMBER 16, 2020