

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING
via video and teleconferencing

**Wednesday, September 16, 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 12:52 PM

STAFF IN ATTENDANCE: Elton Wu, Katherine Wilborn, 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: None

B. DEPARTMENT MATTERS**1. Director's Announcements****Rich Hillis, Planning Director:**

Good afternoon, Commissioners. Good to see you all. Just a couple of items. One, I think at your last meeting, you heard that Jeff Joslin has left, and Liz Watty has stepped in as Acting Director for Current Planning. We're undergoing a search process to fill that position permanently, so in the interim, because I know Jeff was the point of contact, Elizabeth, Rich and Marcelle will be your points of contact. I will also, you know, if you need me at any time, please reach out and I'll try to be in attendance at your meetings.

I also would like to let you know that the Department's budget, you know, was approved. I think it's got some final approvals, or the Mayor has -- [Inaudible]. There was a particular interest about for a Citywide Survey Program. [Inaudible] no change in either addition to what we kind of proposed in the budget nor reductions. So there is funding in our budget to carry us a significant way. With the Citywide Survey, I think we're going to come with a report on that to you in a couple of weeks. So that is my report. [inaudible] if we have other items as well, but thank you and good seeing you.

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 August 19, 2020](#)
- [Draft Minutes for September 2, 2020](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

None

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). On August 19, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0. On September 2, 2020, after hearing and closing public comment; Continued to September 2, 2020 by a vote of +7 -0.
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

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

7. 2019-014146ENV (J. GREVING: (628)652-7553)
520 JOHN MUIR DRIVE – Located on the on the north side of John Muir Drive, at the southwest side of Lake Merced, in southwestern San Francisco, Assessor's Block 7283, Lot 004 (District 7). **Review and Comment** before the Historic Preservation Commission on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: construct and operate a recreational facility offering an array of activities open to the public, such as trail use, picnicking, paddleboarding, kayaking, field sports, among others. Based on the condition of the existing structures, most of the existing buildings would be demolished and replaced with new buildings. The site at 520 John Muir Drive (former Pacific Rod and Gun Club) is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a P (Public) Zoning District and Open Space Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely

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

E. REGULAR CALENDAR

- 8a. [2020-007531LBR](#) (E. WU: (628) 652-7415)
915 HOWARD STREET – Located on the southwest side of Howard Street between 5th and 6th Street, Assessor's Block 3732, Lot 145A (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Ambiance 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 MUR (Mixed Use-Residential) Zoning District and 180-CS Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: = Rich Hillis – Introduction of new staff
 = Elton Wu – Staff report
 = Katherine Wilborn – Staff report
 + Chris Hillyard – Farley's
 + Terry Beswick – GLBT
 + John Muscat – San Bruno Market
 + Kieran O'Leary – Ambiance
 + Behrooz Pejooohesh – Val de Cole Wine and Spirits
- ACTION: Adopted a Recommendation for Approval
- AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
- RESOLUTION: [1135](#)
- 8b. [2020-007532LBR](#) (E. WU: (628) 652-7415)
1315 18TH STREET – Located on the south side of 18th Street between Texas and Missouri Street, Assessor's Block 4037, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Farley's 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: [1136](#)

- 8c. [2020-007533LBR](#) (K. WILBORN: (628) 652-7355)
989 MARKET STREET – Located on the southeast side of Market Street between 6th and 5th Streets, Assessor's Block 3704, Lot 068 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Gay, Lesbian, Bisexual, Transgender (GLBT) Historical Society, 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. The subject business is within a C-3-G (Downtown - General) Zoning District and 120-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: [1137](#)

- 8d. [2020-007534LBR](#) (K. WILBORN: (628) 652-7355)
2480 SAN BRUNO AVENUE – Located on the west side of San Bruno Avenue between Felton and Silliman Streets, Assessor's Block 5925, Lot 034 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Bruno Supermarket 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 the San Bruno Avenue NCD (Neighborhood Commercial District) 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: [1138](#)

- 8e. [2020-007535LBR](#) (K. WILBORN: (628) 652-7355)
906 COLE STREET – Located on the east side of Cole Street between Carl Street and Parnassus Avenue, Assessor's Block 1271, Lot 025 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Val De Cole Wine and Spirits has served San Francisco for approximately 81 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 Cole Valley NCD (Neighborhood Commercial District) 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: [1139](#)

ADJOURNMENT 1:30 PM
ADOPTED OCTOBER 7, 2020