

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



## **Meeting Minutes**

### **REMOTE HEARING**

via video and teleconferencing

**Wednesday, October 21, 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 12:38 PM**

**STAFF IN ATTENDANCE:** Liz Watty, Rich Sucre, Katie Wilborn, Melanie Bishop, Gretel Gunther, Frances McMillen, Marcelle Boudreaux, Scott Sanchez – Assistant Zoning Administrator, 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****Liz Watty:**

Hi Jonas, this is Liz Watty, Acting Director of Current Planning. I will just jump in for some brief director's announcements and I will also turn it over to Rich Sucre for a few as well. But first I just wanted to note that Jonas forwarded to all of you a one page document that we thought would be handy for all the commissioners to have, that outlines our Preservation Management division of duties for you. It outlines the key Preservation programs that we have throughout the department, both in Current Planning, in our long-range Planning division, our Community Equity division, as well as in our Environmental Planning division, with the key manager who is the running point on that. So, if you have any questions about any of those programs over the coming months, that should give you sort of a one stop shop for the manager to reach out.

Before I turn it over to Rich, just and advance of the agendaized items on today's Legacy Business, I did want to introduce to you also two planners who you have not yet had the privilege of having before you. First up, we have Melanie Bishop. Melanie Bishop is a planner on the Survey and Designation team. She originally started as intern in the department in 2019 working on the Citywide Survey Technology and Data collection. Before joining the department, Melanie completed fellowships with both the National Park Service in D.C. as well as for the city of Chicago with the department of Planning and Development.

Our second new planner before you today is Gretel Gunther, she goes by GG. She is a new planner on the Northwest quadrant and initially joined the department as well as an intern with the Citywide Survey team in June of last year. She became a full-time planner joining Current Planning in June of this year. GG has a Bachelor of Arts in Geography and is a San Francisco native. And with that I will turn it over to Rich Sucre who has a few legislative and policy up updates for you as well.

**2. Review of Past Events at the Planning Commission, Staff Report and Announcements****Rich Sucre:**

Good afternoon, Commissioners. Rich Sucre. I just want to give you a quick update on some items that occurred at the Board of Supervisors. The Lyon Martin House was officially-- resolution was officially passed recommending and initiating the Landmark Designation. So, within 90 days of Tuesday, the department staff will bring forward the nomination for your review. The second item, I just want to give you an update on is tomorrow.

The Planning Commission will be reviewing one of the first phases of the Potrero Power Station Project. You will remember that you reviewed this project through an Environmental Review document sometime last year. So, the developer is moving forward with an Office Allocation and a rehab project for the Station A building, which is the kind of large power plant structure. They have engaged with Herzog and De Meuron to kind of create a new sculptural – basically office piece for the project. So, if you are interested please stay tuned and that is all for our announcements. Thank you.

### C. COMMISSION MATTERS

#### 3. President's Report and Announcements

None

#### 4. 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.

5. 2020-003248PCA (V. FLORES (628-652-7525))  
STATE-MANDATED ACCESSORY DWELLING UNIT CONTROLS [BF 201008] – **Planning Code Amendments** – Ordinance amending the Planning Code to clarify the ministerial approval process for certain Accessory Dwelling Units meeting certain requirements in single-family and multifamily buildings; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Approval with Modifications*  
**(Proposed for Continuance to November 4, 2020)**

SPEAKERS: None

ACTION: Continued to November 4, 2020

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

### E. REGULAR CALENDAR

- 6a. [2020-008542LBR](#) (K. WILBORN: (628) 652-7355)  
2200 CESAR CHAVEZ STREET – Located on the north side of Cesar Chavez Street between Vermont and Connecticut Streets, Assessor's Block 4327A, Lot 007 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Secret Studios 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. The subject business is within a PDR-2 (Production, Distribution, and Repair) Zoning District and 65-J Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Katie Wilborn – Staff report  
= Melanie Bishop – Staff report  
= Gretel Gunter – Staff report  
+ Karen Woods – Iyengar Yoga  
+ Ann Cervantes – Don Ramon’s Mexican Restaurant, Inc.  
+ Michael Pizza – Washington Vegetable  
+ Happy Sanchez – Secret Studios  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1145](#)

- 6b. [2020-008543LBR](#) (K. WILBORN: (628) 652-7355)  
2025 JERROLD AVENUE – Located on the southwest side of Jerrold Avenue Street between Milton I Ross Lane and Selby Street, Assessor’s Block 5284A, Lot 006 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Washington Vegetable has served San Francisco for 89 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-2 (Production, Distribution, and Repair) Zoning District and 80-E Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1146](#)

- 6c. [2020-008540LBR](#) (M. BISHOP: (628) 652-7440)  
2201 SUTTER STREET – Located on the south side of Sutter Street between Scott and Pierce Streets, Assessor’s Block 0681, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Iyengar Yoga Association of Northern California has served San Francisco for 45 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 RH-3 (Residential-House, Three Family) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1147](#)

- 6d. [2020-008541LBR](#) (M. BISHOP: (628) 652-7440)  
412 VALENCIA STREET – Located on the west side of Valencia Street between 15th and 16th Streets, Assessor's Block 3555, Lot 002 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Munroe Motors Inc. has served San Francisco for 62 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 Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1148](#)

- 6e. [2020-008544LBR](#) (G. GUNTHER: (628) 652-7607)  
225 11<sup>th</sup> STREET – Located on the east side of 11th Street between Howard and Kissling Streets, Assessor's Block 3517, Lot 030 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Don Ramon's Mexican Restaurant, Inc. 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. The subject business is within a RED-MX (Residential Enclave - Mixed) Zoning District and 45-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1149](#)

- 6f. [2020-008538LBR](#) (G. GUNTHER: (628) 652-7607)  
2237 MASON STREET – Located on the west side of Mason Street between Chestnut and Water Streets, Assessor's Block 0051, Lot 002 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Fior d'Italia has served San Francisco for 134 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 North Beach NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
RESOLUTION: [1150](#)

- 7a. [2019-023182COA](#) (S. CISNEROS: (628) 652-7363)  
351 SAN CARLOS STREET – Located on the east side of San Carlos Street between 20th and 21st Streets, Assessor's Block 3609, Lot 105 (District 9). Request for a **Certificate of Appropriateness** pursuant to Planning Code Section 1006 for a major alteration and rear façade changes to the residential building, including raising the building 18 inches to accommodate a garage, window changes at the rear, an addition at the second floor, and modifications to the rear. The building is located in the Liberty Hill Landmark District, designated under Article 10 of the Planning Code. The subject property is located in the RTO-M (Residential Transit Oriented – Mission) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Stephanie Cisneros – Staff report  
+ Kate McGee – Project sponsor presentation  
+ Crystal Sholts - Owner  
ACTION: Approved with Conditions  
AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
MOTION: [0428](#)

- 7b. [2019-023182VAR](#) (S. CISNEROS: (628) 652-7363)  
351 SAN CARLOS STREET – Located on the east side of San Carlos Street between 20th and 21st Streets, Assessor's Block 3609, Lot 105 (District 8). Request for a **Variance** from rear yard requirements under Section 134 of the Planning Code to allow the building to be raised 18 inches to accommodate a new garage. The rear of the existing building at the basement and first floor, including the existing deck and stairs, projects into the required rear yard. The project proposes to modify a portion of roof within the required rear yard and to raise the building in its existing footprint including the existing portion within the required rear yard. The subject property is located in the RTO-M (Residential Transit Oriented – Mission) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 7a.  
ACTION: Asst. ZA Closed PC, indicated an Intent to Grant

8. [2020-008490DES](#) (F. MCMILLEN: (628) 652-7376)  
1830 SUTTER STREET – located on the north side of Sutter Street between Webster and Buchanan streets, Lot 035 in Assessor’s Block 0676 (District 5). Consideration to **Initiate Landmark Designation** of the Japanese YWCA/Issei Women’s Building (1830 Sutter Street) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Japanese YWCA/Issei Women’s Building is significant for its association with Japanese American women and the founding of the first independent Japanese YWCA in the United States. The property is significant for its association with African American civil rights movement as the building served as the San Francisco chapter on the Committee on Racial Equality (CORE) and numerous gatherings, meetings and events to advance African American civil rights. The building is also significant for its association with LGBTQ history as the property was the center of Bayard Rustin’s organizing activities early in his career and was location of the first convention of the Mattachine Society in 1954. The building is also significant as an excellent example of the work of master architect, Julia Morgan. 1830 Sutter is located in a RM-3 (Residential-Mixed, Medium Density) Zoning District and 40-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: = Frances McMillen – Staff report  
+ Karen Kai – Project sponsor presentation  
+ Woody LaBounty – Significant building  
ACTION: Adopted a Recommendation to Initiate  
AYES: Black, Foley, Johns, Pearlman, So, Hyland  
RECUSED: Matsuda  
RESOLUTION: [1151](#)

9. [2015-0071810TH](#) (M. BOUDREAUX: (628) 652-7375)  
PRESERVATION REPORTING AND LANDMARKS UPDATE – **Informational Presentation** on the Planning Department’s preservation activities reporting schedule and update on Landmark Designations.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Marcelle Boudreaux – Staff presentation  
ACTION: Reviewed and Commented

ADJOURNMENT 2:24 PM  
ADOPTED NOVEMBER 4, 2020