

# **SAN FRANCISCO HISTORIC PRESERVATION COMMISSION**



**Draft – Meeting Minutes**

**REMOTE HEARING**

via video and teleconferencing

**Wednesday, November 4, 2020**

**12:30 p.m.**

**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:35 PM**

**STAFF IN ATTENDANCE:** Elizabeth Gordon-Jonckheer, Rachel Schuett, Jorgen Cleemann, Allison Vanderslice, Shelley Caltagirone, Veronica Flores, Natalia Kwiatkowska, 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 – Observation wheel

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

None.

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

**Elizabeth Gordon-Jonckheer:**

Good afternoon commissioners. Elizabeth Jonckheer, Planning department staff. Just a few updates from the Preservation management team. The 3 Mills Act contracts for 2020 were received and introduced to the Board of Supervisors at the end of October. A Government Audit and Oversight committee has received and will hear the legislation at their meeting on November 19<sup>th</sup> at 10:00 am. The UCSF Parnassus murals landmarking designation was unanimously recommended from the Land Use committee to the full Board on Monday, November 2<sup>nd</sup>. In addition, UCSF announced that they have hired ARG for mural preservation and they should be on site in January. It was not disclosed where or what will be done with the murals at this time. But staff will update the commission as we learn more. This concludes staff updates.

**President Hyland:**

Elizabeth, I had a question for you on the murals. I don't think we can discuss it now, but I wonder if you can find out and report back to us at a future – at the next hearing. But, are they allowed to remove the character defining feature ahead of the EIR being certified?

**Elizabeth Gordon-Jonckheer:**

I don't know the answer to that, but I can certainly get back to you.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None.

## 4. Consideration of Adoption:

- [Draft Minutes for ARC September 19, 2020](#)
- [Draft Minutes for HPC October 7, 2020](#)
- [Draft Minutes for HPC October 21, 2020](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Foley

5. Commission Comments & Questions

**Commissioner Matsuda:**

Sorry, I was not fast enough to put my name in the chat. And I was wondering if Shelly could help me further inform the commission about the discussion we had on Friday with, I believe her name is Erica [inaudible]. She convened a meeting with the Planning department staff talking about [inaudible] intangibles and I think and thought it was a great initial discussion and I'm going to ask Shelly to provide more information for the commission to learn more about that.

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

Shelly, we can't hear you, but you're not muted either. I think Shelly is asking for one second.

**Commissioner Matsuda:**

Okay. So I guess – sorry --

**President Hyland:**

Could we go on to commissioner Johns and come back or do you have something else?

**Commissioner Matsuda:**

Yeah.

**President Hyland:**

Shelly, are you ready to go?

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

No, still can't hear you Shelly. I'm sure she'll get back to you Diane.

**President Hyland:**

Why don't we go to commissioner Johns and then can check in with Shelly before we move on. Is that okay commissioner Matsuda?

**Commissioner Johns:**

All right. Thank you. I took a ride on the sky view Ferris wheel just the last meeting. I was very interested in what progress they have made and their celebration. Whether or not there's going to be maybe a request to extend that, and where are we on the issue of nighttime lighting. So, if we could have a report on the general subject of the Ferris wheel at some point, I think that would be a good idea.

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

Duly noted, commissioner Johns.

**President Hyland:**

I think -- commissioner Matsuda, do you have another item?

**Commissioner Matsuda:**

Yes, thank you. The other item is just to report out to the commission that I was contacted by the Office of Small Business to participate in a request proposal evaluation panel. As you remember, they have a logo now in place for the legacy businesses. And this RFP is to select the marketing component of it. And that will take place -- well, I think we're going to get an orientation next week and we will be asked to submit our comments by the end of November.

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

Thank you, commissioner Matsuda. If there are no further comments from the commissioners, I have a personal favor to ask of the commission, if you would be so kind. The manager of Commission Affairs that works in my small office is leaving to take on a position with the SFMTA board as their secretary. So my loss, the department's loss, but SFMTA's gain. It does come with a little bit of pride because she will be taking on my role at that body. So, the request is to -- and I will share my screen, to adopt a resolution commending Christine Silva's 13 years of service with the Planning department. The last 6 of which were in my office. She was invaluable in helping me set up these remote hearings and allowing the City's business to continue. She led the digitization of records to allow for easier access to members of the public of the department's records. And previously she also worked in the current planning session of the department. So if you would indulge me commissioners and adopt this resolution, I would be greatly appreciative.

**Resolution Commending Christine Silva:**

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

**Commissioner Matsuda:**

Yes. Thank you, Christine.

**President Hyland:**

That's a yes. And just personally and on behalf of the commission, thank Christine for all the hard work and please stay in touch.

**Commissioner So:**

Let me add one more thing. Christine is just phenomenal and I am really happy for her and her career growth. And I look forward to continue benefiting her ability to work across multiple city agencies and also on the digital platform. And it is going to be missing her but we'll see her around.

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

Yes, we will. It will be difficult to replace her. So, thank you and I'll be asking the same at the Planning Commission tomorrow and presenting her with a hard copy at some point. So, thank you commissioners.

**D. REGULAR CALENDAR**

6. [2014.1036ENV](#) (R. SCHUETT: (628) 652-7546)  
**447 BATTERY STREET** – Review and Comment on the **Draft Environmental Impact Report**  
– The project site is located at the northwest corner of Battery and Merchant streets on the block bounded by Washington, Sansome, Battery and Clay streets, Assessor's Block 0206, Lot 002 (District 3). The proposed project would demolish most of the existing three-story, 45-foot-tall, 25,180 gross-square-foot (gsf) building, built in 1907, which is currently occupied by office and retail uses and is individually eligible for the listing on the California Register of Historical Resources. The proposed project would retain the existing building façade; replacing the internal structure; and construct an addition to create a new 18-story, 200-foot-tall hotel with 198 hotel rooms on 16 floors, a ground-floor lobby and restaurant and a second restaurant on the 18th floor. Four below-grade basement levels would contain conference rooms, mechanical equipment, a loading area, and 24 vehicle and 32 bicycle parking spaces with access provided via a new driveway on Merchant Street. A new privately owned public open space (POPOS) and streetscape improvements would be provided along Merchant Street. The project site is within the Downtown Office (C-3-O) Use District and 200-S Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*
- SPEAKERS:       = Rachel Schuett – Staff report  
                      = Jorgen Cleemann – Staff presentation  
                      + Jody Knight – Project sponsor  
                      = Allison Vanderslice – Response to questions  
ACTION:         Reviewed and Commented
7. [2020-009508PCA](#) (S. CALTAGIRONE: (628) 652-7425)  
**AMERICAN INDIAN CULTURAL DISTRICT EXPANSION ORDINANCE – Administrative Code Amendment** – to amend Chapter 107 of the Administrative Code to expand the boundaries of the American Indian Cultural District (District) and provide additional details regarding the cultural and historical significance of the District; and affirming the Planning Department's determination under the California Environmental Quality Act.  
*Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications*
- SPEAKERS:       = Shelley Caltagirone – Staff presentation  
                      + Mary Travis-Valens – Long overdue opportunity and recognition  
                      + Sharaya Souza – Site's importance  
                      + Jennifer Forester – Support  
                      + April McGill – Importance, visibility  
                      + Paul Monge, Legislative aide to Sup. Ronen – Background and context  
ACTION:         Adopted a Recommendation for Approval with Modifications as amended directing Staff to continue working on the Area boundaries and with the Community.
- AYES:           Black, Johns, Pearlman, Matsuda  
ABSENT:         Foley  
RECUSED:       So, Hyland  
RESOLUTION:   1152

8. [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; 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 welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*  
(Continued from Regular Hearing on October 21, 2020)

**SPEAKERS:** = Veronica Flores – Staff presentation  
+ Peter Miljanich – City attorney  
= Natalia Kwiatkowska – Response to questions  
**ACTION:** Adopted a Recommendation for Approval as amended to include a reference to the Architectural Review Standards.  
**AYES:** Black, Johns, Pearlman, So, Matsuda, Hyland  
**ABSENT:** Foley  
**RESOLUTION:** 1153

ADJOURNMENT 2:47 PM