

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

### REMOTE HEARING

via video and teleconferencing

**Wednesday, December 16, 2020**

**12:30 p.m.**

### Regular Meeting

**COMMISSIONERS PRESENT:** Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
**COMMISSIONERS ABSENT:** None

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:36 PM**

**STAFF IN ATTENDANCE:** Justin Greving, Rich Sucre, Shannon Ferguson, Michelle Taylor, Scott Sanchez – Assistant Zoning Administrator, 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:** Eric Tao – Logging in to meeting  
Bridget Maley – Landmark designation of Golden Gate Valley Library

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

**Rich Hillis, Planning Director:**

Good afternoon, Commissioners.

Jonas, I think Mr. Tao was calling in about Woolsey. So, I think he was prepping you to talk about Woolsey which is the next item.

One item from me Commissioners, and you will be hearing more about this in the coming two months. But we've received Budget instructions from the Mayor's Budget office this morning. The City is facing a \$650 million shortfall over the next two years. So they have asked us to reduce our General Fund spending by 7.5% next year and also provide an additional 2.5% contingency. So, we just received those. We will obviously get to work on it. We're already working on it. We anticipated our reduction but we'll be coming to talk to you in January about the overall Planning Department fund. And that's all I have. Thank you.

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

None.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

**President Hyland:**

No official report. Just that we are having our holiday virtual party after this. And this will be our last hearing for the year. So, I wish everyone a great holiday and happy new year.

## 4. Consideration of Adoption:

- [Draft Minutes for December 2, 2020](#)

SPEAKERS: None

ACTION: Adopted

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

## 5. Commission Comments &amp; Questions

**President Hyland:**

I don't see any. Jonas, I don't know if this is the appropriate time to talk about pulling the landmark agenda items ahead of the others. Or do you want to do that at the beginning of the next item?

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

We should take that up under the regular calendar.

**President Hyland:**

Okay, we'll do that. It looks like Commissioner Matsuda has a comment.

**Commissioner Matsuda:**

I'm sorry, it's been a long time since I made a disclosure. Is this the time I make a disclosure?

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

Sure. You can do it now or when your item [inaudible]

**Commissioner Matsuda:**

Okay, I just wanted to make the disclosure that I did have a brief telephone conversation with Eric Tao of L37 regarding Woolsey.

6. [Proposed 2021 Hearing Schedule](#)

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

**D. REGULAR CALENDAR**

10. [2020-009613DES](#) (P. LAVALLEY: (628) 652-7372)  
2778 24<sup>TH</sup> STREET (CASA SANCHEZ BUILDING) – located mid-block on north side of 24th Street between York and Hampshire streets, Lot 018, in Assessor’s Block 4210 (District 9). Consideration to **Initiate Landmark Designation** of Casa Sanchez Building (2778 24th Street) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Casa Sanchez Building (2778 24th Street) is significant for its association with the development of San Francisco’s Latino business community during the 20th century. A multi-generational family owned and operated company, Casa Sanchez was founded by Roberto and Isabel Sanchez in 1924 with a popular “Mexicatessen” that sold a variety of prepared Mexican foods and the first mechanized tortilla factory in the city. The Casa Sanchez company is the longest-operating tamale and tortilla factory in San Francisco and 2778 24th Street is representative of the family business that dates to 1924 and of development of the larger Latino business community, particularly that of the Mission District, in San Francisco in the 20th century. 2778 24th Street is located in Calle 24 Latino Cultural District, the 24th-Mission NCT (Neighborhood Commercial Transit) Zoning District, the 55-X Height and Bulk District, and Calle 24 Special Use District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
 ACTION: Continued to January 20, 2021  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

11. [2020-009614DES](#) (M. CORRETTE: (628) 652-7356)  
2868 MISSION STREET (MISSION CULTURAL CENTER) –located on the west side of Mission Street between 24th and 25th Street, Lot 007, in Assessor’s Block 6516 (District 9). Consideration to **Initiate Landmark Designation** of Mission Cultural Center (2868 Mission Street) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Mission Cultural Center (2868 Mission Street) is significant in the areas of Social History, Art, Performing Arts, and Ethnic Heritage: Hispanic for its association with the social and ethnic history of the Mission District as a predominately Latino enclave, along with the development of Latino arts in San Francisco in association with California’s Latino cultural center movement of the 1970s. The property is zoned NCT-Mission (Mission Street Neighborhood Commercial Transit) and in a 45-X and 80-B Height and Bulk District.  
*Preliminary Recommendation: Approve*
- SPEAKERS: None  
 ACTION: Continued to January 20, 2021  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
7. [2017-012086ENV](#) (J. GREVING: (628)652-7553)  
770 WOOLSEY STREET – Located on a block bound by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west, Assessor’s Block 6055, Lot 001 (District 9). **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 demolish the majority of the existing structures on the project site for the construction of 62 residential units composed of 31 duplexes. 12 of the residential units would be affordable housing units. The site at 770 Woolsey Street is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a RH-1 Zoning District and a 40-X Height and Bulk Limit.  
*Preliminary Recommendation: Review and Comment*
- SPEAKERS: = Justin Greving – Staff report  
 + Eric Tao – Project sponsor  
 + Amy Beinart – Legislative aide to Supervisor Ronen  
 = David – Friends of Woolsey, agreement  
 = Rich Sucre – Response to questions  
 + Teresa Ferrari Votruba – Has stories to contribute  
 ACTION: Reviewed and Commented
8. [2019-021869COA](#) (S. FERGUSON: (628) 652-7354)  
1216 FULTON STREET – located on the north side of Fulton Street, between Divisadero and Scott streets; Lot 009 in Assessor’s Block 1180 (District 5) - Request for a **Certificate of Appropriateness** for excavation at the basement level to create a third dwelling unit, renovation of the existing first and second floors, a rear addition, and a vertical addition to create a third floor. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RH-3 (Residential House – House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Shannon Ferguson – Staff report  
 + Toby Morris – Project sponsor  
 ACTION: Approved  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
 MOTION: [0430](#)

- 9a. [2019-013740COA](#) (M. TAYLOR: (628) 652-7352)  
**812 SCOTT STREET** – located on the east side of Scott Street between McCallister and Fulton Streets, Lot 016 in Assessor’s Block 0777 (District 5) – Request for a **Certificate of Appropriateness**, pursuant to Article 10 of the Planning Code, to modify an existing two-story, two-family residential building in the Alamo Square Historic District. The project includes a horizontal addition, new deck, and new openings at the rear of an existing two-family residence. Additional alterations include new select openings at the ground floor, replacement windows at front elevation, and raising the building approximately 15-inches to accommodate additional head-height in the ground floor unit. Work also includes interior remodeling of both units, converting unoccupied space into habitable space, seismic strengthening, and new skylights. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RH-3 (Residential House – House, Three Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Michelle Taylor – Staff report  
 + Bonnie Bridges – Project sponsor  
 ACTION: Approved  
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland  
 MOTION: [0431](#)

- 9b. [2019-013740VAR](#) (M. TAYLOR: (628) 652-7352)  
**812 SCOTT STREET**– located on the east side of Scott Street between McCallister and Fulton Streets, Lot 016 in Assessor’s Block 0777 (District 5) – Request for a **Variance** from Planning Code Section 134. The existing building encroaches into the required rear yard by approximately 13-feet, 11-inches. The proposed horizontal addition at the first floor and deck at the second floor will match the existing encroachment; therefore, a Variance is required. The property is within an RH-3 (Residential-House, Three-Family) Zoning District and a 40-X Height and Bulk District. A Historic Preservation Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

SPEAKERS: Same as item 9a.  
 ACTION: Asst. ZA closed the PH and indicated an intent to Grant

12. (M. TAYLOR: (628) 652-7352)  
**GOLDEN GATE PARK OBSERVATION WHEEL** – **Informational Presentation** by the City of San Francisco Recreation and Parks Department (RPD) regarding the status of a temporary observation wheel installed at the northeastern end of the Music Concourse to commemorate the 150th Anniversary of Golden Gate Park. On January 15, 2020, the Historic Planning Commission (HPC) reviewed and approved with conditions a Certificate

of Appropriateness Application (Case No. 2019-022126COA) for the temporary installation of an observation wheel. At the hearing, the HPC reviewed letters and heard testimony from members of the public concerned about the observation wheel lights. In response, the HPC developed a condition of approval that RPD conduct community outreach regarding the effect of lighting and implement measures to mitigate its impact in coordination with Planning Department staff. RPD will present to the Commission a summary of public input regarding the lighting and measures implemented in response. RPD will also present HPC a general update on the status of the observation wheel for which HPC originally approved for an operation period not to exceed ten months, starting April 4, 2020. However, as a result of Covid-19 and corresponding Shelter in Place orders, RPD will present to the Commission a preliminary proposal to extend the operation of the wheel beyond the spring of 2021. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and an OS Height and Bulk District.

*Preliminary Recommendation: None – Informational*

**SPEAKERS:**

- = Michelle Taylor – Staff report
- + Stacy Bradley – Rec and Park
- Ann McPherson – Noise from diesel generator
- Speaker – Generator noise
- + Nell Supinski – James Community Center, support
- + Nick Bolani – Good for the community and for the businesses
- Katherine Howard – The Sierra Club opposes the Observation Wheel remaining in the Music Concourse any longer than the original time period agreed to by the Historic Preservation Commission and encourages early removal of this structure.

The Wheel was installed without an adequate environmental review. Now that we see the Observation Wheel in place with its intensely bright, perpetually flashing, unshielded lighting, we are concerned about the environmental damage this can cause as well as its infringement on the beauty of Golden Gate Park as a historic landscape park.

The Sierra Club is committed to environmental justice and equity. We support environmental education and access to nature close to home for under-served communities that cannot afford to travel out of town. The intense artificial lighting has a negative impact on the Park's valuable habitat. As a result families and children could lose the opportunity to experience nature locally.

Katherine Howard, Sierra Club

- + Doug Brubaker – Signature component of the celebration

**ACTION:** Reviewed and Commented

ADJOURNMENT 2:30 PM  
ADOPTED JANUARY 6, 2021