

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING
via video and teleconferencing

Wednesday, March 3, 2021
12:30 p.m.
Regular Meeting

COMMISSIONERS PRESENT: NAGESWARAN, BLACK, FOLEY, JOHNS, PEARLMAN, SO, MATSUDA
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MATSUDA AT 12:30 PM

STAFF IN ATTENDANCE: Katie Wilborn, Gretel Gunther, Elton Wu, Michelle Taylor, Elizabeth Jonckheer, 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. Department Announcements

None.

C. COMMISSION MATTERS

2. President's Report and Announcements

President Matsuda:

Good afternoon everyone. It is my great honor to welcome our new Commissioner, Ruchira Nageswaran. She has just recently sworn in as I think two hours ago and I just wanted to welcome her to the Historic Preservation Commission. And Ruchira, you wanted to share some thoughts with us before we start today's meeting?

Commissioner Nageswaran:

Sure. Good morning everyone. Good morning Commissioners, members of the public, planners. I just wanted to introduce myself. I am a licensed architect with almost 25 years of experience and 20 of those have been in San Francisco, more than 20 of those have been in San Francisco and in Historic Preservation. And I studied a vernacular, traditional and classical architecture. And I moved to San Francisco in 1996 and I lived here twice and spent a lot of time in different areas of the city and studied a broad range of buildings. I've worked on vernacular, commercial, residential, institutional, landscapes and districts. And I've worked on some of the most iconic buildings in San Francisco as well as those socially important buildings, and buildings that are part of the context and make up our beautiful City. And with that, I'll return it to President Matsuda.

President Matsuda:

Thank you, Ruchira, and welcome again. The only other announcement I have is that the National Trust for Historic Preservation has announced a grant called Backing Historic Small Restaurants. And they will be awarding a grant of \$40,000 to 25 restaurants around the country. The only challenge is that the deadline is March 9, 2021. I'm not sure if Rick Kurylo is on the screen here today, but Rick has provided us or provided me with a list of the Legacy Business restaurants. And I am hoping that we can reach out to them to at least inform them of this grant. 25% of the grant can be used for operational expenses and then the 75% is to be used for outside improvement. So, it sounds like it would be a perfect grant for our Legacy Business restaurants and I just want to make sure that Commissioners, if you know of Legacy Business restaurants that may have an interest in applying for this that the deadline is coming up soon and that we'd like to make sure that they be a part of this consideration. Thank you. That's all.

3. Consideration of Adoption:

- [Draft Minutes for February 17, 2021](#)

SPEAKERS: None
ACTION: Adopted

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

4. Commission Comments & Questions

Commissioner Pearlman:

Yes. I just wanted to let the public know that I will not be on the Commission from henceforth. And I did want to thank everybody for an amazing 8 years on the Commission. Jonas has been an amazing guide for us. But the Preservation staff has been amazing. The depth and the depth of the research and the quality of the information that we've gotten over all of these years has really been second to none. And thanks to all of my fellow Commissioners. I think colleagues become friends over time, and that's been really one of the real pleasures of seeing you every other Wednesday or so. This past year has been a sad loss of meeting at Annie's Hot Dogs out in Civic Center Square there, but -- to have lunch before the hearings. But I'm hoping that when we all can all get back to normal, I can come down there and meet you all for a bite to eat prior to your hearing. But thank you all for the last 8 years. And congratulations, Ruchira, for joining a great group. And to you, Commissioner Matsuda, for taking on the reins as the President of our Commission. So, thanks very much.

President Matsuda:

Thank you, Commissioner Pearlman, for your 8 years of dedicated service to the Commission. You will definitely be missed. We've been a great team, and I hope that you will continue to let us know your thoughts as we continue on.

Commissioner Pearlman:

Well, once I get past my one year ethical period to not call in, I will call in. Because I would love to be able to, you know, continue to participate. You know, this is, you know, one of my loves is both San Francisco and history. So, yes, I look forward to that. Thank you.

President Matsuda:

We welcome that. Thank you.

Commissioner Black:

Thank you, Jonathan.

Commissioner Pearlman:

Thanks Kate.

President Matsuda:

Are there any other Commissioners that wish to make any type of disclosures or comments or announcements?

Commissioner So:

I just wanted to say something in respect to Commissioner Pearlman. It's been my honor and also, like a learning opportunity to serve alongside with him through the past 14 months or so. And just, like he said, you know, this is a friendship that is ever going to continue to flourish, and I'm really happy. He had presented a lot of his opinion and

perspective through the part that he's really interested in and it just -- I would, I would miss you a lot.

Commissioner Pearlman:

Why thank you so much.

Commissioner So:

Please come back.

Commissioner Pearlman:

In other forms, I will be back. Thank you

Commissioner Foley:

I'd like to second that Jonathan. It's been great working with you. And I think both Commissioner So and I joined at the same time, and everyone on this Commission really welcomed us and actually helped us learn to be better Commissioners. So, we really appreciate and thank you very much.

And a disclosure item, I think it's on the Ferris Wheel, many people have talked to me previous to the first hearing and after this one. So, I just want to disclose that, as well.

But Jonathan, we're going to miss you, and I'm sure we're still going to talk, and I look forward to having a cocktail with you socially distanced.

Commissioner Pearlman:

Yeah. Well, we can do that and maybe do a Zoom cocktail party sometime soon. Thank you all.

Commissioner Johns:

I think I am the one that initially seduced Commissioner Pearlman to Annie's Hot Dogs, and I've enjoyed all of those lunches. But in particular, I've enjoyed the many, many extremely insightful knowledgeable comments that Commissioner Pearlman has made over the years, and the deft way that he has helped us resolve difficult problems when they have arisen. So, it's just been a wonderful experience and I really thank you for the time that you've spent with us.

Commissioner Pearlman:

Thank you so much.

Commissioner Black:

I concur completely with my fellow Commissioners. Jonathan, you have been such an asset to this Commission, and one of the strengths that I saw in you right off the bat and that was really value is your ability to distill down the new construction, the design of new construction that needed to in-fill in a historic district, and you were superb at doing that and working collaboratively with applicants and members of the community to help solve architectural problems, and through the almost three years that I've served on the

Commission, I've really grown to love your friendship, and I look forward to this period after with you.

Commissioner Pearlman:

Thank you.

President Matsuda:

Commissioner So, did you have anything else --

Commissioner So:

I actually don't have anything else to add to my comments.

President Matsuda:

Did anyone else want to make further disclosures about the agenda item number 8?

Commissioner Black:

Yes, I did. I'm sorry. I was contacted by a number of people -- I'm sorry, besieged by those people, and I was also contacted by the mayor's office.

Commissioner Johns:

Yes. I, too, was contacted by many people, including the Rec and Park and the Mayor's Office about the Wheel.

Commissioner So:

All right. Thank you, Diane. I really appreciate you conducting this meeting, thank you. It's really hard. I do need to disclose I have a lot of just general public reach out to me, and I -- about the Ferris Wheel, and also, I have been reached by the Mayor's Office and other folks in the city? And so that's the disclosure I wanted to share.

Commissioner Nageswaran:

I was just contacted by Parks and Rec today, and I think that's all.

President Matsuda:

Okay. Okay. I was contacted by the Mayor's Office and had a conversation with Supervisor Chen.

Jonas P. Ionin, Commission Secretary:

Alongside all of you for about eight years on this Commission, so thank you, former Commission President Hyland.

Also, Commissioners, I am sad to report that one of our long-standing former members of the Planning Department, Vincent Marsh, has passed away. He passed away quietly or peacefully at his home in Palm Springs in February of this year. He was 72 years old, and he served as the Preservation Coordinator for San Francisco and Sacramento. And when I came on or joined the Planning Department, Vincent pretty much was the preservation team to the Landmark Advisory Board at that time, and so I would respectfully request that we adjourn in his eternal memory today.

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. 2020-004724COA (M. LANGLEIE: (628) 652-7410)
1045 SANSOME STREET - located on the west side of Sansome Street, between Green and Vallejo Streets; Lot 001 in Assessor's Block 0134 (District 3) - Request for a **Certificate of Appropriateness** for the construction of a new roof terrace and expansion of an existing stair penthouse. The subject property is a contributor to the Northeast Waterfront Landmark District and is located within a C-2 (Community Business) Zoning District and 84-E Height and Bulk Limit.
Preliminary Recommendation: Approve
(Proposed for Continuance to April 7, 2021)

SPEAKERS: None
 ACTION: Continued to April 7, 2021
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda

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.

6. [2021-000208COA](#) (R. SALGADO: (628) 652-7332)
1800 MISSION STREET - located on the west side of Mission Street, between 14th and 15th Streets; Lot 001 in Assessor's Block 3547 (District 9) - Request for a **Certificate of Appropriateness** for vertically enlarging two existing vehicular door openings at the Julian Avenue facade. The subject property is City Landmark No. 108 (Mission Armory), and is located within a UMU (Urban Mixed Use) Zoning District and 45-X/68-X Height and Bulk Limit.
Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So
 ABSENT: Matsuda
 MOTION: [0432](#)

F. REGULAR CALENDAR

- 7a. [2021-001263LBR](#) (G. GUNTHER: (628) 652-7607)

848 WASHINGTON STREET – Located on the north side of Washington Street between Grant Avenue and Stockton Street, Assessor’s Block 0193, Lot 016 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Sun Restaurant 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 CRNC (Chinatown- Residential- Neighborhood Commercial) Zoning District and 50-N Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Katie Wilborn - Introduction
 = Gretel Gunther - Staff report
 = Elton Wu - Staff report
 + Paul Dinelli - Central Drug Store
 + Jerry Dinelli - Central Drug Store
 + Zoe - Yadav Diamonds

ACTION: Adopted a Recommendation for Approval
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 RESOLUTION: [1171](#)

- 7b. [2021-001264LBR](#) (G. GUNTHER: (628) 652-7607)
350 HAYES STREET – Located on the north side of Hayes Street between Franklin and Gough Streets, Assessor’s Block 0809, Lot 030 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. UKO 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 the Hayes-Gough NCT (Neighborhood Commercial Transit) Zoning District and 50-X and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 RESOLUTION: [1172](#)

- 7c. [2021-001265LBR](#) (E. WU: (628) 652-7415)
888 BRANNAN STREET, SUITE 100 – Located on the northwest side of Brannan Street between 8th and 7th Street, Assessor’s Block 3780, Lot 006 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yadav Diamonds and Jewelry 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 the UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 RESOLUTION: [1173](#)

- 7d. [2021-001255LBR](#) (E. WU: (628) 652-7415)
4494 MISSION STREET – Located on the northeast side of Mission Street between Santa Rosa Avenue and Francis Street, Assessor’s Block 6796, Lot 011 (District 11). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Central Drug Store has served San Francisco for 113 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 Excelsior Outer Mission NCD (Neighborhood Commercial District) and Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 RESOLUTION: [1174](#)

8. [2019-022126COA-04](#) (M. TAYLOR: (628) 652-7352)
55 HAGIWARA TEA GARDEN DRIVE – Located between John F. Kennedy Drive, Hagiwara Tea Garden Drive, Martin Luther King Jr. Drive, and Music Concourse Drive; Lot 001 in Assessor’s Block 1700 (District 1). Request for a **Certificate of Appropriateness** to extend the operation of a temporary observation wheel installed in the Music Concourse. On January 15, 2020, the Historic Planning Commission (HPC) reviewed and approved with conditions a Certificate of Appropriateness Application (Motion No. 0407) for the one-year installation of an observation wheel to commemorate the 150th Anniversary of Golden Gate Park. The wheel was scheduled to open April 4, 2020 and be removed in March of 2021; however, Covid-19-related restrictions limited operation and capacity of the wheel. The City of San Francisco Recreation and Parks Department requests to extend operation of the observation wheel for a total of four additional years. The project sponsor proposes operational extension until March 1, 2023 to offset financial hardship experienced by the vendor and an additional extension until March 1, 2025 to support economic recovery. The subject property is Landmark No. 249, Music Concourse, Golden Gate Park and is located in a P (Public) Zoning District and OS Height and Bulk District.

Preliminary Recommendation: Approve

(Continued from Regular Hearing on February 17, 2021)

- SPEAKERS:
- = Michelle Taylor - Staff presentation
 - + Dana Ketcham - Rec and Park presentation
 - + Ashley Summers - Rec and Park Commission Secretary
 - + Commissioner Larry Mazzola Jr. - Rec and Park Commission
 - + Mark - Support
 - + Cassandra Castillo - Support
 - + Jeff Gordon-Creed - Support
 - + Frank - Support
 - + Speaker - Free tickets
 - Pam - Compromise to 1-year extension
 - + Emily - Will support small business
 - + John Cunningham - Support
 - + David Harrison - Support
 - + Drew - Support
 - + Amy Cohen - Support
 - + Martha - Support
 - + Speaker - Support
 - + Tom - Support
 - Linda Schaffer - Opposed
 - Katherine Howard - Environmental, lighting
 - + Anna McCarthy - Support
 - + James - Support
 - + David - Support
 - Bob Hall - Opposed
 - Stephane - Lighting
 - John - Limit contract to 1 year
 - Whitney- Natural habitat
 - Liz - Support
 - Tes Welborn - Opposed
 - + Kate - Support
 - + Mike - Support
 - Susan - Opposed
 - Speaker - 1 year
 - + Tim - Support
 - + Patrick - Support
 - + Anna - Support
 - Speaker - 1 year extension
 - + Nick Bolani - Support
 - Ann McPherson - 1 year extension
 - + Speaker - Support
 - + Speaker - Support
 - Nancy - 1 year extension
 - + Richard - Support
 - + Sara Ogilvie - Support
 - Lance - 1 year
 - + Rodney Fong - Support
 - = Victoria Wong - City Attorney

- = Elizabeth Jonckheer - Suggestion
 - = Jonas P. Ionin - Message from Supervisor Peskin supporting 1 year extension
- ACTION: Approved as revised by Staff and amended to include:
1. Eight weeks for Rec/Park to provide materials re: the generator and fencing; and
 2. An update hearing in 12 months.
- AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
- MOTION: [0433](#)

ADJOURNMENT 2:58 PM - IN HONOR OF VINCENT MARSH
ADOPTED APRIL 7, 2021