

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING

via video and teleconferencing

Wednesday, April 7, 2021
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MATSUDA AT 12:31 PM

STAFF IN ATTENDANCE: Katie Wilborn, Elton Wu, Ryan Balba, Kalyani Agnihotri, Alex Westhoff, Allison Vanderslice, Frances McMillen, Marcelle Boudreaux, Susan Parks, Maggie Smith, Liz Watty, 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

Liz Watty, Director of Current Planning:

We do have one quick announcement that I just wanted to make. Director Hillis is out today but we just wanted to share with everyone some good news on the Permit Center front. The Permit Center has just announced that it will be reopening to the public for a soft launch, May 6th, and for a full reopening on May 10th. There are still a lot of logistics to come over the next month but I did want to share the good news that we are all starting to see a bit of the light at the end of the Covid tunnel here. And so, there will certainly be more to come including a public forum that the Department of Building Inspection will be hosting in the coming weeks. But just wanted to share that news to the Commission as well. That's all. Thanks.

C. COMMISSION MATTERS

2. President's Report and Announcements

President Matsuda:

Well I don't have any formal announcements but I want to welcome you Laura. Welcome Commissioner Pearlman back. We're happy to have you and honored that you can participate. And it was surprising to me when you announced that this was our 19th remote hearing. I feel like I have finally gotten this virtual meeting down so – although I'm looking forward to seeing all of you back in person. Happy April everyone.

3. Consideration of Adoption:

- [Draft Minutes for March 3, 2021](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments & Questions

None.

D. 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.

5. [2020-010391PTA](#)

(R. SALGADO: (628) 652-7332)

1 KEARNY STREET – located on the west side of Kearny Street, between Market and Geary Streets; Lot 031 in Assessor’s Block 0312 (District 3) - Request for a **Major Permit to Alter** to replace a second-floor door and select glazing with a louver behind the existing historic metal window and door framing at the Geary Street façade of the 1964 addition to the original 1902 building. The property is designated as a Category I (Significant) building within the Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code, and is located within a C-3-O/C-3-R (Downtown-Office/Downtown-Retail) Zoning District and 150-X/80-130-F Height and Bulk Limit.

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Foley, Johns, Nageswaran, Pearlman, So, Matsuda
 MOTION: [0434](#)

E. REGULAR CALENDAR

- 6a. [2021-005280LBR](#) (K. WILBORN: (628) 652-7355)
298 PACIFIC AVENUE – Located on the northeast corner of Pacific Avenue and Battery Street, Assessor’s Block 0166, Lot 005 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Old Ship Saloon has served San Francisco for 170 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-2 (Community Business) Zoning District and 84-E Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Liz Watty – Introduction
 = Katie Wilborn – Staff report
 = Elton Wu – Staff report
 = Ryan Balba – Staff report
 = Kalyani Agnihotri – Staff report
 + Shaunti Prasad – Lyon-Martin Health Services
 + Dan Serot - Finnegans Wake
 + John Lewis – SF Bay Times
 + Andrea Shorter – SF Bay Times
 + Sparkle – Lyon-Martin Health Services
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Johns, Nageswaran, Pearlman, So, Matsuda
 RESOLUTION: [1175](#)

- 6b. [2021-002581LBR](#) (K. WILBORN: (628) 652-7355)
358 NOE STREET – Located on the west side of Noe Street between 17th and Market Streets, Assessor’s Block 3563, Lot 007 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry**

application. SF Bay Times has served San Francisco for 43 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 40-XHeight 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, Nageswaran, Pearlman, So, Matsuda
 RESOLUTION: [1176](#)

- 6c. [2021-002571LBR](#) (E. WU: (628) 652-7415)
550 BAYSHORE BOULEVARD – Located on the west side of Bayshore Boulevard between Cortland Avenue and Industrial Street, Assessor’s Block 5693, Lot 036 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Flowercraft Garden Center has served San Francisco for 47 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 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, Nageswaran, Pearlman, So, Matsuda
 RESOLUTION: [1177](#)

- 6d. [2021-002569LBR](#) (R. BALBA: (628) 652-7331)
650 04TH STREET – Located on the southwest side of 4th Street between Bluxome and Oak Streets, Assessor’s Block 3786, Lot 104 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Fanta Cleaners Inc. has served San Francisco for a minimum of 32 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 CMUO (Central SoMa-Mixed Use Office) Zoning District and 130-CS 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, Nageswaran, Pearlman, So, Matsuda
 RESOLUTION: [1178](#)

- 6e. [2021-002579LBR](#) (R. BALBA: (628) 652-7331)
1735 MISSION STREET – Located on the east side of Mission Street between 13th and Erie streets, Assessor’s Block 3531, Lot 028 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lyon-Martin Health Services has served San Francisco for 42 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-1-G (Production, Distribution & Repair - 1 - General) Zoning District and 68-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, Nageswaran, Pearlman, So, Matsuda
RESOLUTION: [1179](#)

- 6f. [2021-002570LBR](#) (K. AGNIHOTRI: (628) 652-7454)
937 COLE STREET – Located on the west side of Cole Street, between Carl Street and Parnassus Avenue, Assessor’s Block 1277, Lot 003 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Finnegans Wake 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 the Cole Valley 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 6a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Foley, Johns, Nageswaran, Pearlman, So, Matsuda
RESOLUTION: [1180](#)

- 6g. [2021-002891LBR](#) (K. AGNIHOTRI: (628) 652-7454)
4115 19th STREET – Located on the south side of 19th Street, between Castro and Collingwood Streets, Assessor’s Block 7125, Lot 001A (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yankee Clipper Travel has served San Francisco for 34 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 Castro Street 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 6a.

ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Johns, Nageswaran, Pearlman, So, Matsuda
 RESOLUTION: [1181](#)

7. [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
 (Continued from Regular Hearing on March 3, 2021)

SPEAKERS: = Michelle Langlie – Staff report
 + Tara Sullivan – Project sponsor
 ACTION: Approved
 AYES: Black, Foley, Johns, Nageswaran, Pearlman, So, Matsuda
 MOTION: [0435](#)

8. [2020-009076COA](#) (A. WESTHOFF: (628) 652-7314)
900 INNES AVENUE – located on the northwest corner of Innes Avenue and Griffith Street; Lot 003 in Assessor's Block 4646 (District 10) – Request for a **Certificate of Appropriateness** for exterior alterations including new accessible entryways on two non-secondary facades. The property is Landmark No. 250, and is located within a P (Public) Zoning District and OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Alex Westhoff – Staff presentation
 + Stacy Bradley – Rec and Park
 + Sarah Brummett – Project sponsor
 - Shirley – Legacy should be preserved
 + Jackie Flinn – Will provide as a welcoming center
 + Alejandra Chiesa – Will provide opportunity for the community to engage and showcase their rich history
 + Speaker – Support
 - Jill Fox – Discuss further with Rec and Park for adjustments
 - Dan Dodt – Mini maritime museum is a more appropriate use of the interior
 - Michael Hammond – Use main story of cottage as a history room
 = Allison Vanderslice – Response to questions
 = Andrea Ruiz-Esquide – City attorney
 ACTION: After hearing and closing public comment; Continued to May 5, 2021
 AYES: Black, Foley, Johns, Nageswaran, Pearlman, So, Matsuda

9. [2014.0263U](#) (F. MCMILLEN: 628-652-7376)
RESIDENCE PARKS HISTORIC CONTEXT STATEMENT – Informational Presentation. Gardens in the City: San Francisco Residence Parks, 1906-1940, Historic Context Statement addresses the development of Jordan Park, West Clay Park, Ingleside Terraces, Forest Hill, Forest Hill Extension, St. Francis Wood, Sea Cliff, Lincoln Manor and Balboa Terrace between 1906 and 1940. The Residence Parks Historic Context Statement includes a discussion of the developers, architects, and builders involved in the establishment and design of each community. The historic context statement was developed to provide a framework for consistent, informed evaluations of historic resources in the eight neighborhoods included in the study. The study identifies architectural styles and building typologies, character-defining building and landscape features, including public parks, landscape furnishings and structures, street patterns, and pedestrian circulation systems. The context statement includes potential areas of significant themes, integrity and criteria considerations, and provides recommendations for future study.
Preliminary Recommendation: None - Informational
- SPEAKERS: = Frances McMillen – Staff presentation
 + Richard Brandi – Project sponsor
 + Woody LaBounty – Context statement
- ACTION: Reviewed and Commented
10. [2021-000795DES](#) (F. MCMILLEN: 628-652-7376)
INGLESIDE TERRACES SUNDIAL AND SUNDIAL PARK – located within Entrada Court and west of the intersection with Borica Street, Lot 001 in Assessor’s Block 6917B (District 7). Consideration to recommend to the Board of Supervisors **Landmark Designation** of the Ingleside Terraces Sundial and Sundial Park as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Ingleside Terraces Sundial and Sundial Park was initiated for designation by the Board of Supervisors on December 7, 2020 (See BoS File No. 201299). The Ingleside Terraces Sundial and Sundial Park are significant for their association with the development of residence parks neighborhoods in San Francisco in the early twentieth century. The Ingleside Terraces Sundial and Sundial Park are also significant as an excellent example of the public landscape features common to residence park developments of the period and as a visual landmark associated with the Ingleside Terraces neighborhood. The subject property is within a P (Public) Zoning District and OS Height and Bulk District.
Preliminary Recommendation: Approve
- SPEAKERS: = Frances McMillen – Staff report
- ACTION: Adopted a Recommendation for Approval
- AYES: Black, Foley, Johns, Nageswaran, Pearlman, So, Matsuda
- RESOLUTION: [1182](#)
11. [2016-013156SRV](#) (M. BOUDREAUX: (628) 652-7375)
CITYWIDE CULTURAL RESOURCES SURVEY – Informational presentation to update the Commission on the on-going Citywide Cultural Resources Survey, including update on Citywide Historic Context Statement framework, staffing update, phasing and schedule

discussion, Arches technology status, and next steps. This will be the second of quarterly updates to the Commission.

Preliminary Recommendation: None – Informational

SPEAKERS: = Marcelle Boudreaux – Staff presentation
= Susan Parks – Staff presentation
= Maggie Smith – Staff presentation

ACTION: Reviewed and Commented

12. [2015-0071810TH](#) (M. BOUDREAUX: (628) 652-7375)

PRESERVATION REPORTING AND LANDMARKS UPDATE – **Informational Presentation** on the Planning Department’s preservation activities including review of Certified Local Government (CLG) report, Cultural Heritage update, and update on Landmark Designations.

Preliminary Recommendation: None - Informational

SPEAKERS: = Marcelle Boudreaux – Staff report
+ Richard Kurylo – Legacy Business program
+ Woody LaBounty – Funds has not increased, Mothers Building

ACTION: Reviewed and Commented

ADJOURNMENT 4:35 PM
ADOPTED APRIL 21, 2021