

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING
via video and teleconferencing

Wednesday, June 16, 2021
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Marcelle Boudreaux, Charles Enchill, Claudine Asbagh, Michelle Taylor, Justin Greving, Rebecca Salgado, 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:

Hi, this is Liz Watty, Director of Current Planning. Just doing a quick announcement before I turn it over to Marcelle Boudreaux, who has a few as well. But I just wanted to share with everyone we are excited to announce that the Permit Center is going to be fully reopened as of July 1. This is a really exciting milestone of getting back to business post Covid. There will no longer be a need of appointments in order to come and do over-the-counter permit approvals and we will also be bringing back our ability for the public to come in and just ask questions of our planning staff. We are really excited. This is a big milestone. We just wanted to share that with you Commissioners as well as the public.

Marcelle Boudreaux:

Hi, thank you, Marcelle Boudreaux. I have two updates. Jonas, I will ask if I should provide those now. The first is, we just wanted to update the Historic Preservation Commission and the public in that we, as the Preservation staff with the Planning Department are participating in a discussion with other big city preservation leaders on creating a national agenda for preservation through the National Trust. Today is actually the kickoff meeting and so we will come back to the HPC when we have request for feedback and or more information. But we just wanted to give you a heads up about that exciting activity. Jonas, I also had just some background information on landmarks. Should I provide that now?

Jonas P. Ionin, Commission Secretary:

Maybe it might be appropriate after the President's announcement.

Marcelle Boudreaux:

Okay. Great, perfect I'll come back.

President Matsuda:

Actually I do have a question for Marcelle. The meeting that you're going to be participating in with the National Trust, is that to discuss the inclusion of other Preservation issues that maybe, cities like San Francisco or Seattle or Los Angeles, are starting to incorporate as part of their normal program or what- do you have any other information on that?

Marcelle Boudreaux:

Right now, this is really the kickoff meeting to start talking about what that agenda might look like. I think we would anticipate that we are looking at, as you mentioned, certain cities, certain activities, including San Francisco and how we are moving forward in the preservation world, and how to incorporate those best practices. That is what we generally understand. But the meeting is actually happening right now so --

President Matsuda:

Fine. So I won't keep you any longer.

Marcelle Boudreaux:

That is okay. We will definitely provide you some more details at the next hearing.

President Matsuda:

Okay, thank you. That is exciting. Thanks for letting us know.

Marcelle Boudreaux:

Of course.

C. COMMISSION MATTERS

2. President's Report and Announcements

President Matsuda:

I have two. One is that I had a call with Ben Davis and Dana King. They are part of the Music Concourse project that the ARC recently heard, and I understand will come back to the Commission sometime in July. And the second announcement is that I received some information from Ian Fregosi with Supervisor Connie Chan's office and they have initiated – they started the initiation for Landmark Designation of the City Cemetery which is located in Lincoln Park. And they included some information that we will make sure is forwarded to all the Commissioners about the Kong Chow Funeral Chapel. There is still a little bit of the very very old history of the Chinese in San Francisco remaining at Lincoln Park. And it is pretty exciting that this particular structure still remains and hopefully the HPC will have a chance to support this designation and to really recognize the community that has been here for – since the 1860's, but has very little to no recognition in a lot of mainstream publications and documents. So, I am personally excited and we will be happy to share that with you. And thank you, Supervisor Chan, for starting this initiation. That is all my comments. Thank you.

Jonas P. Ionin, Commission Secretary:

Thank you. Marcelle, did you want to, at least, describe the process associated with that?

Marcelle Boudreaux:

Yes, thank you. I just wanted to briefly mention that department staff has been engaged with the Supervisor's office as well as Rec and Park on this potential landmark. It is very exciting. It is also will be the first archeological landmark that we will work on. With that, I just wanted to give a brief highlight on what the Board initiated landmark process looks like so that Commissioners are familiar with that. So as you all may know, the landmark process is generally a two-step process. First step is initiation which can occur through this body, the Historic Preservation Commission, or through the Board of Supervisors. Right now, the City Cemetery is in the introduction stage of that initiating resolution. So, there are still a few board hearings before it does make its way to the Planning Department where we then will start working on the second part of the landmark process, which is the designation and the

ordinance. So, I anticipate that the Commission will hear this item this year at some point. Thank you.

3. Consideration of Adoption:
 - [Draft Minutes for May 19, 2021](#)

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

4. Commission Comments & Questions

Commissioner So:

I have some announcements. I actually wanted to comment on President Matsuda's brought up about the cemetery going to be a cultural landmark designation. Personally, I am really connected with the Chinese Historical Society of America. We have written a lot of light papers talking about the legacy and the historic significance of this particular cemetery. And I have known, personally there are a lot of Chinese descent that are also have memories and their ancestors are buried in that area. So, I am truly supportive of this and I'm really excited this will be the first archeological historic landmark designation. So, I'm excited about it and thank you for everybody's support; and thank you Supervisor Chan, leading up this effort and of course with our favorite Marcelle, our staff.

So the second thing I wanted to talk about is I would like to give a shout out our amazing staff again. Last week was the California Preservation Foundation Conference and I have the luxury to be a participant to learn more about all things matter. And our amazing staff, Allison Vanderslice and also Alex Westhoff, had actually hosted these amazing seminars and conferences that talked about ranging from CEQA mitigation and inclusiveness of our San Francisco Historic Preservation and Planning Department's initiatives that we started and shared with everyone in California, and that was very inspirational. And they do a really amazing job and all that seminar is on the tape so you actually can go in and watch it again on demand. So, I highly recommend everyone to take a look and listen to what they have to say and it's amazing. It's actually more entertaining than I would've anticipated. Especially on the end of it is about neon lights too. So it's really, really cool. So, thank you for doing all of the work and I felt so much more educated now. I'll do it again next year and please, I invite everyone to do that too if you have not done so. That's it for my sharing of what happened in the last week.

Commissioner Pearlman:

I would like to say a few words. I do want to follow on what Commissioner So just said. I attended a number of the sessions last week and one of them Alex Westhoff was one of the presenters for the LGBT topics that we have recently handled a number of them. And so, that was brought forward in a very, as Commissioner So said, a very entertaining session, as well as a couple of others that -- one was about the rocket testing site down in Southern California, which is also a Native American land. And NASA and the native groups are going together to create a national historic site there, that includes both the prehistoric and pre-American development of that area as well as then the 50s, 60s, 70s testing of rocket engines

that went to the moon and were in the shuttles. So that was absolutely fascinating. So I do encourage everybody to attend and check out the tapes.

I also wanted to comment on the article that was in the paper a couple of weeks ago about the project that would be at the Music Concourse that we heard at the Architectural Review Committee last time. And you know, the article if you have not read it please take a look. But it was in the Chronicle on – I can't remember the date it was about two weeks ago on a Sunday. The article, I was, as commissioner Foley will acknowledge, I was pretty passionate about my feelings about the project and the article I thought was fairly evenhanded. It did quote some of my thoughts pretty accurately. And most of it has to do with the idea of putting words on the Spreckel's House of Temple of Music which I think is a bad idea. But I thought there were -- there was a comment from the artist, Dana King, that she believed that we weren't completely supportive on our committee because we are not African Americans so that we could not understand. And I found that kind of comment which was certainly not the case at all. My comment was specifically about the placing- the protection of the historic fabric of the city which is what our Commission is charged to do. And I thought it ironic that I went back and I found five landmarks that over the last four or five years there were five specific landmarks that are related to the African-American community. And amazingly, we all managed to understand the value of it and the importance of those particular locations and were able to be able to vote on it. So, I just felt like her words were more of the kind that separate us rather than bring us together and so I found that quite disappointing. And part of why I am saying all of this is because I did see that the Mayor has nominated someone for my seat. So, I anticipate that I won't be on the Commission when this comes before you. And, I just thought it was important to get some of my thoughts into the public record because I did have part of the interaction on this from the committee. One other point, which I think is important, Mr. Davis who is proposing to put big words on the bandshell building. Two pieces about that, one is that it's not historically accurate, which I think is important for this Commission. I went back and looked at the sheet music that was published. I looked up the composer of Lift Every Voice and the sheet music is entitled Lift Ev'ry Voice with every spelled EV'RY. The words that Mr. Davis wants to put on the bandshell spells the word EVERY. So that I thought was inappropriate. I mean, I think it's inappropriate to put anything there, but if you're going to allow that, at least make it historically accurate. And then there was a lot of discussion about the amazing coincidence that the music was written in 1900, and the bandshell building was built in 1900. And that false equivalency was very striking to me. My grandfather was born in 1900. He has nothing to do with either of those two things. And it turns out that the Spreckels Temple of Music was completed in 1899, with the Music Concourse that was completed in 1900. So, I just found out the flip attitude of an artist who is trying to present something on a historical building in San Francisco to be very, very carefully scrutinized. So, I appreciate you giving me this moments and I am sad that I won't be with you at that time. And I'm sad to be leaving the Commission but I do think that it is in amazing hands from the other Commissioners. The person who's been nominated I think is highly qualified and I think will be a great addition to the Commission. Thank you.

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. 2020-005897PTA (J. VIMR): (628) 652-7319
233 GEARY STREET – Southwest corner of the intersection of Geary and Stockton Streets; Lots 018-020 in Assessor’s Block 0314 (District 3). Request for a **Permit to Alter** to complete exterior alterations such as ground floor modifications, expansion of existing window openings, and removal of a portion of the blank, western elevation as part of the conversion of the subject building to a mix of retail, office, and residential uses. Historically known as the I. Magnin building, 233 Geary Street is located in a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. The project must also obtain various entitlements from the Planning Commission; this future Planning Commission hearing will constitute 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
(Proposed for Continuance to July 7, 2021)

SPEAKERS: Deborah Quick – Support continuance
 ACTION: Continued to July 7, 2021
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda

6. 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 an OS (Open Space) Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
Note: On April 7, 2021, after hearing and closing public comment, continued to May 5, 2021 by a vote of +7 -0. On May 5, 2021, without hearing, continued to June 2, 2021 by a vote of +7 -0. On June 2, 2021, without hearing, continued to June 16, 2021).
(Proposed for Continuance to July 21, 2021)

SPEAKERS: None
 ACTION: Continued to July 21, 2021
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda

E. CONSENT CALENDAR

8. [2021-001102PTA](#) (J. VIMR): (628) 652-7319
660 MARKET STREET – Located on the north side of Market Street between Kearny and Montgomery Street; Lot 005 in Assessor’s Block 0311 (District 3). Request for a **Permit to Alter** to install non-visible exterior building maintenance equipment atop the roof the subject building. Maintenance equipment will include tie-back anchors, a lifeline, and

various guard rails. The rear/side parapet will also be extended to 42" in height. The subject property is a Category I (Significant) site designated pursuant to Article 11 of the Planning Code and is located in a C-3-O (Downtown-Office) Zoning District and 250-S Height and Bulk District. This action constitutes the Approval Action for the project for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 MOTION: [0437](#)

F. REGULAR CALENDAR

9. [2020-010710COA](#) (C. ENCHILL): (628) 652-7551
400 CALIFORNIA STREET – Located on the north side of California Street, west of Sansome Street; Lot 003 in Assessor's Block 0239 (District 4). Request for a **Certificate of Appropriateness** to permit the replacement of the main entry doors, vestibule removal, and widening of an existing interior ground floor connection to meet current accessibility and egress requirements. The subject property is Landmark No. 3, Bank of California and is located in a C-3-O (Downtown Office) Zoning District and 350-S Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
Note: On May 19, 2021, without hearing, continued to June 2, 2021 by a vote of +7 -0. On June 2, 2021, without hearing, continued to June 16, 2021.

SPEAKERS: = Liz Watty – Introduction
 = Charles Enchill – Staff report
 + Carolyn Kiernat – Project sponsor
 + Speaker – Project sponsor's architect
 + Michael Libby – Response to questions
 = Claudine Asbagh – Response to questions
 ACTION: Approved (Option 2) adding a finding indicating a strong recommendation for an on-site interpretive program, with the expectation that the Planning Commission will make it a condition of approval as part of the project's entitlement.
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 MOTION: [0438](#)

10. [2018-013597ENV](#) (M. TAYLOR: (628) 652-7352)
PORTSMOUTH SQUARE IMPROVEMENT PROJECT – 733 Kearny Street (Portsmouth Square) located on a block bound by Washington Street to the north, Clay Street to the south, Walter U Lum Place to the west, and Kearny Street to east, Assessor's Block 0209, Lot 017 (District 3). 750 Kearny Street located at the southeast corner of Washington and Kearny Streets, Assessor's Block 0208, Lot 024 (District 3). Kearny Street Pedestrian Bridge located on Kearny Street between Washington Street to the north, and Clay Street to the south and connecting Block 0209, Lot 017 to Block 0208, Lot 024 (District 3). **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 elevated pedestrian bridge that connects Portsmouth Square to 750 Kearny Street. The proposed project would renovate Portsmouth Square's existing park features and construct a new children's playground, a new clubhouse, re-waterproof the roof of the existing underground parking garage, implement structural upgrades to the Portsmouth Square Garage, and replace landscaping. The site at 733 Kearny Street, 750 Kearny Street and Kearny Street Pedestrian Bridge are all considered historical resources for purposes of the California Environmental Quality Act (CEQA). The project site is located within P (Public) and C-3-O (Downtown Office) Zoning Districts and OS and 200-S Height and Bulk Limits.

Preliminary Recommendation: Review and Comment

SPEAKERS: + Sunny Angulo, Legislative Aide of Sup Peskin
 + Cara Ruppert – Rec and Park presentation
 = Michelle Taylor – Staff presentation
 + Allan Lo – Support removal of bridge
 + Rosa – A fundamental necessity
 + Maggie Dong – Community input on design
 + Annie Chung – Seniors in Chinatown
 + Lillian Tang – Support
 + Sarah Xu – Step in the right direction
 = Justin Greving – Response to questions

ACTION: Reviewed and Commented

7. [2015-001033COA-02](#) (R. SALGADO: (628) 652-7332)
940 BATTERY STREET – Located on the east side of Battery Street between Vallejo Street and Green Street, Assessor's Block 0136, Lot 004A (District 3). Request for a **Certificate of Appropriateness** for interior and exterior alterations to the property in support of a change of use from a commercial/industrial space to a museum, including modifications to window and door openings at the Battery Street façade, construction of a one-story rooftop addition, and modifications to the rear elevation including the creation of two covered setback terraces. This project was previously approved through Motion No. M-0345 at a HPC hearing on August 1, 2018. The project has undergone no changes since that time, and is returning to HPC solely to seek an extension of the expiration date of the original Motion. The subject property is listed as a contributing building within the Northeast Waterfront Landmark District, and is located within a C-2 (Community Business) Zoning District and 65-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: = Rebecca Salgado – Staff report
 + Larry Badiner – Project sponsor
 + Christopher Augusta – Design presentation
 - Speaker – Effect to surrounding businesses
 - Speaker – Effect to surrounding businesses
 - Kelly Lawrence – Media gulch
 - Ken – Oppose
 - Scott Peterson – Sound abatement

- Patrick Fitzgerald – Project may end their business
- Lynn Moore – Noise and construction be mitigated
- Harvey Hacker – Request continuance

ACTION: Approved
AYES: Nageswaran, Black, Johns, Pearlman, So, Matsuda
NAYS: None
ABSENT: Foley
MOTION: [0439](#)

ADJOURNMENT 3:36 PM
ADOPTED JULY 7, 2021