

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING
via video and teleconferencing

Wednesday, July 7, 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 12:36 PM

STAFF IN ATTENDANCE: Paolo Ikezoe, Shelley Caltagirone, Claudia Flores, Marcelle Boudreaux, Audrey Merlone, Aaron Starr, Jonathan Vimr, Monica Giacomucci, Justin Greving, 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

C. COMMISSION MATTERS

2. President's Report and Announcements

None.

3. Consideration of Adoption:

- [Draft Minutes for June 16, 2021](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments & Questions

President Matsuda:

I just have a disclosure that I received an email from Eric Towell regarding the Woolsey project.

Commissioner Pearlman:

Yes, I have a -- I had a conversation with Boe Howard on the 233 Geary project yesterday.

Commissioner So:

And I also disclose that I also had been reached out by the project sponsor on the 233 Geary Street project.

Commissioner Johns:

And Boe also called me about the I. Magnin building.

Commissioner Foley:

Boe Hayward called me also on the 19th Street conversation. The Myers family I have known for 30 years. I don't do any business with them but I have known them for 30 years.

B. DEPARTMENT MATTERS

1. Department Announcements

Rich Hillis, Planning Director:

Hello, Commissioners, I hope that all is well. I just wanted to mention and give you a quick update on our internship program which started this summer. And many of our interns are tuning in today to watch the HPC in action. And we've got kind of a record number of 39 Planning Department interns this year. They are both high school and college interns. Just to kind of give you a sense of the demand, we had over 750 applications for the college program. And for the college program, each intern is paired with a Planning staff member and given a specific project. They also participate in group activities to learn about the diverse work we do. Currently there are five Preservation focused college interns working

on a number of cultural resources surveys including builder and developer tracts in the city from 1880 to 1960, Victorian era architectural styles, architect biographies, mass media and communications in the city, and architectural styles of the early 20th century. And this year we also initiated a kind of revised high school internship program which we are calling the San Francisco Young Planners Program, to empower and educate high school students about Planning and how they can work to shape their city. They use the city as a living laboratory to learn about Planning issues, everything from housing to street vitality, transportation planning, sustainability and historic and cultural resources. The final project presentations will happen in August and we'll make sure to get you an invite. So, I just want to thank you for your ongoing support, also thank our interns who were willing to take on this work. Tina Tam, who has done a tremendous job organizing the program and kind of revising the high school program. And Commissioner Chan too, who was instrumental in the Young Planners program. So, thank you very much. Welcome, interns, and that's all I have to report.

President Matsuda:

May I ask which high schools are participating in the project?

Rich Hillis, Planning Director:

There are a bunch. We can send you the list. It's primarily -- if not all -- San Francisco high schools.

President Matsuda:

San Francisco public high schools?

Rich Hillis, Planning Director:

I think the majority. There's also some private but we can send you a list as well as the colleges.

President Matsuda:

That would be great. Good job.

Commissioner Foley:

I think that is really great.

Commissioner So:

It's amazing. I have seen that some of them are actually remotely experiencing the internship program, which is great too, because we can leverage the virtual technology platform to gather a more resources and it's really great to see so many interests. And a lot of work, a lot of vetting, to have so many applicants and then now we have a whole class of, you said 30 something people. It's going to be amazing. I look forward to the August presentations for all of them.

Rich Hillis, Planning Director:

Great, we hope you can attend. Yes 39 --

Commissioner So:

39, woo.

Rich Hillis, Planning Director:

It's a big number. And we were able to do -- last year was all remote, this year it's both a combination of remote and on-site.

Commissioner So:

Yes, I see that they are all from really good schools too, especially those from the preservation category of interns. So, welcome on board and so many good things too happening here.

I saw that you guys already took them to the tour and debate about whether certain elements should be in the Golden Gate park or not. So, that was cool.

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.

E. REGULAR CALENDAR

5. [2021-005812PCA](#) (P. IKEZOE: (628-652-7501)

ESTABLISHING THE SUNSET CHINESE CULTURAL DISTRICT ORDINANCE [Board File 210599]-

Administrative Code Amendment to establish the Sunset Chinese Cultural District (the "District") in and around the Sunset neighborhood; to require the Mayor's Office of Housing and Community Development (MOHCD) to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department's determination under the California Environmental Quality Act.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Paolo Ikezoe – Staff presentation
 + Li Lovett, Legislative aide to Supervisor Mar
 + Winnie Yu – Self Help for the Elderly
 + Lamar Heystek – ASIAN, Inc.
 + Woody LaBounty - Support
 + Ben Wong – Wah Mei School
 = Shelley Caltagirone – Response to questions

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: 1192

6. [2020-0096400TH](#) (C. FLORES: (628) 652-7439)
CENTERING PLANNING ON RACIAL & SOCIAL EQUITY – Informational Presentation - Staff will update the Commission on the Department’s progress on the implementation of the July 15, 2020 Historic Preservation Commission’s Equity Resolution, Phase 1 Racial & Social Equity Action Plan implementation status, and Phase 2 next steps. Phase 1 contains goals, objectives, and specific actions the Department is undertaking to advance racial and social equity in our internal functions and was updated and submitted to the Office of Racial Equity for review in December 2020. Phase 2 will focus on the external functions of the Department. The Equity Resolution centered the Department’s work on equity, reinforced the Department’s Racial & Social Equity Action Plan, and directed the Department to prioritize certain tasks to further advance this work. The Office of Racial Equity requires the Department to annually report on the action plan status, update the action plan every three years following adoption, and integrate the action plan within the Department’s strategic plan.
Preliminary Recommendation: None – Informational
- SPEAKERS: = Claudia Flores – Staff presentation
 = Marcell Boudreaux – Staff presentation
 = Christy Alexander – Staff presentation
- ACTION: Reviewed and Commented
7. [2021-001791PCA](#) (A. MERLONE: (628) 652-7501)
REVIEW OF LARGE RESIDENCE DEVELOPMENTS [Board File No. 210116] – Planning Code Amendment to require Conditional Use Authorization for certain large residence developments in RH (Residential, House) Zoning Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications
- SPEAKERS: + Jacob Bintliff, Legislative aide to Supervisor Mandelman
 = Audrey Merlone – Staff presentation
 - Speaker – Not tangible for the average homeowner
 + Corey Smith – Support
 - David Gast – Article 10, 11 and CEQA
 - Karin Payson – Not an appropriate use of staff time
 - Led Weisbach – Oppose
 = Victoria Wong – City attorney
 = Aaron Starr – Response to questions and comments
- ACTION: Adopted a Recommendation for Approval with Staff Modifications, adding a Whereas clause, encouraging the Planning Commission and Supervisor to take additional time to provide clarity and address the concerns raised by the HPC.
- AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 RESOLUTION: 1193

8. [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 the 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
Note: On June 16, 2021, after hearing and closing public comment, continued to July 7, 2021 by a vote of +7-0.

SPEAKERS: = Jonathan Vimr – Staff presentation
 + Glenn Rescalvo – Project sponsor
 - Woody LaBounty – Revisit window options
 + Corey Smith – Support
 + Deborah Quick – Support
 + Mark – Support
 + Karen Flood – Support

ACTION: Approved with Conditions
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 MOTION: 0440

9. [2021-004690CRV](#) (M. GIACOMUCCI: (628) 652-7414)
555 19TH STREET – Located on the south side of 19th Street between 3rd Street and Illinois Street, Assessor’s Block 4058, Lot 009 (District 10). Consideration of adoption of a resolution recommending approval of a **Change of Use** application under Planning Code Section 803.9(c). The proposed project would convert 24,848 square feet of PDR use to office use on the first through third floors of a contributing building within the Central Waterfront: Third Street Industrial Historic District listed on the California Register of Historical Resources. Per Planning Code Section 803.9(c), all land uses are principally permitted in California Register-listed buildings, provided that the Zoning Administrator, on the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building. The subject property is located within a UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Monica Giacomucci – Staff presentation
 + Tom Tunny – Project sponsor
 + Christopher – Design presentation

ACTION: Adopted a Recommendation for Approval
 AYES: Nageswaran, Black, Foley, Johns, Pearlman, So, Matsuda
 RESOLUTION: 1194

10. [2019-014146ENV](#) (J. GREVING: (628) 652-7553)
520 JOHN MUIR DRIVE – The project site is an approximately 11-acre site situated on a narrow strip of land between the shoreline of the South Lake of Lake Merced and John Muir Drive, Assessor's Block 7283, Lot 004 (District 7). **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 develop the site to allow for a number of active and passive activities open to the public as well as provide for restaurant dining and indoor space for gatherings. The site at 520 John Muir Drive is the site of the Pacific Rod and Gun Club which is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a Public (P) Zoning District and OS Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving – Staff presentation
+ Chris Townes – Rec and Park
+ Jackie Suen – Rec and Park

ACTION: Reviewed and Commented

11. [2017-012086ENV](#) (J. GREVING: (628) 652-7553)
770 WOOLSEY STREET – **Review and Comment** on the Draft Environmental Impact Report- The project site is 2.2 acres bounded by Wayland, Hamilton, Woolsey, and Bowdoin streets in the Portola neighborhood, Assessor's Block 6055, Lot 001 (District 9). The project site contains the University Mound Nursery that is eligible for listing in the California Register under Criterion 1 and 3 for its association with agricultural settlement in the Portola neighborhood by the Italian American community and as a rare property type (small-scale family-owned greenhouse nursery). The project proposes to demolish a majority of the existing structures on the project site (primarily greenhouses that have been unused since 1990) and construct 62 residential units composed of 31 duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts. The proposed residential units would be approximately 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The proposed project would also include an approximately 0.39-acre (17,170-square foot) publicly accessible open space (which would include two rebuilt greenhouse structures), approximately 11,210 square feet of common open space in the form of connected courtyards and passageways referred to as "the spine" and "mews" for residents only, and approximately 14,890 square feet of private open space (e.g. courtyards and rear yards). The project would regrade the project site, improve the right-of-way along the block's street frontages, and include new utility infrastructure. The project site is within a Residential – House, One Family (RH-1) Use District, and 40-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving – Staff presentation
+ Eric Tao – Project sponsor

ACTION: Reviewed and Commented

ADJOURNMENT 5:19 PM
ADOPTED JULY 21, 2021