

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Wednesday, September 15, 2021
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Elizabeth Gordon-Jonckheer, Pilar LaValley, Justin Greving, Liz Watty - Director of Current Planning, 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:**

Just have a couple of announcements for you guys today. First up, I just want to share a couple of staffing announcements to you all. We have concluded the recruitment for the Deputy Director of Current Planning and I am really excited to announce that Rich Sucre has been offered and accepted the position. So he will be joining the Current Planning leadership, Senior Leadership team and I am really excited to have his Preservation expertise especially to help support me in leading the division. So, I wanted to give a big congratulation. He is on a well-deserved vacation at the moment but I just wanted to share that announcement with all of you. At the moment, we're not planning on changing how we're handling or managing any of these hearings but just wanted to share that Rich will be stepping into that role. On a similar note, I wanted to announce that we have also moved forward with a couple management recruitment positions and wanted to announce that Natalia Kwiatkowska has been promoted to a manager. She is managing the Flex Team which focuses on our Accessory Dwelling Unit program but she is also a Preservation Planner. So I just wanted to let you know we have one more Preservation Planner joining our Management team. And then one other announcement, although not Preservation Planner, just around the aisle our Planner 4 recruitment. We did also select Sylvia Jimenez to be managing our Southwest team. So I know Kate you know Sylvia. We are really excited to have both of them formally join our Current Planning Management team. I just wanted to share that with the Commissioners here. And with that, I will go ahead and turn it over to Elizabeth Gordon-Jonckheer who also have some announcements for you all.

Elizabeth Gordon-Jonckheer:

Thanks Liz. Good afternoon Commissioners. Elizabeth Gordon-Jonckheer, Planning Department staff. At your last hearing, Commissioner Nageswaran asked for an update on items mentioned during Public Comment at the last HPC hearing. I have emailed you on these items and I will also update you now as well as provide some information on additional matters. The first item is 1525 Pine Street which is Grubstake. This project would demolish the existing 1-story commercial restaurant and construct a new 8-story mixed use building utilizing the State Density Bonus. The site is currently occupied by Grubstake Diner which is a late night eatery with historical – cultural significance within the eligible Polk Gulch LGBTQ historic district. The existing structure is comprised of an old lunch wagon that was located at the site in 1917 but has been heavily altered overtime. The project design include salvaging and using some of the interior and exterior features including the existing signage. The sponsor who also owns the Grubstake has indicated they intend to reinstate Grubstake within the restaurant after construction. The project includes three improvement measures related to historic resources incorporating a substantial amount of the character defining features into the new construction to allow Grubstake to continue to look similar and maintain significance conducting interpretative displays onsite that would include plaques, photos and narratives as well as an offsite digital museum. The Commission unanimously approved the preliminary Neg Dec on May 6th and the project on July 22nd. This item did not come before the HPC. The final Negative Declaration has been appealed and the Board of Supervisors hearing is scheduled for October 5th.

The next item is 2261 Fillmore and that is the 380-seat Clay Theatre which is one of the oldest single screen nickelodeon movie houses in San Francisco. The Board voted to initiate Landmark Designation for the building in July and the Board introduced a 90-day extension as part of the Initiation resolution which allows for 180-day review clock versus a 90 days. The Board transmitted the Initiation to the Department on August 11th which started the review process for this item and will be at the HPC in the beginning of next year in early 2022.

I also wanted to advise you on a few Landmark Designation items. The tentative hearings for the Golden Gate Valley Landmark Designation have been altered slightly to accommodate the Housing Element Review on October 20th. And as well, the Department wants to continue coordinating with the library and Administration staff for their full involvement on the landmarking process. This item is scheduled for initiation on October 6th and recommendation on the Landmark Designation on November 3rd. And then finally on September 13th the Board's Land Use and Transportation Committee considered the ordinances for two landmarks recommended for designation by the HPC. The Diego Rivera Mural, The Making of the Frescoe Showing the Building of the City at the SF Art Institute and the Ingleside Terraces Sundial and Sundial Park. The Land Use Committee continued The Making of the Frescoe Showing the Building of the City for one week, so that's September 20th, to provide an opportunity for the Board to address concerns about accessibility and the preservation of the Frescoe as raised by the property owner. On the Committee [inaudible] to recommend designation of Ingleside Terrace Sundial and Sundial Park. And that concludes my update at this time. Thank you.

C. COMMISSION MATTERS

2. President's Report and Announcements

None.

3. Commission Comments & Questions

President Matsuda:

Well I just wanted to thank the Planning Department staff for sharing all the good news. A very big congratulations to Rich and Natalia. We have enjoyed working with you and we really enjoy working with you in your new capacities. And then about the updates of the Landmark Designation project I think the Golden Gate Library has been on our list for some time so I'm glad to see the movement and I'm glad to see that there's some coordination with that. And of the murals. These are all good news. Thank you.

Commissioner Wright:

I wanted to ask about the schedule for the Clay Theater review. And if, what is the necessity of waiting until early next year? As I understood from the last meeting the public comment, they were concerned about pushing it out too far.

Elizabeth Gordon-Jonckheer:

I can address that Commissioner. So, typically the code allows for a 90 day period review. Staff had asked the Board at that time when they were considering the initiation for an extra 90 days we are getting several Board initiated landmarks and the limited staff capacity. So we felt that we can certainly complete but we need to do within 180 days but 90 days is just a little too – considering all the different landmarks that we need to be working on, it is a little bit too short of a timeframe.

Commissioner Wright:

Okay, thank you.

Commissioner Nageswaran:

I just wanted to thank planner Jonckheer for her update. I got her email related [[inaudible] and update. Thank you.

4. Election of Officers

SPEAKERS: None
 ACTION: Matsuda – President
 AYES: Wright, Nageswaran, Black, Foley, Johns, So, Matsuda

SPEAKERS: None
 ACTION: Nageswaran – Vice President
 AYES: Wright, Nageswaran, Johns, Matsuda
 NAYS: Black, Foley, So

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. [2021-003608DES](#) (P. LAVALLEY: (628) 652-7372)
TROCADERO CLUBHOUSE (19TH AVENUE AND SLOAT BOULEVARD, SIGMUND STERN RECREATION GROVE) – Located within Sigmund Stern Recreation Grove, Assessor's Parcel Block No. 2488, Lot 001 (District 4). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Trocadero Clubhouse as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Trocadero Clubhouse was initiated for designation by Supervisor Mar on January 26, 2021 and adopted by the Board of Supervisors on March 9, 2021 (See BOS File No. 210087). Trocadero Clubhouse, constructed in 1892 as a roadhouse and inn by George Green, Jr., is historically significant as one of the earliest buildings in the Parkside District and one of the last surviving nineteenth-century structures in southwestern San Francisco. The building is also architecturally and historically significant as an excellent and well-preserved example of Stick-Eastlake architectural style. Further, the building is significant for its association with early recreational facilities in San Francisco, as

one of the last intact examples of a nineteenth-century roadhouse and as part of the City's park system since the 1930s. The subject property is in a P (Public) Zoning District and OS Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Pilar LaValley - Staff report
 + Daisy Quan - Legislative Aide to Supervisor Mar
 + Eileen Boken - Support
 + Woody LaBounty - Support
 + Evan Rosen - Support
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Nageswaran, Black, Foley, Johns, So, Matsuda
 RESOLUTION: [1198](#)

6. [2019-0222850ENV](#) (J. GREVING: (628)652-7553)
1101-1123 SUTTER STREET – Located on the southwest corner of Sutter and Larkin streets, Assessor's Block 0692, Lot 001 and 019 (District 3). **Review and Comment** before the Historic Preservation Commission on the Draft Environmental Impact Report for the proposed project. The project proposes to rehabilitate the existing three-story building at 1101 Sutter Street and demolish the existing building at 1123 Sutter Street for the construction of a new 14-story, 150-foot-tall building. The proposed project would provide 221 residential units, 8,330 square feet of commercial and childcare uses, 11,637 square feet of open space, 59 vehicular parking spaces, and 164 bicycle parking spaces. The buildings at 1101 and 1123 Sutter are both historic resources for purposes of the California Environmental Quality Act (CEQA). The project site is located within the Polk Street NCD (Neighborhood Commercial) Zoning District and 65-A and 130-E Height and Bulk District.
NOTE: The Public Comment period for this DEIR is from August 18, 2021 until 5:00PM on October 5, 2021. The DEIR is scheduled for Review and Comment at the Planning Commission on September 30, 2021.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving - Staff report
 + Patrick McNerney - Project sponsor
 + Corey Smith - Support
 ACTION: Reviewed and Commented

ADJOURNMENT 1:48 PM
 ADOPTED OCTOBER 6, 2021