

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING
via video and teleconferencing

Wednesday, October 6, 2021
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MATSUDA AT 12:33 PM

STAFF IN ATTENDANCE: Elizabeth Gordon-Jonckheer, Michelle Taylor, Shannon Ferguson, Pilar LaValley, Scott Sanchez – Deputy Zoning Administrator, Rich Sucre - Deputy Director of Current Planning, 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: John Templeton – Racial Equity process

B. DEPARTMENT MATTERS

1. Department Announcements

Rich Sucre, Deputy Director of Current Planning:

Hello Commissioners. Rich Sucre, Deputy Director of Current Planning. Yes, we just wanted to give you an update on where some of your landmark nominations are. Recently, at the Full Board, the Eagle landmark basically is passing through. So, that basically has one more hearing in front of them. And then recently at the Land Use Committee we had two updates, the Ingleside Terrace was at Land Use last week and the Diego Rivera Fresco at the San Francisco Art Institute. So, a couple of the designations that you had the chance to work on are moving through the legislative process. And that concludes my report.

C. COMMISSION MATTERS

2. President's Report and Announcements

None.

3. Consideration of Adoption:

- [Draft Minutes for September 1, 2021](#)
- [Draft Minutes for September 15, 2021](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments & Questions

None.

5. [Remote Hearings](#) - Consideration of Action to allow teleconferenced meetings and Adopting Findings under California Government Code Section 54953(E) to allow remote meetings during the Covid-19 Emergency; Continue remote meetings for the next 30 days; Direct the Commission Secretary to schedule a similar resolution [motion] at a Commission Meeting within 30 days.

SPEAKERS: Jonas P. Ionin, Commissioner Secretary

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [1201](#)

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. 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. [2020-011053PTA](#) (J. VIMR: (628) 652-7319)
[934 MARKET STREET](#) – north side between Mason and Cyril Magnin Streets; Lot 004 in Assessor’s Block 0341 (District 6). Request for a **Permit to Alter** to complete various exterior alterations associated with interior tenant improvements. Exterior work would include a louvered grille in place of an existing window, replacement of entry doors in the same locations, revisions to multiple storefront bays, and new, minimally to non-visible rooftop mechanical equipment. 934 Market Street was completed in 1974 and is a Category V (Unrated) property within the Article 11 Kearny-Market-Mason-Sutter Conservation District, C-3-G (Downtown-General) Zoning District, and 110-X Height and Bulk District. This action constitutes the Approval Action 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: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 MOTION: [0446](#)

F. REGULAR CALENDAR

- 7a. [2020-011214COA](#) (M. TAYLOR: (628) 652-7352)
[714 STEINER STREET](#) – east side between Grove and Hayes Streets; Lot 019 in Assessor’s Block 0803 (District 5) – Request for a **Certificate of Appropriateness**, pursuant to Article 10 of the Planning Code, to modify an existing three-story over basement, two-family residential building in the Alamo Square Historic District. The project includes a horizontal addition, new deck, and new openings at the rear of an existing residential building. Additional alterations include reconstruction of front entry stairs, conversion of garage into habitable space and replacement of garage door with new windows at front elevation. Work also includes interior remodeling of both units, converting unoccupied space into habitable space, seismic strengthening, and new skylights. The subject property is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. A Historic Preservation Commission approval at the public hearing would 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

SPEAKERS: = Michelle Taylor – Staff report
 + Chloe Angelis – Design presentation
 = Elizabeth Gordon-Jonckheer – Staff presentation

= Shannon Ferguson – Staff presentation
 + Leah Culver – Project sponsor
 + Jim Warshell – Enhancement to the home
 + Speaker – Sustainable architecture, renovative approach

ACTION: Approved with Conditions as amended by Staff and requiring a mock-up of siding and trim, specifically around the windows.

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

MOTION: [0447](#)

7b. [2020-011214VAR](#) (M. TAYLOR: (628) 652-7352)

[714 STEINER STREET](#) – east side between Grove and Hayes Streets; Lot 019 in Assessor's Block 0803 (District 5) – Request for a **Variance** from Planning Code Sections 132 and 134. Planning Code Section 132 requires the subject property to maintain a front setback of approximately 9 feet 1 inch. A proposed bicycle storage unit and planter will be approximately 8 feet and 8 ½ inches in length by 4 feet and ½ inch in width and will encroach into the front yard setback. Therefore, the project requires a front setback variance. Planning Code Section 134 requires the subject property to maintain a rear yard of approximately 18.75 feet. The proposal replaces an existing deck, bay window, and stairs within the required rear yard. The proposed deck will extend 7 feet 11 ½ inches into the required rear yard and the proposed stairs will extend to the rear property line. The proposed bay window will be wider than the existing window but set back further from the side property line. Therefore, the project requires a rear yard variance. The property is within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 7a.

ACTION: Acting ZA closed the PH and indicated an intent to Grant

8. [2021-004327MLS](#) (S. FERGUSON: (628) 652-7354)

[714 STEINER STREET](#) – east side between Grove and Hayes Streets; Lot 019 in Assessor's Block 0803 (District 5). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act Historical Property Contract**. The Mills Act authorizes local governments to enter into contracts with owners of a private qualified historical property who, through the Mills Act Historical Property Contract, assure the rehabilitation, restoration, preservation and maintenance of the property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Alamo Square Historic District under Article 10 of the Planning Code, the three-story over garage, two-unit residential building was completed c. 1895 and is one of the "Postcard Row" buildings directly across from Alamo Square. The subject property is located within a RH-2 (Residential-House, Two Family) 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: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda

RESOLUTION: [1199](#)

9. [2020-009613DES](#) (P. LAVALLEY: (628) 652-7372)
2778 24TH STREET (CASA SANCHEZ) – north side of 24th Street between York and Hampshire streets, Assessor’s Block 4210, Lot No. 018 (District 9). Consideration to **Recommend Landmark Designation** of Casa Sanchez Building (2778 24th Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The Casa Sanchez Building (2778 24th Street) is significant for its association with the development of San Francisco’s Latinx business community during the 20th-century. A multi-generational family-owned and -operated company, Casa Sanchez was founded by Roberto and Isabel Sanchez in 1924 with a popular “Mexicatessen” that sold a variety of prepared Mexican foods and was the first mechanized tortilla factory in the city. The Casa Sanchez company is the longest-operating tamale and tortilla factory in San Francisco and 2778 24th Street is representative of the family business that dates to 1924 and development of the larger Latinx business community, particularly that of the Mission District, in the 20th-century. 2778 24th Street is located in Calle 24 Latino Cultural District, the 24th-Mission NCT (Neighborhood Commercial Transit) Zoning District, 55-X Height and Bulk District, and Calle 24 Special Use District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: + Amy Beinart, Legislative aide to Supervisor Ronen
= Pilar LaValley – Staff report
+ Anne Cervantes – Project sponsor
+ Bob Sanchez– Support
+ Martha Sanchez – Support

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: [1200](#)

ADJOURNMENT 1:54 PM

ADOPTED OCTOBER 20, 2021