

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING
via video and teleconferencing

Wednesday, January 19, 2022
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: Pilar LaValley, Rich Sucre – Deputy 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: Woody LaBounty - New SF Heritage president Karalyn Monteil

B. DEPARTMENT MATTERS**1. Department Announcements****Rich Sucre, Deputy Director of Current Planning:**

Good afternoon, Commissioners. I just wanted to report and follow up, we did receive a resolution from Supervisor Peskin encouraging the Planning Department to move forward with the adoption of the North Beach Historic Context Statement and Survey. As you know, with all of our community sponsored surveys, we, the Planning Department, have to do additional work on top of that. And, so, we are actively working with the project sponsor and then we are also trying to see how this work and fits in with our larger Citywide surveys. So, we are gathering our resources to prepare a response and we will have an additional update for you at a future meeting. Thank you.

C. COMMISSION MATTERS**2. President's Report and Announcements**

None.

3. Consideration of Adoption:

- [Draft Minutes for January 5, 2022](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments & Questions

None.

5. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None

ACTION: President - Matsuda; Vice - Nageswaran

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

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. [2016-007303PTA-02](#) (R. SALGADO: (628) 652-7332)
5 THIRD STREET – southeast corner of Market and 3rd Streets; Lot 057 in Assessor's Block 3707 (District 6)—Request for a **Major Permit to Alter** to alter the two existing buildings on the lot (5 3rd Street and 17-29 3rd Street) to accommodate a change in primary use from offices to a hotel. This project was previously approved through Motion No. M-0372 at an HPC hearing on March 20, 2019. The project has undergone no changes since that time and is returning to the HPC solely to seek an extension of the expiration date of the original Motion. The subject property is listed as a Category I (Significant) building within the New Montgomery-Mission-2nd Street Conservation District and is located within a C-3-O (Downtown-Office) Zoning District and 120-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section [31.04](#)(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Black, Foley, Johns, So, Matsuda
RECUSED: Wright, Nageswaran
MOTION: [0449](#)

7. [2019-014356COA](#) (A. WESTHOFF: (628) 652-7314)
888 TENNESSEE STREET – northwest corner of Tennessee and 20th Streets; Lot 001 in Assessor's Block 4060 (District 10) – Request for a **Certificate of Appropriateness** for the addition of a loading dock enclosure and trash enclosure (totaling 376 square feet), and façade alterations to an existing two-story industrial building. The work is limited to the west façade. The subject property is a non-contributing building in the Dogpatch Historic District, and is located within the UMU (Urban Mixed Use) Zoning District and 45-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section [31.04](#)(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions

AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
MOTION: [0450](#)

F. REGULAR CALENDAR

8. [2021-009311DES](#) (P. LAVALLEY: (628) 652-7372)
2261 FILLMORE STREET (CLAY THEATRE) – west side between Clay and Sacramento streets; Lot 002 in Assessor's Parcel Block No. 0630 (District 2). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Clay Theatre (2261 Fillmore Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. Clay Theatre was initiated for designation by Supervisor Stefani on June 15, 2021 and adopted by the Board of Supervisors on July 27, 2021 (See BOS File No. 210726). Clay Theatre, constructed in 1913 as a nickelodeon movie theater, also known as the Regent, The Clay-International, and The Clay, is historically significant as one of the oldest single screen nickelodeon movie houses in San Francisco and for its association with the pioneering period of moving picture theaters and the development of film industry in San Francisco during the early 20th century. The Clay Theatre, an increasingly rare single-screen movie theatre building type in San Francisco, is also significant as an important destination for foreign and independent films throughout the 20th century. The subject property is in the Upper Fillmore NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Pilar LaValley - Staff report
+ Dominica Donovan, legislative aide to Supervisor Stefani - Support
+ David Marlatt - Property owner's architect, non theatre use
+ Stephanie Peek - Pleasant place to enjoy films
+ Woody LaBounty - One of the oldest, one of the best
+ TJ Fisher - Importance to LGBTQ community
+ Katherine Petrin - Played an important role in SF history
+ Phil - Unique architectural details
ACTION: Adopted a Recommendation for Approval
AYES: Wright, Black, Johns, So, Nageswaran, Matsuda
ABSENT: Foley
RESOLUTION: [1224](#)

ADJOURNMENT 1:27 PM
ADOPTED FEBRUARY 2, 2022