

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, February 16, 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:** Alex Westhoff, Moses Corrette, 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:** None

**B. DEPARTMENT MATTERS**

## 1. Department Announcements

**Rich Sucre, Deputy Director of Current Planning:**

Good afternoon, Commissioners. Rich Sucre, Deputy Director of Current Planning. I don't have any major announcements to note at this time. I do want to note that the Land Use Committee heard on Monday the 14th the landmark designations for the 1 Montgomery Street, the Crocker National Bank building as well as for the Allegory of California. Both items were before the HPC and are moving forward with their landmark nominations. That is all on my end.

**C. COMMISSION MATTERS**

## 2. President's Report and Announcements

None.

## 3. Consideration of Adoption:

- [Draft Minutes for February 2, 2022](#)

SPEAKERS: None

ACTION: Adopted

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

## 4. Commission Comments &amp; Questions

**Jonas P. Ionin, Commission Secretary:**

Ok. If seeing no requests to speak from members of the Commission, I will simply announce to the Commission and members of the public that it looks like City Hall is re-opening and so it will enable us to meet in person in City Hall, starting March 7th. And March 3rd looks like we're going to be canceling the hearing because there are no items on there. So our first hearing in City Hall at this point looks like March 16th. But after having some conversations with the officers of the Historic Preservation Commission to limit our exposure, and to go back to a practice under the previous officers, we're going to try to consolidate your hearings into one a month, if scheduling permits, so that when we're meeting in person, it will be hopefully once a month again to limit exposure. My understanding is City Hall is not restricting any members of the public to prove vaccination status and so anyone will be allowed into City Hall to attend our hearings. Fortunately for this Commission we usually have appropriate distancing because it's hardly a packed house. And our hearings don't go too long. So, just a heads-up.

**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.

6. [2020-006466COA](#) (M. TAYLOR: (628) 652-7352)  
621 WALLER STREET – south side between Carmelita and Pierce Streets; Lot 023 in Assessor's Block 0864 (District RTO) – Request for a **Certificate of Appropriateness**, pursuant to Article 10 of the Planning Code, to abate violations and comply with Planning Enforcement Case No. 2020-008528ENF. The project scope includes legalization of work performed without permits including reconstruction of front entry wood stairs, repair and reconstruction of front decorative railings, re-roofing, and the addition of four new skylights. Additional unpermitted work proposed for legalization includes alterations to the rear of the building such as repair/restoration of the wood siding, removal of window openings, and the addition of new window and door openings. Proposed new work will include front window repairs and the removal of two skylights added without permits. 621 Waller Street has a Mills Act Historical Property Contract and is located within the Duboce Landmark District. The property is within a RTO (Residential Transit Oriented) Zoning District and 40-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 with Conditions*  
 (Continued from Regular Hearing on January 15, 2022)

SPEAKERS: Elisa Skaggs - What is the reason for continuance  
 ACTION: Continued to March 16, 2022  
 AYES: Black, Foley, Johns, So, Nageswaran, Matsuda  
 RECUSED: Wright

## 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.

5. [2017-003843COA-02](#) (R. SALGADO: (628) 652-7332)  
809 MONTGOMERY STREET – west side of Montgomery Street between Jackson Street and Pacific Avenue, Lot 005 in Assessor's Block 0176 (District 3). Request for a **Certificate of Appropriateness** for the construction of a one-story rooftop addition visible from the street. The proposal also includes a horizontal addition at the rear of the lot, the replacement of non-historic windows and doors at the Montgomery Street façade with new windows and doors in the existing openings, and interior alterations at all floors. This project was previously approved through Motion No. M-0368 at an HPC hearing on March 6, 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 located within the Article 10 Jackson Square Landmark District and is within a C-2 (Community Business) Zoning District and 65-A 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, Nageswaran, Matsuda  
 RECUSED: Wright  
 MOTION: [0451](#)

## F. REGULAR CALENDAR

- 7a. [2021-007060DES](#) (A, WESTHOFF: (628) 652-7314)  
200 RHODE ISLAND STREET – west side between 15th and 16th Streets, Lot 001 in Assessor's Block 3936 (District 10). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of Takahashi Trading Company (200 Rhode Island Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The heavy timber-frame brick industrial building, designed by architect G. Albert Lansburg, was constructed in 1912. From 1965-2019 it was under the ownership of Japanese-American entrepreneurs and philanthropists, Henri and Tomoye Takahashi, and it served as the headquarters for the Takahashi Trading Company and Takahashi Charitable Foundation. 200 Rhode Island Street is located within a PDR-1-D (Production, Distribution & Repair – 1 – Design) Zoning District and 58-X/68-X Height and Bulk Districts. The Planning Department has found that this action is exempt from the California Environmental Quality Act. If the landmarking ordinance is approved, the Historic Preservation Commission will rely on that determination to make its decision.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Alex Westhoff - Staff presentation  
 + Stacy Farr - Project sponsor presentation  
 + John Kevlin - Project sponsor presentation  
 = Rich Sucre - Response to comments and questions  
 + Speaker - Project sponsor response to comments and questions  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Wright, Black, Foley, Johns, So, Nageswaran  
 RECUSED: Matsuda  
 RESOLUTION: [1226](#)

- 7b. [2021-007060CRV](#) (A, WESTHOFF: (628) 652-7314)  
200 RHODE ISLAND STREET – west side between 15th and 16th Streets, Lot 001 in Assessor's Block 3936 (District 10). Consideration of a **Resolution Recommending Approval** of a proposed project under Planning Code Section 210.3 to change the use from PDR (Production, Distribution and Repair) to office use on the third and fourth floors (collectively measuring approximately 22,580 square feet) and endorsing a Historic Structure Report for the subject property. Per Planning Code Section 210.3, the Historic Preservation Commission must determine that the proposed use will enhance the feasibility of preserving a historic building, and that the project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. 200 Rhode Island Street is located within a PDR-1-D (Production, Distribution & Repair – 1 – Design) Zoning District and 58-X/68-X Height and Bulk Districts.  
*Preliminary Recommendation: Adopt a Resolution in Support of the Project*

SPEAKERS: Same as item 7a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Wright, Black, Foley, Johns, So, Nageswaran  
 RECUSED: Matsuda  
 RESOLUTION: [1227](#)

8. [2020-009614DES](#) (M. CORRETTE: (628) 652-7356)  
2778 - 2868 MISSION STREET (MISSION CULTURAL CENTER FOR LATINO ARTS, MCCLA) – Assessor’s Parcel Block No. 6516, Lot No. 007 (District 9). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of MCCLA (2868 Mission Street) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. The MCCLA building was initiated for designation by the Historic Preservation Commission on January 20, 2021 (Historic Preservation Commission Resolution No. 1166). The MCCLA Building (2868 Mission Street) is significant for its association with Latino history and culture in San Francisco, specifically, as Mission Cultural Center, the foremost art and cultural center for Latinos in San Francisco. The Mission Cultural Center is significant for its association with the social and ethnic history of the Mission District as a predominately Latino enclave, along with the development of Latino arts in San Francisco in association with California’s Latino cultural center movement of the 1970s. 2868 Mission Street is located in the NCT – Mission (Neighborhood Commercial Transit) Zoning District, the 45-X and 80-B Height and Bulk Districts. The Planning Department has found that this action is exempt from the California Environmental Quality Act. If the landmarking ordinance is approved, the Historic Preservation Commission will rely on that determination to make its decision.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Moses Corrette - Staff report  
 + Ana Herrera, leg aide to Sup. Ronen - Introduction  
 + Jumoke Akin-Taylor - DPW project manager  
 + Paul Cooper - Design presentation  
 + Woody LaBounty - Support  
 + Ann Cervantes - Support  
 + Joanne Lee - Support  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda  
 RESOLUTION: [1228](#)

ADJOURNMENT 1:47 PM  
 ADOPTED MARCH 16, 2022