

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett-Place
San Francisco, CA 94102-4689

Wednesday, April 6, 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 12:30 PM

STAFF IN ATTENDANCE: Elena Moore, Alessandro Hall, Gretel Gunther, Elton Wu, Ryan Balba, Kalyani Agnihotri, Frances McMillen, Maggie Smith, Rich Sucre – Deputy Director of Current Planning, 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

B. DEPARTMENT MATTERS

1. Department Announcements

Rich Sucre, Deputy Director of Current Planning:

Good afternoon, Commissioners. Rich Sucre, Department staff. So, we have had a very busy time at the Board lately. We have had a number of our landmarks moving through the Board and the Board process. Coming up on Land Use will be the Casa, the Mission Cultural Center as well as two other landmarks that are escaping me off the top of my head. The Trocadero landmark nomination has made its way through its second reading as well as Casa Sanchez. And then, recently, the Board introduced the Mother's Building which is Rec and Park property into it so we are adding that into our Landmark Designation Work Program and we'll be working on it accordingly. Otherwise, you will get a fuller update later today in your Agenda, in terms of the Preservation activities that have happened over the past year. That concludes my report.

C. COMMISSION MATTERS

2. President's Report and Announcements

President Matsuda:

I don't have any reports or announcements at this time. But Mr. Sucre, there is a member of the public who continues to remind us about the Mother's Building, Mr. Rossman. So, if you can let him know that this building is finally being nominated by the Board -- it's Supervisor Melgar's, is that correct?

Rich Sucre, Deputy Director of Current Planning

Correct.

President Matsuda:

I think he would be very appreciative of that.

3. Consideration of Adoption:

- [Draft Minutes for March 16, 2022](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments & Questions

Commissioner So:

Yeah, I just want to make an announcement that last Tuesday, I believe it's Tuesday, or it's - yes, last Tuesday, I had the pleasure to attend the artist reception from, basically this artist Mansur Nurullah is our Planning Department's artist-in-residence and joining me was fellow Commissioner Wright. We were there having a great time and saw the artist. Having done such an amazing artwork looking at Urban Planning and what Planning had to do in terms of Land Use and try to make good sense out of it during Covid. And he was actually shepherded by a really good Planning staff. I'll try to pronounce her name, I'll probably get it wrong, it is Ilaria, and she basically bicycled with him everywhere because he could not get into the building of the Planning Department in such a unique time of our days. And I have some pictures, I don't know if we can put it on the screen, but I also want to give – this is a really amazing piece, he makes three dimensional quilt and he looked at the Bayview Hunter's Point and all the development that we had through entitlements and historic cultural preservation aspect. And, if you can see the brown triangle that he had emphasized, that is actually a neighborhood barbecue place. So, it's just amazing to see the connections that we have through the lens of an artist. And, also, all the Planning staff's support for his work. And, I also was delighted to see a lot of our Historic Preservation staff was attending to support this effort. I saw Frances there, and I saw Michelle Taylor, and Maggie. And, I also need to thank you, for the Arts Commission to continue to have this, such amazing, program. Ralph Remington, and also [inaudible] at the Arts Commission, thank you. Always like to see more Commissioners to show up, just like me and Jason. So, it was a great time.

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

- 5a. [2022-002238LBR](#) (E. MOORE: (628) 652-7322)
2344 MISSION STREET – west side between 19th and 20th Streets, Assessor's Block 3596, Lot 009 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Latin Jewelers has served San Francisco for 46 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = GG Gunther – Introduction and staff report
 = Elena Moore – Staff report
 = Alessandro Hall – Staff report

= Elton Wu – Staff report
 = Ryan Balba – Staff report
 = Kalyani Agnihotri – Staff report
 + Devin John – Valentino Market
 + Speaker – Support
 + Stan Roth – SF Carts and Concessions

ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1230](#)

- 5b. [2022-002365LBR](#) (E. MOORE: (628) 652-7322)
2000 FILBERT STREET – northwest corner of Filbert and Buchanan Streets, Assessor's Block 0517, Lot 005 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Valentino Market has served San Francisco for 35 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a RH-2 (Residential-House, 2 Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1231](#)

- 5c. [2022-002232LBR](#) (A. HALL: (628) 652-7370)
901 GRANT AVENUE – northwest corner of Grant Avenue and Washington Street, Assessor's Block 0193, Lot 011 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Buddha Lounge has served San Francisco for 71 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1232](#)

- 5d. [2022-002235LBR](#) (A. HALL: (628) 652-7370)
631 GRANT AVENUE – west side between Sacramento and California Streets, Assessor's Block 0242, Lot 002 (District 3). Consideration of adoption of a resolution recommending

Small Business Commission approval of a **Legacy Business Registry** application. Far East Café has served San Francisco for 102 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the CVR (Chinatown-Visitor Retail) Zoning District and 50-N Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
ACTION: Adopted a Recommendation for Approval
AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
RESOLUTION: [1233](#)

- 5e. [2022-002366LBR](#) (G. GUNTHER: (628) 652-7607)
333 POST STREET – south side between Powell and Stockton Streets, Assessor’s Block 0308, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. SF Carts and Concessions, Inc. has served San Francisco for 48 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a P (Public) Zoning District and OS Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
ACTION: Adopted a Recommendation for Approval
AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
RESOLUTION: [1234](#)

- 5f. [2022-002362LBR](#) (G. GUNTHER: (628) 652-7607)
505 WASHINGTON STREET – south side between Sansome and Montgomery Streets, Assessor’s Block 0207, Lot 035 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Sai’s Vietnamese Restaurant has served San Francisco for 40 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the C-3-O (Downtown- Office) Zoning District and 200-S Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
ACTION: Adopted a Recommendation for Approval
AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
RESOLUTION: [1235](#)

- 5g. [2022-002361LBR](#) (E. WU: (628) 652-7415)
824 VALENCIA STREET – west side between 19th and 20th Streets, Assessor’s Block 3597, Lot 071 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Paxton Gate has served San Francisco for 30 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1236](#)

- 5h. [2022-002234LBR](#) (R. BALBA: (628) 652-7331)
2765 HYDE STREET – northwest corner of Filbert and Buchanan Streets, Assessor’s Block 0025, Lot 019 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Buena Vista Cafe has served San Francisco for 131 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
 ACTION: Adopted a Recommendation for Approval, as amended.
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1237](#)

- 5i. [2022-002236LBR](#) (K. AGNIHOTRI: (628) 652-7454)
2424 VAN NESS AVENUE – east side between Union and Green Streets, Assessor’s Block 0547, Lot 009 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Helmand Palace has served San Francisco for 51 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a RC-3 (Residential- Commercial, Medium Density) Zoning District and 80-D Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.

ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1238](#)

- 5j. [2022-002364LBR](#) (K. AGNIHOTRI: (628) 652-7454)
3985 24TH STREET – southeast corner of 24th and Sanchez Streets, Assessor’s Block 6509, Lot 055 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Small Frys Children’s Store has served San Francisco for 38 years. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the 24th Street- Noe Valley NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 5a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1239](#)

6. [2022-002015CRV](#) (F. MCMILLEN: (628) 652-7376)
ST. FRANCIS WOOD HISTORIC DISTRICT – Bounded by Junipero Serra Boulevard, Portola Drive, San Pablo Avenue, Santa Paula Avenue, San Jacinto Way, and Monterey Boulevard (District 13). Request to **Adopt** a Resolution in support of the nomination of the St. Francis Wood Historic District to the National Register of Historic Places for its association with the establishment of designed and planned residence parks neighborhoods following the 1906 earthquake and fire and as the representative work of a significant collection of architects and landscape architects within a unified plan. The neighborhood is in a RH-1(D) (Residential-House, One Family-Detached) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Resolution

SPEAKERS: = Frances McMillen – Staff presentation
 + Bridget Maley – Nomination overview presentation
 + Woody LaBounty - Support
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Nageswaran, Matsuda
 RESOLUTION: [1240](#)

7. [2015-0071810TH](#) (M. SMITH: (628) 652-7549)
PRESERVATION ACTIVITIES REPORTING – **Informational Presentation** on the Planning Department’s preservation activities, including review of the annual Certified Local Government (CLG) report.
Preliminary Recommendation: None - Informational

SPEAKERS: = Maggie Smith – Staff presentation
 - Bridget Maley – Page 18 correction, Ocean Avenue

ACTION: - Katherin Petrin – Page 18, North Beach survey
Reviewed and Commented

ADJOURNMENT 1:47 PM
ADOPTED APRIL 20, 2022