

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, July 20, 2022
12:30 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: MATSUDA, BLACK, FOLEY, JOHNS, SO, WRIGHT
COMMISSIONERS ABSENT: NAGESWARAN

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MATSUDA AT 12:32 PM

STAFF IN ATTENDANCE: Kalyani Agnihotri, Ryan Balba, GG Gunther, Michelle Taylor, Frances McMillen, Melanie Bishop, 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, Department staff. Just providing you a couple of updates on some of the work that the Department has been doing. So, recently as part of our adaptation strategies, we have been working with the Port of San Francisco on waterfront adaptation strategies as part of our Waterfront Resiliency Program. As you know, much of the Port is a National Register Historic District. And so, our strategy had basically been addressing sea level rise, coastal and storm water flooding. Basically projected through 2100. Planning has basically been working on with this and we are starting to outreach with our community members and especially -- so we are asking and just kind of giving an update to our Commissioners on some of the work that have been happening and we are happy to provide some additional work you will be seeing in the future at your hearing, Information on our resiliency element so you will get kind of a fuller picture of this. But in the short term, if you have questions on some of this work, please feel free to touch base and I'm happy to connect you with some of the staff. Relative to your Landmarks Designation Work Program, we only have one brief update. The Turks and Taylor will be coming to you, basically the Compton's riot site, will be coming to you in your August hearing. The St. James Presbyterian Church initiation had its first read at the Board of Supervisor yesterday and so it will move on to the second hearing at the board and then the Mayor. So, that is what we have on that end. And then last, I want to notify you about a great opportunity that we had that was led by our staff. We are in receipt of a \$40,000 grant from the Office of Historic Preservation for work that we, for basically to scope a Native American multiple property documentation form. So, this is a really great opportunity and a great achievement. The grand proposal was led by Frances McMillen who was in the office but she is probably in the back, Marcelle Boudreaux and Susan Parks as well as Allison Vanderslice and Melanie Bishop who compiled the grant proposal, worked with OHP and responded to their comments, and who were awarded with success. We will be working very closely with our Native American community as well as with any other interested stake holders on the production of that document. But I figure for once we share some really great news that has a lot, that will have a lot of impact for future. And that is all.

President Matsuda:

Very good news. Thank you.

C. COMMISSION MATTERS

2. President's Report and Announcements

None.

3. Consideration of Adoption:

- [Draft ARC Minutes for June 15, 2022](#)
- [Draft HPC Minutes for June 15, 2022](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran

4. Commission Comments & Questions

None.

5. [2021-009976CRV](#) - **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: None
 ACTION: Adopted
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1249](#)

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

- 6a. [2022-006120LBR](#) (K. AGNIHOTRI: (628) 652-7454)
525 LAGUNA STREET – southwest corner of Laguna and Hayes Streets, Assessor’s Block 0819, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Suppenkuche has served San Francisco for 29 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 Hayes Gough NCT (Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Kalyani Agnihotri – Staff report
 = Ryan Balba – Staff report
 = GG Gunther - Staff report
 + Don Shipman – Nomad Cyclery
 + Sup. Gordon Mar – Nomad Cyclery
 + Ralph Lane – Nomad Cyclery

+ Fabricius Wiest – Suppenkuche
 + Dave Schoop - Wilcox Frozen Foods
 = Richard Kurylo – Response to comments and questions

ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1250](#)

- 6b. [2022-006118LBR](#) (K. AGNIHOTRI: (628) 652-7454)
2644 MISSION STREET – east side of Mission Street between 22nd and 23rd Streets, Assessor’s Block 3636, Lot 006 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Latin Bridal has served San Francisco for 31 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 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 6a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1251](#)

- 6c. [2022-006119LBR](#) (R. BALBA: (628) 652-7331)
2555 IRVING STREET – southwest corner of Irving Street and 27th Avenue, Assessor’s Block 1781, Lot 043 (District 15). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Nomad Cyclery has served San Francisco for 53 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 Irving Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 6a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1252](#)

- 6d. [2022-006116LBR](#) (G. GUNTHER: (628) 652-7607)
63 ELLIS STREET – south side of Ellis Street between Powell and Stockton Street, Assessor’s Block 0329, Lot 006 (District 3). Consideration of adoption of a resolution recommending

Small Business Commission approval of a **Legacy Business Registry** application. John's Grill has served San Francisco for 114 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-R (Downtown - Retail) Zoning District and 80-130F Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 6a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1253](#)

- 6e. [2022-006122LBR](#) (G. GUNTHER: (628) 652-7607)
2200 OAKDALE AVENUE – northwest corner of Oakdale Avenue and Toland Street, Assessor's Block 5597A, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Wilcox Frozen Foods has served San Francisco for 76 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 PDR-2 (Production, Distribution, And Repair) Zoning District and 65-J Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 6a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1254](#)

- 7a. [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 site grading and drainage improvements at front of property, 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 March 16, 2022)

SPEAKERS: = Michelle Taylor – Staff report
 + Elisa Skaggs - Project sponsor presentation
 + Claude – Property owner response to comments and questions
 ACTION: Approved with Conditions
 AYES: Black, Foley, Johns, So, Matsuda
 RECUSED: Wright
 ABSENT: Nageswaran
 MOTION: [0453](#)

- 7b. [2014.0746U](#) (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 to **Adopt a Resolution** recommending to the Board of Supervisors non-renewal of a Mills Act historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property in return for property tax reductions. The Board of Supervisors approved the historical property contract on November 25, 2014. The Historic Preservation Commission has expressed interest in limiting the historical property contract for 621 Waller Street to a term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The property is within a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.

Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Non-Renewal
 AYES: Black, Foley, Johns, So, Matsuda
 RECUSED: Wright
 ABSENT: Nageswaran
 RESOLUTION: [1255](#)

8. [2022-005865CRV](#) (F. MCMILLEN: (628) 652-7376)
[1015 GUERRERO STREET](#) – east side of Guerrero Street between 22nd Street and Alvarado Street, Assessor's Block 3633, Lot 017 (District 8). Request to **Adopt a Resolution** in support of the nomination of the property to the National Register of Historic Places under Criterion B in the area of Architecture for its association with architect of merit Timothy L. Pflueger. Constructed in 1887, the Italianate style house with Queen Anne detailing served as Pflueger's residence throughout his productive life. The property within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution in Support

SPEAKERS: = Frances McMillen – Staff presentation
 + Robert Cherny – Project sponsor presentation

ACTION: Adopted a Resolution in Support
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1256](#)

9. [2019-016353SRV](#) (M. BISHOP: (628) 652-7440)
MISSION DOLORES NEIGHBORHOOD HISTORIC CONTEXT STATEMENT AND SURVEY –
Consideration to adopt, modify, or disapprove the community-sponsored historic context statement and survey. The Mission Dolores Neighborhood Historic Context Statement and Survey is sponsored by the Mission Dolores Neighborhood Association (MDNA) and includes all or parts of 14 blocks bounded by Market Street to the north; 20th Street to the south; Dolores Street to the east; and Sanchez/Church Streets to the west. The historic context statement and survey addresses the development of the Mission system in San Francisco and focuses on identifying properties associated with early residential development and post-earthquake construction in the neighborhood. This document is intended to be used to inform the Citywide Cultural Resource Survey (SF Survey) effort and ensure that property evaluations are consistent with local, state, and federal standards.

Preliminary Recommendation: Adopt the Historic Context Statement & Survey

SPEAKERS: + Peter Lewis – Project sponsor presentation
 = Melanie Bishop – Staff report
 + Katherine Petrin – Support
 + Ted Olson – Support
 = Rich Sucre – Comments
 ACTION: Adopted the Historic Context Statement and Survey
 AYES: Wright, Black, Foley, Johns, So, Matsuda
 ABSENT: Nageswaran
 RESOLUTION: [1257](#)

ADJOURNMENT 2:17 PM
 ADOPTED AUGUST 17, 2022