

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

Draft – Meeting Minutes

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

Wednesday, June 15, 2016

12:30 p.m.

Regular Meeting

COMMISSIONERS PRESENT: Pearlman, Matsuda, Johns, Hasz, Johnck, Hyland
COMMISSIONER ABSENT: Wolfram

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT HYLAND AT 12:47 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Shannon Ferguson, Omar Masry, Tim Frye – Historic Preservation Officer, 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

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Lillian Chow – Historic Resource Evaluation for 60 Russell

B. DEPARTMENT MATTERS**1. [Director's Announcements](#)****Tim Frye, Preservation Officer:**

The Director's Report was included in your packets; happy to answer any questions should you have them.

Commissioner Johns:

On the, I think it was the first item on the director's report, the reorganization of the Code: when you reorganize are there going to be any changes to the Code other than the organizations, any substantive changes?

Tim Frye, Preservation Officer:

To my knowledge, there aren't any substantive changes in the reorg, but if the Commission would desire an informational presentation on this amendment, we're happy to provide one at a future hearing.

Commissioner John:

I would like that.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

No formal report from the Planning Commission, but one item to share with you this afternoon is at tomorrow's Planning Commission hearing Director Rahaim will give an overview of Governor Brown's Streamlining Affordable Housing Approval Trailer Bill. This is a bill that does affect our review of historic resources and as such Director Rahaim has scheduled to come before this commission and give the same overview at your July 20th hearing, which will be your next hearing. Just wanted to make you aware that he will present an overview of the Department and the City's review of that bill at that time; as you know there have been multiple versions, though most recent version came out late Friday night so the Department is still reviewing what the impacts or implications of the bill would be on the overall city family but also in particular our review and we'll certainly have more information at a future date. I did pass out at your seats a letter from Mayor Lee to Governor Brown that has been circulating based on a previous version of the bill. Should you have any questions in the meantime, if you would like to forward those to me in advance, I'm be happy to share those with the Director but he'll be at the July 20th hearing for further discussion. That will be an agenda item likely as part of staff report and announcements at the beginning of your calendar.

Commissioner Johnck:

Tim, my question on the Governor's Bill, I received other e-mails from SUPR, etc, about this. What I'm interested in, is there a rush to get this done before the end of the fiscal year? Because end the fiscal year is June 30th, I was curious about the timing or the urgency of this or not, yeah.

Tim Frye, Preservation Officer:

My understanding I've heard a lot of different things and I think that a number of people heard varying things as well but my overall understanding is there is some urgency to get this approved as part of the budget but when the vote will actually occur, I'm not sure, it

could happen before your July 20th hearing, but it may happen after. We'll certainly provide you or forward you more information once we have it.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for June 1, 2016](#)

SPEAKERS: None

ACTION: Adopted

AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

ABSENT: Wolfram

5. Commission Comments & Questions

Commissioner Matsuda:

I have a question. During public comment Ms. Chow presented us with information to possibly be added to the HRER. What's the procedural process for requesting this or doing that?

Tim Frye, Preservation Officer:

We have been in contact with the public speaker and with the supervisors' office about this additional information. I know that Tina Tam, Senior Preservation Planner is working with the preservation planner if this is new information that could be incorporated into the determination. As mentioned the building is still considered significant under the eligible Chinatown National Register District, so this would just be more information we could provide further context during the hearings, but I'll be able to give you a full report on or even a copy of an amended HRER at your next hearing.

Commissioner Matsuda:

I have kind of a follow up question more generally, let's say a building has been designated as a city landmark as the City and County of San Francisco landmark and then 10-20 years from that time new information arises that strengthens the reason for landmarking having the landmark designation; can you still continue to update HRERs or how does that work after? You can, so it's continuous.

Tim Frye, Preservation Officer:

That's a great question commissioner; it's something that certainly came up during your review of the LGBTQ Historic Context Statement. The best example that we usually cite is the Black Cat, which was a well-known lesbian bar within the Jackson Square Northeast Waterfront Landmark District. It's already protected but it's designated because of its architecture and not because of this really important significant use. At any time this commission may direct staff to open up or to amend a designation much like we just did for the Frank Lloyd Wright Building, so we could do that at any time under your direction, but that is definitely information we'll keep on file, just won't be formally recorded in the designating ordinance for that property.

Commissioner Hyland:

I'm just going to remind folks that July 6th is cancelled.

D. 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. [2016-000845COA](#) (E. TUFFY 415-575-9191)
230-250 BRANNAN STREET – north side of Brannan Street, Assessor's Block 3774, Lot 025 (District 6). **Certificate of Appropriateness** for the construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a newly constructed building at 270 Brannan Street. The area of work is at the 3rd floor on a secondary, non-visible elevation. 72 square feet of historic brick are proposed for removal at the new South Connector and 72 square feet of non-historic building fabric are proposed for removal at the new North Connector. The subject property, constructed in 1907, is a contributory building to the South End Landmark District, which was adopted in 1990. The building is located in a MUO (Mixed Use-Office) zoning district and 65-X Height and Bulk district.
Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Wolfram
MOTION: 0284

E. REGULAR CALENDAR

7. [2015-014090PTA](#) (P. LAVALLEY: (415) 575-9084)
1 STOCKTON STREET – northwest corner of Stockton and Ellis Streets; Assessor's Block 0327, Lots 025 (District 3). Request for **Major Permit to Alter** for replacement of the non-historic façades at Stockton and Ellis Streets. The façade will be re-clad in smooth and dimensional terra cotta rain screen, masonry clad piers, and will have new fenestration with aluminum windows and storefront. The proposal also includes installation of internally illuminated wall signs. Constructed in 1973, with substantial alterations to the façade in the early 2000s, the two-story building is a Category V (Unrated) Building within the Kearny-Market-Mason Conservation District, a C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing April 20, 2016 and May 18, 2016)

SPEAKERS: = Pilar LaValley – Staff presentation
+ Marry Mira
ACTION: Approved with Conditions
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

ABSENT: Wolfram
MOTION: 0285

8. [2006.1523E](#) (M. BOUDREAUX: (415) 575-9140)
50 1ST STREET/OCEANWIDE – (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6). Request for **Review and Comment** of the content and location of the interpretative display produced as part of the historical resources mitigation measures as part of the Community Plan Exemption published for the Project. The proposed project includes full demolition of one known historical resource (62 First Street) and partial demolition, and rehabilitation, of one known historical resource (78 First Street), the rehabilitation of an historical resource (88 First Street), the demolition of three non-historic commercial buildings, and the new construction of two towers, measuring a maximum occupied height of 605 feet (Mission Street Tower) and 850 feet (First Street Tower), sharing a four-story basement, for a project containing 265 residential units, a 169 room tourist hotel, approximately 1.08 million gross square feet of office space, and 5,000 square feet of retail space, on eight lots plus vacation of portions of Jessie Street and Elim Alley. On May 5, 2016, the Planning Commission approved the Project, and also affirmed the accuracy and adequacy of the CPE (2006.1523E) authorizing the proposal. The project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts. The subject property is located within the RH-DTR (Rincon Hill Downtown Residential) Zoning District and 85/200-R and 85-250-R Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Marcelle Boudreaux – Staff presentation
 + Morgan Flemming – Interpretive display
 ACTION: Adopted a Resolution as Amended and with HPC comments incorporated as findings.
 AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: 765

9. (N. PERRY: (415) 575-9066)
[ART/LIT LIVING INNOVATION ZONE](#) – Living Innovation Zones (LIZ) are temporary installations in San Francisco. The primary goal of the program is to activate public spaces by engaging and delighting the public. They are intended as enhancements to the public realm, encouraging people to connect with each other and their city. The LIZ Program is co-managed by the Planning Department, the Mayor's Office of Civic Innovation and the Arts Commission. Past LIZ projects can be viewed at www.sfliz.com.

The next LIZ will be designed, built and installed by Youth Art Exchange on Fulton Street adjacent to the Asian Art Museum in late July 2016 and remain installed for two years. The project, which falls within the Civic Center Landmark District, was conceived as a mechanism to test ideas to will help inform the longer-term and more capital intensive public realm improvements that stem from the Civic Center Public Realm Plan which was presented to the HPC on Jan 20th. The installation is a dynamic gallery space, featuring a dragon sculpture, gallery space and interactive elements. It will be sited within the western tree bed on the sidewalks, underneath the trees. This is the second Living Innovation Zone installation to go before the HPC. This project went before the ARC for review on May 18. The first installation was the UN Plaza Living Innovation Zone designed

by the Exploratorium, and it was presented at the April 6, 2016 HPC hearing and a Certificate of Appropriateness was approved.

SPEAKERS: = Cassie Hoeprich – Staff presentation
+ Violina – Art installation
+ Christopher Lan – Art installation
+ Gwyneth – Art installation
+ Isabelle Scanlan – Art installation
ACTION: Continued to July 20th, 2016's Consent Calendar
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Wolfram

ADJOURNMENT – 2:11 PM