

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, November 2, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Rachel Schuett, Shannon Ferguson, Desiree Smith, Shelley Caltagirone, 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.

None

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Director John Rahaim:

Just wanted to call to your attention one item on the written Director's Report on the second page; we have been working for a number of months on new urban design guidelines for new projects in the City. There have been a number of discussions and a number of hearings at the Planning Commission. We are having more community workshops on these guidelines; the next event is Wednesday the 16th at the Planning Department from 6 to 8 P.M. That's Wednesday the 16th, two weeks from today. These are guidelines that are meant to address citywide, larger scale development other than single-family and two family homes. There has been a whole lot of interest in the community on these guidelines. Following up immediately on these guidelines will be the preservations guidelines for historic resources and districts, which we are starting to working on with Tim and the rest of the staff. We are trying to address current set of something like 25 different sets of guidelines in the city that apply to different areas of the city, different scales of development, trying to get those under control, streamline those into a more up-to-date set of guidelines so this is the first step of that process so we just want to call that to your attention and recognize that these will have a broad impact on development citywide.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

Tim Frye, Preservation Officer:

Just a few items to share with you; no formal report from the Planning Commission, however, several items to share with you from the recent Board of Supervisors hearings. The SOMA Pilipinas Strategic Plan Progress Report was presented to the Land Use and Transportation Committee on October 31st. Planning staff and two representatives from the working group presented the strategy and there were 8 people that spoke in support of the report. There was no opposition, Supervisor Kim also spoke in support and Supervisor Cohen spoke in support and mentioned the possibility of pursuing a similar cultural heritage district within the Bayview in the future. The motion was passed without objection and will be heard at the full board or I believe it was heard at the full board yesterday. As you remember, the staff presented this, not only to you October 19th, but the Planning Commission on October 27th. We will be having an all-city agency briefing hosted by Supervisor Kim's office on November 10th to talk about the second phase of the project, which is developing the implementation strategy. Also, at the full board this past week was the final reading of 140 Maiden Lane interior landmark designation and the Ingleside Presbyterian Church Great Cloud of Witnesses. Both of those were approved unanimously and have been forwarded to the mayor for signature. I also wanted to mention to you that we attended another meeting of the AIA Small Firms Committee. We attend their meetings a couple times a year to talk about various topics within the department, the permit and review process related to historic resources. A number of comments were and suggestions for process improvement were given by the architects at present including how we review properties under CEQA as well as a great interest in the historic design guidelines that Director Rahaim just mentioned. Other than that, we will continue working with them and doing outreach with other members and groups within the AIA and I'll

report on those at a future hearing. That concludes my report unless you have any questions.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC August 17, 2016](#)
- [Draft Minutes for HPC October 5, 2016](#)
- [Draft Minutes for HPC October 19, 2016](#)

SPEAKER: None

ACTION: All minutes adopted

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

ABSENT: Matsuda

5. Commission Comments & Questions

None

6. Historic Preservation Fund Committee report by Robert Cherny

Historic Preservation Fund Committee Activities, March 31-October 31, 2016

Report submitted to the Historic Preservation Commission by Robert Cherny on November 2, 2016.

HPFC members (with source of appointment): Mark Ryser, chair (SF Beautiful), Dennis Antenore (San Franciscans for Preservation Planning), Bruce Bonacker (Mayor), Mike Buhler (San Francisco Heritage), Robert Cherny (HPC), Lila Hussain (Office of Community Investment and Infrastructure, acting as Successor to the San Francisco Redevelopment Agency), G. G. Bland Platt (Board of Supervisors). Jonathan Lau of the Mayor's Office of Economic and Workforce Development is staff to the committee.

During the past seven months, HPFC has approved funding for two new projects, conducted oversight for six projects funded earlier of which two were also completed, and is expecting a proposal for a new project. Initial oversight and review activities are conducted by the Grant Review Sub-committee, which reports to the full committee on its work. All HPFC members are invited to attend sub-committee meetings, but the regular sub-committee members are Ryser, Cherny, Bland Platt, and Courtney Damkroger.

A new proposal is first reviewed by the sub-committee, which nearly always requests a meeting with the project sponsors to discuss concerns over specific aspects of the proposal, followed by resubmission of the proposal with revisions addressing the concerns. Sometimes the sub-committee requires more than one re-submission. Once the sub-committee approves a proposal, it is then reviewed and discussed by the full committee;

once the committee approves, the recommendation goes to the Mayor's Office of Economic and Workforce Development, which develops contracts and handles financial arrangements. The sub-committee also reviews progress reports on individual projects and works with Planning Department staff on moving completed projects to HPC for approval.

HPFC projects completed during the past six months:

1. Sacred Heart Parish Complex National Register nomination (HPFC initiated)
2. Corbett Heights, San Francisco (Western Part of Eureka Valley), Historic Context Statement (Corbett Heights Neighbors)

New projects (funded during the past seven months):

1. Ocean Avenue neighborhood commercial district survey of historic resources, district assessment and design guidance (Ocean Avenue Association)
2. OpenSF: Digitizing and sharing historical photographs of San Francisco from private collections (Western Neighborhoods Project)

Project oversight during the past six months:

1. Residence Parks Historic Context Statement (Western Neighborhoods Project). The sub-committee and the Planning Department have reviewed a draft and requested several, mostly minor, changes. This project is likely to be completed in the near future.
2. Mission Dolores Neighborhood Historic Context Statement and National Register District nomination (Mission Dolores Neighborhood Association). The sub-committee has reviewed a draft of the HCS and an updated survey and accepted it with only a few editorial changes. The National Register nomination remains to be done.
3. Eureka Valley Historic Context Statement (Eureka Valley Neighborhood Association). The sub-committee has recently received a draft and will be reviewing it in the near future.
4. San Francisco Latino Historic Context Statement (Heritage). The sub-committee has reviewed a draft of and the reports of peer reviewers for part 2 of the HCS; the sub-committee has also received an encouraging progress report on plans for completing the project.

Priorities:

On May 29, 2015, the HPFC established priorities for self-initiated projects using the remaining Historic Preservation Fund. The top eight priorities were:

1. Great Depression-New Deal Era Historical Context Statement (to focus on architecture and art).
2. Landmark nomination for Theodore Roosevelt Middle School.
3. Preservation and digitization of photographs of the city from the early 20th century.
4. Landmark nomination for George Washington High School.
5. Completion of an historic resource survey of the Ocean Avenue commercial district.
6. Landmark nomination for the historic structures and landscaping of the San Francisco Zoo.
7. Landmark nomination for the former Sunshine School, now Hilltop School.
8. National Historic Landmark nomination for Coit Tower.

A project is now underway sponsored by Heritage that addresses items 1, 2, 4, and 7. We have, as noted above, recently approved funding for items 3 and 5. Item 8 is underway

without HPFC funding. Of our top eight priorities, only item 6 remains without work underway.

We are now assuming that the remaining funds (less than \$200,000) will be allocated sometime next year, that our oversight functions will extend another year (all current projects are scheduled to be completed by the end of September 2018), and that the committee will then be dissolved.

D. REGULAR CALENDAR

7. [2015-000878PTA](#) (M. BOUDREAUX: (415) 575-9140)
300 GRANT AVENUE – northeast corner of Grant Avenue and Sutter Streets; Lots 013 and 014 in Assessor’s Block 0287 (District 3). Request for **Major Permit to Alter** to demolish two Category V – Unrated buildings (272 Sutter Street and 300 Grant Avenue) and new construction within Kearny-Market-Mason-Sutter Conservation District. The project proposes a replacement structure consisting of one six-story with basement, retail and office building approximately 83-foot tall (top of roof) extending to approximately 96 feet (architectural features). The project site is within the C-3-R (Downtown Retail) Zoning District, the Downtown Plan Area, and 80-130-F Height and Bulk Districts. The proposed project additionally requires approval for Downtown Project Authorization, Conditional Use Authorization and Office Allocation from the Planning Commission.
Preliminary Recommendation: Approve with Conditions

SPEAKER: = Marcelle Boudreaux – Staff report
 + Steve Atkinson – Project presentation
 + David Delosantos – Design presentation
 + Rob Huttler – Hotel Triton
 ACTION: Approved with Conditions
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 MOTION: 0291

- 8a. [2016-013034LBR](#) (S. CISNEROS: (415) 575-9186)
2727 MARIPOSA STREET – south side of Mariposa Street at Florida Street. Assessor’s Block 4071, Lot 001 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1977, Bay Area Video Coalition is a local media preservation, education and training organization serving the Mission District. 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 UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: = Stephanie Cisneros – Staff report
 + Speaker – Bay Area Video
 + Carol Varney – Bay Area Video
 + Renee Richardson – Blue Bear
 + Speaker – Cartoon Art Museum

+ Ron Evans – Cartoon Art Museum
 + Malcolm Whyte – Cartoon Art Museum
 + Steve Aloha – Cartoon Art Museum
 + Speaker – Café Trieste
 + Carlos Perea – Castro Country Club
 + Gary McCoy – Castro Country Club
 + Billy Lemon – Castro Country Club
 + Speaker – Castro Country Club
 + Adrianna Karp – Cole Hardware
 + Roberto Varea – Galleria de la Raza
 + Liana Molina – Galleria de la Raza
 + Lito Sandoval – Galleria de la Raza
 + Juan Fuentes – Galleria de la Raza
 + Michelle – Galleria de la Raza
 + Ani Rivera – Galleria de la Raza
 + Peter Quartaroli – Sam’s Grill
 + Honey Mahogany – The Stud
 + Micah Sigournay – The Stud
 + Mike Buhler – SF Heritage
 + Lee Hepner – Support
 + Kelly Ehrenfeld – Support
 + David Whyte – Café du Nord
 + Matt Eland – Golden Bear
 + Speaker – Bo’s Flower Stand
 + Lillian Wong – Cartoon Art Museum
 + Speaker – Galleria de la Raza

ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 807

- 8b. [2016-013037LBR](#) (S. CISNEROS: (415) 575-9186)
2 MARINA BOULEVARD – located in Fort Mason, Building D. Assessor’s Block 0409, Lot 002 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1971, Blue Bear School of Music is a non-profit music education organization offering affordable music programming to low income or underserved neighborhoods. 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 40-X and OS Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 808

- 8c. [2016-013038LBR](#) (S. CISNEROS: (415) 575-9186)
1520 MARKET STREET – south side of Market Street at Van Ness Avenue. Assessor’s Block 0836, Lot 003 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1984, Bo’s Flower Stand is an independently owned flower shop serving the Downtown/Civic Center neighborhood. 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-3-G (Downtown-General) Zoning District and 120/400-R-2 Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 809

- 8d. [2016-013189LBR](#) (S. CISNEROS: (415) 575-9186)
2170 MARKET STREET – north side of Market Street between Sanchez Street and Church Street. Assessor’s Block 3542, Lot 062 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1908, Café du Nord is a neighborhood bar and restaurant that is located in and serves the Swedish American Hall as well as the greater Castro/Upper Market neighborhood. 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 NCT (Upper Market Neighborhood Commercial Transit) Zoning District and 40-X and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 810

- 8e. [2016-013190LBR](#) (S. CISNEROS: (415) 575-9186)
601 VALLEJO STREET – south side of Vallejo Street between Grant Avenue and Columbus Avenue. Assessor’s Block 0146, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1956, Caffe Trieste is a local North Beach Italian coffee shop specializing in Italian-style espresso beverages and assorted traditional Italian snacks. 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 NCD (North Beach Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 811

- 8f. [2016-013192LBR](#) (S. CISNEROS: (415) 575-9186)
275 5TH STREET – east side of 5th Street between Clementina Street and Folsom Street. Assessor's Block 3733, Lot 030 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1984, Cartoon Art Museum is a non-profit museum that preserves and exhibits the history and continuation of cartoon art and related artworks. 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 WMUG (WSOMA Mixed Use General) Zoning District and 550-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 812

- 8g. [2016-013196LBR](#) (S. CISNEROS: (415) 575-9186)
4058 18TH STREET – north side of 18th Street between Hartford Street and Castro Street. Assessor's Block 3582, Lot 052 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1983, the Castro Country Club is a local social club that serves as a social alternative to the surrounding bars and was the first social coffee house in the Castro. 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 NCD (Castro Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 813

- 8h. [2016-013233LBR](#) (S. CISNEROS: (415) 575-9186)
956 COLE STREET – east side of Cole Street between Carl Street and Parnassus Avenue. Assessor's Block 1271, Lot 024A (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application.

Established in 1961, Cole Hardware is a local hardware store serving the Cole Valley/Haight-Ashbury neighborhood. 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 NCD (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 814

- 8i. [2016-013257LBR](#) (S. CISNEROS: (415) 575-9186)
2851/2857 24TH STREET – south side of 24th Street between Bryant Street and Florida Street. Assessor's Block 4268, Lot 001 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1970, Galeria de la Raza (Galeria Studio 54) is a community based arts organization that promotes, creates and preserves Chicano/Latino art. 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 NCT (24th-Mission Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 815

- 8j. [2016-013261LBR](#) (S. CISNEROS: (415) 575-9186)
200 POTRERO AVENUE – west side of Potrero Avenue at 15th Street. Assessor's Block 3931A, Lot 001 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1922, Golden Bear Sportswear is a outerwear manufacturing company that has continuously created outerwear that reflects San Francisco's unique fashion history. 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-1-G (Production, Distribution & Repair – 1- General) Zoning District and 68-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman

ABSENT: Matsuda
RESOLUTION: 816

- 8k. [2016-013483LBR](#) (S. CISNEROS: (415) 575-9186)
374 BUSH STREET – north side of Bush Street at Belden Place. Assessor’s Block 0269, Lot 004 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1867, Sam’s Grill & Seafood Restaurant is a seafood restaurant that began as a fresh oyster stall and evolved into a well-known establishment specializing in local oysters. 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-3-O (Downtown-Office) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
ABSENT: Matsuda
RESOLUTION: 817

- 8l. [2016-013277LBR](#) (S. CISNEROS: (415) 575-9186)
2007 FRANKLIN STREET – west side of Franklin Street between Jackson Street and Washington Street. Assessor’s Block 0600, Lot 002 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1971, San Francisco Heritage is a local preservation advocacy organization in San Francisco. 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, Two-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
ABSENT: Matsuda
RESOLUTION: 818

- 8m. [2016-013293LBR](#) (S. CISNEROS: (415) 575-9186)
399 9th STREET – east side of 9th Street at Harrison Street. Assessor’s Block 3756, Lot 004 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business application. Established in 1966, the Stud Bar is a local iconic gay bar whose history and continuance is deeply rooted in its status as a supportive and welcoming place for the LGBTQ community in San Francisco. 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 RCD (Regional Commercial) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns Pearlman
 ABSENT: Matsuda
 RESOLUTION: 819

9. [2014-000362PRJ](#) (P. LAVALLEY: (415) 575-9084)
1500-1580 MISSION STREET – north side of Mission Street between 11th Street and South Van Ness Avenue; Lots 002 and 003 in Assessor’s Block 3506 (District 6) - **Informational Presentation** regarding the 1500 Mission Street Project (“Goodwill Site”), which proposes to demolish two existing buildings, currently occupied by Goodwill Industries, and the new construction of: 1) a 16-story, 264-foot building containing City Offices and a consolidated permit center; and 2) a 400-foot tall, 39-story mixed-use building containing up to 560 dwelling units, 112 Below Market Rate Units and approximately 60,000 square-feet of retail space. A portion of the existing 1500 Mission Street building (approximately 130-foot by 43-foot portion of the building), formerly a Coca-Cola Bottling facility, will be retained as part of the project and rehabilitated for retail space. The Draft Environmental Impact Report for the project will be at the Historic Preservation Commission for review and comment on December 7, 2016.

Preliminary Recommendation: None - Informational

SPEAKER: = Pilar LaValley – Staff report
 + Hartman – Design presentation
 ACTION: Reviewed and Commented

ADJOURNMENT – 3:00 PM