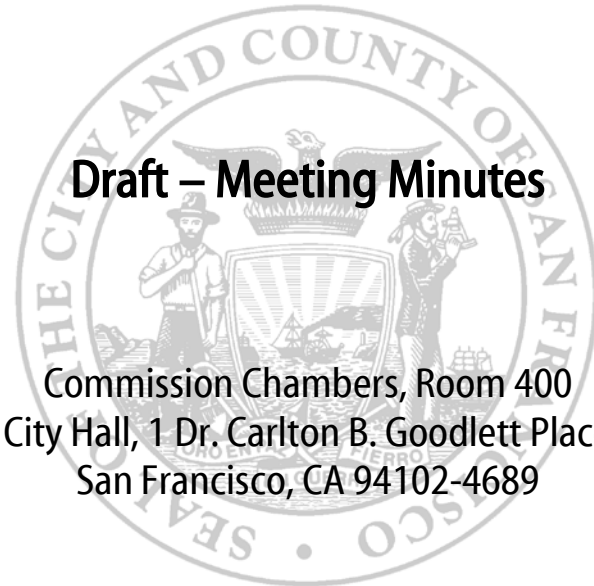


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Draft – Meeting Minutes

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

Wednesday, January 18, 2017
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Diego Sanchez, Shannon Ferguson, Jonathan Vimr, Shelley Caltagirone, Desiree Smith, Rich Sucre, Tim Frye – Historic Preservation Coordinator, 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.

SPEAKER: Jennifer Fisher – 1523 Franklin St historic resource evaluation

B. DEPARTMENT MATTERS

1. Director's Announcements

Tim Frye, Preservation Officer:

I don't believe there was a Director's Report in your packets, but happy to answer any questions, should you have them.

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

Tim Frye, Preservation Officer:

A few items to share with you, Happy New Year; first of all, the staff along with the Mayor's Office and Entertainment Commission hosted its first LGBTQ Cultural Heritage Strategy meeting. We had about 20 participants with the support of Supervisor Peskin, new Supervisor Sheehy and Supervisor Kim. We have representatives from all the six historic LGBTQ enclaves within San Francisco and it was a great discussion to talk about how to move the project forward and how to increase not only visibility of the working group, but also participation to make sure all voices are considered and heard as we prepare recommendations for how to implement a strategy in the future. It's anticipated that the strategy will be in draft form or a progress report on how to development the strategy will be in draft form by April of this year and it'll certainly be before this commission once we have something ready. We are still looking to maximize participation; we have sent invitations out to several of you but if there's any of you like to either participate or attend the meetings we'll certainly keep you updated. The next meeting will be in February and we'll be scheduling that shortly. Then second, I did want to mention, in regard also to the member of the public that spoke during public comment at the December 7th hearing, the HPC asked for a staff report on the subject property of 1523 Franklin Street. We have provided a cover memo and our associated historic resource evaluation response in your packets that outlines, and I would like to clarify, it is not a recommendation, it is a staff determination, therefore, we aren't recommending to anybody to consider this; this is under CEQA case law is our final decision pending any new information that the building is in fact a historic resource and if a focused EIR is required due to the scope of the project you would see that focused EIR during the review and comment period as is standard practice. Happy to answer any questions either now or at a future hearing should you have them.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

The only report I have is that last time at the last hearing I put forward nominations for landmark trees. It turns out there is an error in the nomination form and that those require a resolution, so I'm looking into that with staff and we're contacting property owners so that will come back before the full commission.

4. Consideration of Adoption:

- [Draft Minutes for December 7, 2016](#)

SPEAKERS: None
ACTIONS: Adopted
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
ABSENT: Johns

5. Commission Comments & Questions

Commissioner Johnck:

I wanted to comment on my enthusiasm and excitement when I walked through the new art installation in United Nation's Plaza that was a project we approved this or endorsed it a few months ago at the end of 2016 and I was really thrilled to see the great collaboration between the Exploratorium and Department of Public Works. I talked to the staff who, great staff of folks who are being paid by Department of Public Works, but they're paying attention to really keeping the area safe and the art installation is really helping that and it lends a lot of very nice ambiance and security and with the staff there and the art; the whole combination was a great enhancement to the area for the city. I know it is there for a short period of time but that type of thing, I think, is wonderful. Glad we got a chance to say good things about it.

President Wolfram:

Thank you for your comment, I agree with that.

Commissioner Matsuda:

Thank you. I'm wondering, it is about time we have a Cultural Heritage Assets Committee meeting and I think I don't remember how we left it last month, but it would be great if we can schedule it for the first meeting of February. Then, I think on the agenda do general overview and review of the legacy business. I know we were thinking of ways in which we can maybe help further support nominations that come forward.

Tim Frye, Preservation Officer:

Commissioner Matsuda, on your advanced calendar we scheduled that legacy business discussion at the February 15th hearing. If that is okay we could combine the two.

Commissioner Matsuda:

Okay.

Commissioner Hyland:

Did we decide to do a committee meeting or the full commission for that agenda item? I remember the discussion last time but don't remember- if the other commissioners have interest. We're trying to decide how to respond and evaluate the process as far as Commissioner Johns had comments about the content and streamlining and capturing the oral histories and real nuances of why these businesses are important. Just a question if something we want for the full commission or just the committee.

Tim Frye, Preservation Officer:

If you're amendable we are fine having a committee hearing and then having the legacy business discussion at the full hearing.

Commissioner Matsuda:

That would be great.

Jonas Ionin, Commission Secretary:

So, then we will have the Cultural Heritage Asset Committee meeting on February 15.

6. **Election of Officers:** In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None
 ACTIONS: Continued to March 2, 2017
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
 ABSENT: Johns

D. REGULAR CALENDAR

7. [2016-013035PCA](#) (D. SANCHEZ: (415) 575-9082)
EXEMPTING CERTAIN HISTORIC LANDMARKS FROM NOVEMBER 2016 BALLOT MEASURE REQUIRING CUA TO REPLACE PDR, INSTITUTIONAL COMMUNITY, AND ARTS ACTIVITIES USES [BOARD FILE 161014] – Planning Code Amendment - Ordinance introduced by Supervisor Kim amending Planning Code Section 202.8, included in the November 8, 2016, General Election as Proposition X, to exempt certain designated historic landmarks from obtaining conditional use authorization to remove certain Production, Distribution, and Repair, Institutional Community, and Arts Activities Uses, and providing replace space for such uses; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Diego Sanchez – Staff report
 + Peter Acwood – Armory
 = Peter Papadapolous – How the legislation pertains to the Armory
 + Andrew Junius – Historic building assistance
 + Mike Buhler – Rational balance to retain PDR and retaining historic resources
 ACTIONS: Adopted a Recommendation for Approval with Staff modifications, except modification no. 3.
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
 ABSENT: Johns
 RESOLUTION: 840

8. [2016-011052DES](#) (S. FERGUSON: (415) 575-9074)
1970 OCEAN AVENUE – north side of Ocean Avenue, Assessor’s Block 3280, Lot 018 (District 7) - Consideration to **Initiate Landmark Designation** of the former El Rey Theater as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The El Rey Theater is architecturally significant as one of the only remaining movie theaters originally designed in the Art Deco style by master architect Timothy Pflueger. 1970 Ocean Avenue is located in the Ocean Avenue Neighborhood Commercial Transit (NCT) Zoning District and 45-X Height and Bulk District.
 (Continued from the Regular hearing of December 7, 2016)

Preliminary Recommendation: Initiate

SPEAKERS: = Shannon Ferguson – Staff report
 + Speaker – Project presentation
 + Chris Ver Plank – Project presentation
 + Alex Melaney – Project presentation
 + Dan Weaver – Care and maintenance
 + Speaker – Support
 + John Goldman – Pflueger fan

ACTIONS: Initiated Landmark Designation

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

ABSENT: Johns

RESOLUTION: 841

9. [2015-009899PTA](#) (J. VIMR: (415) 575-9109)
246 1ST STREET – west side between Tehama and Clementina streets, Assessor's Block 3736, Lot 006 (District 9) – Request for **Major Permit to Alter** for the replacement of the existing mezzanine; replacement of a roll-up door and louvered panels at the north loading dock with infill glazing; installation of a new elevator penthouse and roof deck; and seismic upgrades including the installation of new window openings and windows at the currently blank south façade. It is also requested that the HPC make a finding for the project pursuant to Section 128(c)(2) of the Planning Code. Constructed in 1929, the Phillips and Van Orden Building is an individually designated Category I (Significant) building located in the C-3-O(SD) (Downtown Office - Special Development) Zoning District and 200-S Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jonathan Vimr – Staff report
 + Christian Marsh – Project presentation
 + Sean Burin

ACTIONS: Approved with Conditions

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

ABSENT: Johns

MOTION: 0297

10. [2016-009110COA](#) (S. CALTAGIRONE: (415) 558-6625)
60 CARMELITA STREET – east side between Waller Street and Duboce Park; Assessor's Block 0864, Lot 014 (District 6) – Request for **Certificate of Appropriateness** to install a garage opening at the ground floor level of the front façade. The work would include creating a new 7'-wide curb cut; creating a 10'-wide driveway; modifying the existing concrete fence pillars and installing planters along the driveway; removing three (3) basement level windows; and installing a new 8'-wide wood-paneled garage door with 12 upper lites. The subject property is a contributor to the Duboce Park Landmark District designated in Article 10 of the Planning Code and located in a RH-2 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District

Preliminary Recommendation: Approve

SPEAKERS: = Shelley Caltagirone – Staff report
 + Eric O'Neil – Project presentation

ACTIONS: Approved

AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
 ABSENT: Johns
 MOTION: 0298

- 11a. [2017-000093LBR](#) (D. SMITH: (415) 575-9093)
FORT MASON CENTER, 2 MARINA BOULEVARD, BLDG D – 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. Flax Art & Design is a third generation family-owned art supply store that has served San Francisco since 1938. 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 Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Howard Flax – Muni Arts Program
 + Richard Carrillo – Support for all three application
 ACTIONS: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
 ABSENT: Johns
 RESOLUTION: 842

- 11b. [2017-000147LBR](#) (D. SMITH: (415) 575-9093)
1301 HOWARD STREET – south side of Howard Street at the corner of 9th Street. Assessor’s Block 3518, Lot 001 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1986, Rolo San Francisco, Inc. (“Rolo”) is a local, independent retail establishment selling high-end menswear and unisex fashion in the South of Market and Castro 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 the RCD (Regional Commercial) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 11a.
 ACTIONS: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
 ABSENT: Johns
 RESOLUTION: 843

- 11c. [2017-000144LBR](#) (D. SMITH: (415) 575-9093)
2140 POLK STREET – east side of Polk Street between Vallejo Street and Broadway. Assessor’s Block 0572, Lot 018A (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1959, Real Food Company is a natural foods store serving the Russian Hill 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 the Polk Street Neighborhood Commercial (NCD) Zoning District and 65-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 11a.
 ACTIONS: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
 ABSENT: Johns
 RESOLUTION: 844

12. [2014-001204CWP](#) (S. CALTAGIRONE: (415) 558-6625)
STREET LIGHT ALTERNATIVE DESIGN FOR VAN NESS AVENUE – **Informational Presentation** by SFMTA. The existing light and trolley poles on Van Ness Avenue will be removed and replaced as part of the Van Ness Improvement Project. During the Detail Design phase of the project, a modern trolley/light pole was designed and approved for use on Van Ness Avenue by Caltrans, San Francisco Arts Commission and the Historic Preservation Commission (Motion No. 0268). On September 20, 2016, the San Francisco Board of Supervisors unanimously passed a resolution urging the San Francisco Municipal Transportation Agency to make all efforts to preserve the historic character of the Van Ness Corridor through reuse as well as replication of the Van Ness Avenue streetlamps. This presentation is an overview of the efforts made to date and next steps planned by the Project Sponsor in response to the resolution passed by the San Francisco Board of Supervisors; consideration of the existing trolley/light poles with regard to their history, historic value and existing condition; and design considerations for replacement pole design.

Preliminary Recommendation: None – Informational

SPEAKERS: = Shelley Caltagirone – Staff presentation
 + Peter Gabandyo – Design alteration presentation
 + Mike Buhler
 + Steven Suzman
 + Darcy Brown
 + Marlene Morgan
 + Speaker
 + Jim Worshell
 + Catherine Tran – Van Ness BRT Project
 + Don Savory – Delays on-time and on-budget
 Speaker – Keep the project morning
 ACTIONS: None – Informational

13. [2016-006104COA](#) (S. CALTAGIRONE: (415) 558-6625)
VAN NESS BRT PROJECT – Request for **Certificate of Appropriateness** to approve the proposed design of the McAllister Station Bus Shelters and the proposed treatment for four historic trolley poles – two in front of City Hall and two in front of War Memorial Court. The Van Ness Avenue Bus Rapid Transit (BRT) is proposed between Mission and Lombard Streets. A portion of the alignment between Golden Gate Avenue and Fell Street falls within the Civic Center Landmark District. The BRT project would convert two center traffic lanes of Van Ness Avenue to dedicated transit lanes. The majority of proposed new

features within the district were approved by the Historic Preservation Commission on November 18, 2015 (HPC Motion No. 0268).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Shelley Caltagirone – Staff report
+ Peter Gabancho – Project presentation
ACTIONS: Approved with Conditions
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
ABSENT: Johns
MOTION: 0299

14. [2015-015152CUA](#) (R. SUCRE: (415) 575-9108)
1076 HOWARD STREET – located on the north side of Howard Street between 7th and Russ Streets, Assessor’s Block 3726, Lot 026 (District 6). Request for **Review and Comment**, pursuant to Planning Code Sections 303, 803.9(b), 813.48, and 840.65, on the proposed exterior alterations and change in use of 14,643 square feet from PDR to office use. The subject property has been determined to be individually-eligible for listing in the California Register of Historical Resources, and is also a contributor to the eligible Western SoMa Light Industrial and Residential Historic District. The subject property is located within the RED (Residential Enclave) and MUG (Mixed-Use General) Zoning Districts and 45-X & 85-X Height and Bulk Districts.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff report
+ Peter Burkholtz
ACTIONS: Adopted Feasibility findings as amended to include:
1. Re-create the historic façade to 21st Century standards; and
2. Provide a mirrored door at the west end of the façade.
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman
ABSENT: Johns
RESOLUTION: 845

15. [2011.1356E](#) (M. JACINTO: (415) 575-9033)
CENTRAL SOMA PLAN – The proposed project is a comprehensive plan for a 230-acre, 17-block portion of the city’s South of Market neighborhood bounded by Second Street on the east, Sixth Street on the west, Townsend Street on the south, and an irregular border that generally follows Folsom, Howard and Stevenson Streets to the north. The proposal is the draft Central SoMa Plan, published in August 2016, which seeks to encourage and accommodate housing and employment growth within the Plan Area by: (1) amending land use districts to support mixed-use and office development in portions of the Plan Area; (2) amending existing height and bulk districts to permit greater densities than currently allowed; (3) modifying street and circulation patterns within, adjacent and beyond the Plan Area on streets including Folsom, Howard, Harrison, Bryant, Brannan, Third and Fourth Street; and (4) establishing new, and improving existing, open spaces. The **Draft EIR** prepared in connection to the Central SoMa Plan finds significant impacts to individually identified historic architectural resources and/or contributors to historic or conservation district(s) located in the Plan Area, including as-yet unidentified resources. Mitigation measures have been identified that would reduce, but not avoid substantial adverse changes in the significance of a historical resource(s) as defined in CEQA Guidelines Section 15064.5.

The Historic Preservation Commission will discuss the Draft Environmental Impact Report (DEIR) to frame their written comments on the adequacy of the DEIR, pursuant to the California Environmental Quality Act (CEQA).

Preliminary Recommendation: Review and Comment

SPEAKERS: None

ACTIONS: Reviewed and Commented: Found the DEIR to be adequate and accurate

LETTER: 0072

16. 2011.1356MTZ (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – Informational Presentation to update the Historic Preservation Commission on the proposed Central SoMa Plan and accompanying Implementation Strategy. The Draft Plan was published on Planning’s website in August 2016. The Draft Environmental Impact Report on the proposed plan was published in December 2016. For more information, go to <http://centralsoma.sfplanning.org>.

Preliminary Recommendation: None – Informational

SPEAKERS: None

ACTIONS: None – Informational

17. (S. PARKS: (415) 575-9101)
LANDMARK DESIGNATION WORK PROGRAM QUARTERLY REPORT – Discussion of the HPC’s Landmark Designation Work Program, **prioritization and status of pipeline projects.**

Preliminary Recommendation: None – Informational

SPEAKERS: None

ACTIONS: None – Informational

ADJOURNMENT – 4:29 PM