

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, June 20, 2018
12:30 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM

STAFF IN ATTENDANCE: Jonathan Vimr, Julie Moore, Eiliesh Tuffy, Pilar LaValley, Tim Frye – 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

None

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; at yesterday's Board of Supervisors hearing, the Board unanimously approved 146 1st Street as the next city landmark. This is the Philips Van Orden Building -- 246 1st Street, thank you. Philips Van Orden Building which you reviewed earlier this year and that will move on to the Mayor for signature. Also, I passed out copies of the resolutions and associated ordinance with the local landmark designation of 3620 Buchanan Street. At your last hearing you asked for some additional information, in regards to a member of the public, speaking during general public comment about landmark number 58, and a concern over the demolition of a 1959 Garden Shop that is on the landmark property but adjacent to the historic resource. The information provided is just background and just wanted to remind you that both the Architectural Review Committee and Historic Preservation Commission will be reviewing this item in the future but hopefully the resolutions and the ordinance will clarify for you that the 1959 Garden structure is not included in the designation; which I believe is the main concern being raised by the member of the public at the last hearing. Then finally, we received yesterday a referral from the Board of Supervisors for 178 Golden Gate Avenue. This is a structure that is part of, and forgive me, we just received this so I have not had a chance to look at it closely, but this an ancillary structure that is part of the larger church complex on Golden Gate Avenue and the proposal is to re-categorize the building to a Category 3 building under Article 11 of the Planning Code. Because this was initiated at the Board, we'll bring their ordinance -- draft ordinance for review and comment, and then it will go back to the Board. We do have a Designation report with that, and that will be provided to you. I believe we are scheduling it for the August 1st hearing.

Commissioner Pearlman:

Which church is it?

Tim Frye, Preservation Officer:

That's what I was just looking at.

Commissioner Pearlman:

St. Anthony's?

Tim Frye, Preservation Officer:

I believe so, but let me confirm, if you just give me a second.

Commissioner Pearlman:

I think it is Golden Gate.

Tim Frye, Preservation Officer:

De Marillac Academy. It's part of St. Anthony's.

Commissioner Pearlman:

Okay, thank you.

Tim Frye, Preservation Officer:

So, anyway, that's being initiated for Article 11 designation. My understanding is they would like to leverage TDR for a seismic upgrade. That concludes my comments unless you have any questions.

President Wolfram:

I have one question. What's the status of the Peace Pagoda and Plaza nomination that we recommended?

Tim Frye, Preservation Officer:

That's a great question. We had a conversation with the community a number of months ago and then at that time the Japantown Task Force sent us a letter saying that they would like to postpone the designation pending any improvements to the Plaza. Being that we still have a pending designation, our next step was to reach out to Supervisor Breed's office to have a meeting between the Supervisor's Office and the community to talk about next steps. With the Election, that was naturally postponed. So hopefully by the time either somebody is re appointed to District 5 we can re-engage Japantown on hopefully bringing that to the Full Board.

President Wolfram:

Thank you.

Commissioner Matsuda:

Can I add to that? So, on Saturday, I met the new staff person from Rec and Park, who I am assuming is going to be assigned to do a visioning of what they want to see for the Plaza, and I strongly encouraged him to make contact with the Planning Department staff so that there could be information, clear and concise information, that can be shared. So I'll forward you that contact information.

Tim Frye, Preservation Officer:

That would be great. Okay, thanks.

C. COMMISSION MATTERS

2. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft HPC Minutes for June 6, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

5. Commission Comments & Questions

Commissioner Pearlman:

I have to disclose that I am working on a project that is right next to 30 Otis. So I'll have to recuse myself for that item.

President Wolfram:

You're working on a project next -- did you talk to the City Attorney?

Commissioner Pearlman:

Yes I did. I've been in touch with the owners, we're working on foundation work, I mean, there's a lot of interaction that we've had with them about their project. So she suggested that I recuse myself on that.

President Wolfram:

Okay. We'll look into that when we get to it.

Vice President Hyland:

I had a question for Mr. Frye. We got notice that the comments to -- or the responses to comments for 450 O'Farrell were published, I guess. Two questions for you. One, what's the next step on that project? And in reviewing the comments, it seems the preferred project is not the proposed project. What does that mean as far as the entitlements on it?

Tim Frye, Preservation Officer:

I will have to go back -- I have not reviewed that document yet but I will have to review that before I can answer you about what that means for the hearing. My understanding though is it is scheduled for hearing before the Planning Commission to determine if the draft EIR is complete, and then move on to any entitlements that may be associated with that. The Commission Secretary may have more information on exactly what date that is scheduled for, but I can't recall off the top of my head.

Jonas P. Ionin, Commission Secretary:

Which case is this?

Tim Frye, Preservation Officer:

450 O'Farrell.

Jonas P. Ionin, Commission Secretary:

It's actually scheduled for next week.

Vice President Hyland:

So, when the preferred project and the EIR is not the proposed project, which project goes forward? That's what the hearing determines?

Tim Frye, Preservation Officer:

That's the Planning Commission's discretion.

Commissioner Pearlman:

I did read through a significant amount of it, and it did talk about the fact that the changes to the preferred you know -- the changes made for the preferred project did not affect any of the environmental review. So, I would assume that then, since there is no issue, then the Commission can accept either, and I would assume they would go for what the owner would want.

President Wolfram:

And we shouldn't have too much of a discussion on this item right now. Maybe just questions --

Tim Frye, Preservation Officer:

Happy to follow up at the next hearing should you have questions.

President Wolfram:

Okay. Next hearing I guess it will all be decided.

6. [2694 MCALLISTER](#) - Consideration of a Request for **Landmark Initiation** of a tree.

SPEAKERS: None
 ACTION: Initiated
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

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.

7. [2018-002987COA-02](#) (R. SALGADO: (415) 575-9101)
966 MINNESOTA STREET – located on the west side of Minnesota Street, Assessor's Block 4106, Lot 012 (District 10). Request for a **Certificate of Appropriateness** for an increase in the property's overall building envelope area through the enclosure of an existing exterior covered porch at the ground floor and the enclosure of two existing exterior covered balconies at the second and third floors of the subject property. The proposed project also includes replacement of rear windows, repairs to the existing decks at the second and third floors, and related interior alterations. 966 Minnesota Street is a contributor to the Article 10 Dogpatch Landmark District, and is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 MOTION: [0342](#)

E. REGULAR CALENDAR

8. [2017-001456COA](#) (J. VIMR: (415) 575-9109)
1100 FULTON STREET – located on the north side of Fulton Street at its intersection with Pierce Street, Assessor's Block 0777, Lot 005 (District 5). Request for a **Certificate of Appropriateness** for the modification of ten existing garage openings at the ground level, including the removal of garage doors and the installation of new windows and doors with new surrounding brick to match the existing polychromatic brick at the base of the building. This work, along with interior alterations, is tied to the addition of six accessory

dwelling units at the first floor of the building in portions of the building currently serving as garage and storage space. 1100 Fulton Street is located within the Article 10 Alamo Square Landmark District, a RM-1 (Residential-Mixed, Low Density) Zoning District, and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jonathan Vimr – Staff report
 + Serina Calhoun – Project presentation
 - Dr. Amos Brown – Character of the block face; housing- market rate; impact to parking
 - Virginia Marshall - Parking
 - Speaker - Parking
 - Aubrey Lewis- Parking
 - Stephanie Lecumbra – Inconsistent with Alamo Historic District
 - Rev. Ashin White – Preserve existing condition
 - Alfred Robinson – Tourism, parking
 - Cedric Carter - Parking

ACTION: Approved with Conditions as amended to add a finding that garage door openings are not a character defining feature of the District; and a condition of approval for the depths of windows and doors to match existing.

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

MOTION: [0343](#)

9. [2015-010013ENV](#) (J. MOORE: (415) 575-8733)
30 OTIS STREET – DRAFT Environmental Impact Report - The 36,042-square-foot (sf) project site comprises five lots (Assessors Block 3505, Lots 10, 12, 13, 16, and 18) (District 6) along Otis Street, 12th Street, Colusa Alley, and Chase Court in the South of Market neighborhood. Five commercial buildings, ranging from one to three stories, currently exist on the site. The proposed project would merge the lots, demolish the existing buildings, and construct a residential building with ground-floor retail and arts activity uses. The proposed building would comprise a 10-story podium structure extending across the entire site and a 27-story single tower in the southeastern portion of the building, at the corner of Otis and 12th streets. The proposed building would be 85 to 250 feet tall and approximately 404,770 gsf. The project includes approximately 423 residential units, 5,585 sf of retail space in three ground floor spaces, 16,600 sf of arts activities space with studios and a theater for the City Ballet School, and approximately 23,000 sf of open space on the ground floor and residential terraces. Streetscape improvements include a 7,200-sf public plaza at the corner of 12th Street and South Van Ness Avenue and 960-sf plaza on Otis Street. Two basement levels would provide 71 residential parking spaces and three car-share spaces. The building at 14-18 Otis Street has been determined individually eligible for the California Register of Historic Resources. The project site is located in a Downtown General Commercial (C-3-G) and Neighborhood Commercial Transit (NCT) districts and 85/250 R-2 and 85-X Height and Bulk Districts.
- Preliminary Recommendation: Review and Comment*

SPEAKERS: Julie Moore – Staff report
 Eiliesh Tuffy – Staff response
 Pilar LaValley – Staff response

ACTION: Reviewed and Commented

- The HPC concurs with the findings that the proposed project does not meet the Secretary of the Interior's Standards and will result in a significant, unavoidable impact to the identified historic resource, 14-18 Otis Street.
- The HPC agreed that the DEIR analyzed an appropriate range of preservation alternatives to address historic resource impacts. Further, the HPC appreciated that the visual graphics and project data details provided in the matrix of preservation alternatives were presented in a very clear and concise manner. The studies conducted for the EIR, which resulted in less than desirable outcomes for retention of the historic resource, were felt to have been very honest in their undertaking and analysis.
- The HPC agreed that they recommend adoption of the Project as proposed, due to overriding considerations, as outlined in the DEIR.
- The HPC agreed with the proposed Mitigation Measures, with a recommendation for expanded scope for the Historic Documentation Mitigation Measure. In addition to documentation of the building at 14-18 Otis Street, based on the subject block's historic connection to the Western SoMa neighborhood street grid prior to the southern extension of Van Ness Avenue, the historic context of the block and its original setting shall be captured in the documentation and interpretation Mitigation Measures for the Project. With this one additional recommendation, the HPC found the Mitigation Measures to be adequate in relation to the unavoidable impact.

RECUSED: Pearlman

ADJOURNMENT – 1:57 PM
ADOPTED AUGUST 1, 2018