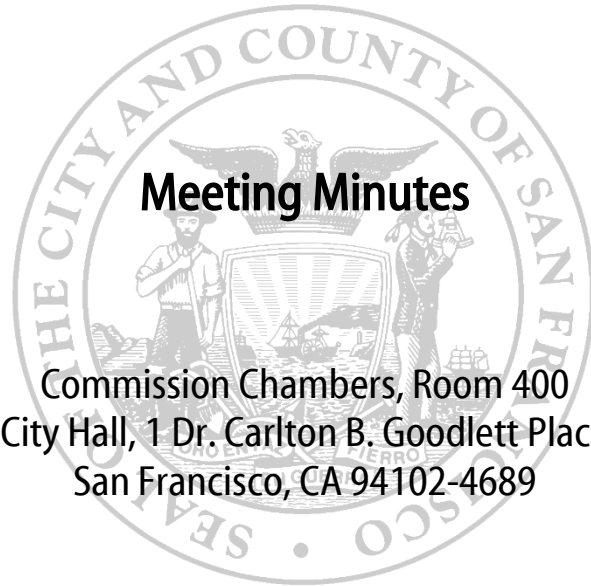


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

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

Wednesday, August 7, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:31 PM

STAFF IN ATTENDANCE: Jorgen Cleemann, Allison Vanderslice, Lily Langlois, Shannon Ferguson, Elizabeth Gordon-Jonckheer, Kelly Wong, Monica Giacomucci, Jeff Joslin, John Rahaim – Planning Director, 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. Director's Announcements

None

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

None

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for HPC July 17, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johns, Matsuda, Pearlman

5. Commission Comments & Questions

Commissioner Matsuda:

I just have one disclosure. After our July 17th, 2019 hearing, I received a phone call from Supervisor Ronen's office regarding the Friends of Woolsey or the motion to include the Woolsey project on our landmark designation.

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. [2018-13212COA](#) (S. FERGUSON: (415) 575-9074)
78 CARMELITA STREET – east side between Waller Street and Duboce Park. Assessor's Block 0864, Lot 018 (District 8) – Request for **Certificate of Appropriateness** to enclose an open area under a cantilevered room built on columns; construct a contemporary rear yard deck and stair not visible from the public right of way that requires construction of a firewall; and remove/add a minor amount of window area on the north elevation not visible from the public right of way. The property is located in the Duboce Park Historic District and is in a RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve

SPEAKERS: None

ACTION: Approved
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0383](#)

E. REGULAR CALENDAR

7. [2015-000940ENV](#) (J. CLEEMANN: (415) 575-8763)
THE HUB PLAN, 30 VAN NESS AVENUE PROJECT, 98 FRANKLIN STREET PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT – **Review and Comment** on the Draft Environmental Impact Report. The Hub Plan proposes to amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The Hub Plan would change current zoning controls applicable to the area and implement public realm improvements. The Planning Department also proposes the designation of all or portions of the Hub Plan area as a Housing Sustainability District to allow the City of San Francisco to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements. The Draft Environmental Impact Report (DEIR) also evaluates environmental impacts of two individual development projects located within the Hub Plan Area at 30 Van Ness Avenue and 98 Franklin Street. The DEIR includes a historic resources survey, impacts to historic resources, mitigation measures, and project alternatives.
Preliminary Recommendation: Review and Comment

 SPEAKERS: = Jorgen Cleemann – Staff presentation
 ACTION: Reviewed and Commented

8. [2018-015774COA](#) (S. FERGUSON: (415) 575-9074)
581 WALLER STREET – south side between Pierce and Potomac Streets. Assessor's Block 0865, Lot 022 (District 8) – Request for **Certificate of Appropriateness** to comply with Planning Enforcement Case No. 2018-012859ENF for demolition exceeding the approved scope of work. The property is located in the Duboce Park Historic District and is in a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

 SPEAKERS: = Shannon Ferguson – Staff report
 + Eliza Hart – Design presentation
 = Kelly Wong – Enforcement
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0384](#)

9. [2019-001734PTA](#) (M. GIACOMUCCI: (415) 575-8714)
149 9TH STREET– located on the north side of 9th Street between Natoma and Minna Streets, Assessor's Block 3728, Lot 048 (District 6). Request for **Major Permit to Alter** to construct a roof deck and elevator penthouse and restore two window bays on the Natoma Street façade. The subject property is rated Category III pursuant to Appendix C to Article 11 of the Planning Code. It is located within the RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District and 55-X Height/Bulk Limit.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Monica Giacomucci – Staff report
+ Tom Tunney – Project presentation
+ Albert Costa - Design presentation
ACTION: Approved with Conditions
AYES: Black, Hyland, Johns, Matsuda, Pearlman
MOTION: [0385](#)

ADJOURNMENT 1:34 PM
ADOPTED AUGUST 21, 2019