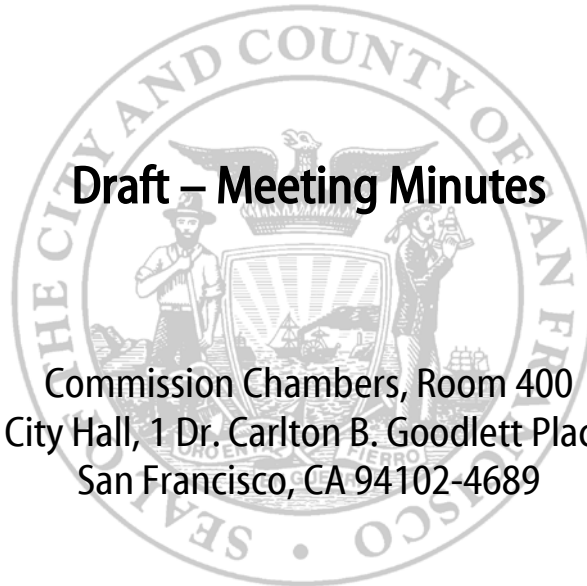


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Draft – Meeting Minutes

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

Wednesday, April 5, 2017
11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Hyland, Hasz, Pearlman

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 11:32 AM

STAFF IN ATTENDANCE: Rich Sucre, 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.

1. [2015-005848ENV](#) (R. SUCRE: (415) 575-9108)
1601-1629 MARKET STREET - located on the south side of Market Street between 12th and Brady Streets, Assessor's Block 3505, Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, 035 (District 6). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: demolish the existing surface parking lot and UA Local 38 Building at 1621 Market Street; demolish the majority of the Lesser Brothers Building at 1629-1637 Market Street; rehabilitate the Civic Center Hotel at 1601 Market Street; and, construct a new four-story UA Local 38 Building and a new six-to-ten-story (68-ft to 85-ft tall) mixed-use

development with a total of 477 dwelling units, 107 affordable housing units, 13,100 square feet of ground floor retail/restaurant space, a below-grade garage with 316 off-street parking spaces, and a new public open space. The Lesser Brothers Building at 1629-1637 Market Street and the Civic Center Hotel at 1601 Market Street are considered to be historic resources for the purposes of the California Environmental Quality Act (CEQA). The project site is located within the P (Public) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District and an OS, 40-X and 85-X Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff Report
+ Will Goodman – Project Presentation

ACTION: Reviewed and Commented
Overall, the ARC determined that the proposed full preservation alternative and partial preservation alternative were adequate, and addressed the expectations outlined in HPC Resolution No. 0746. Both alternatives were determined to be sufficient for incorporation into the DEIR.

LETTER: 0076

ADJOURNMENT – 12:05 PM