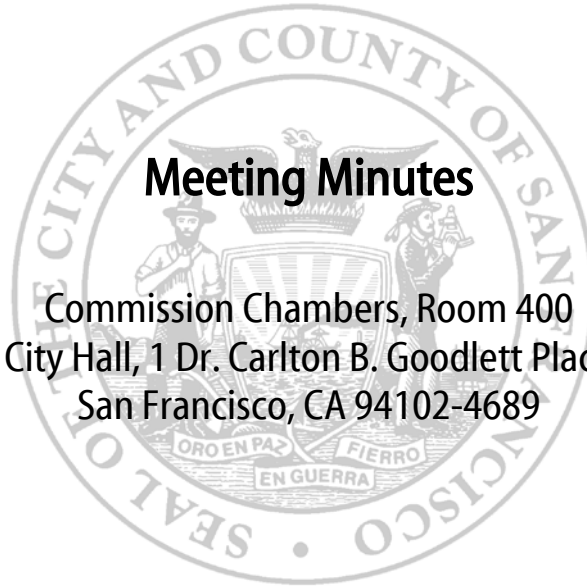


# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

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

### Wednesday, May 2, 2018 11:30 a.m. Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Hyland, Pearlman, Johnck

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:30 PM

STAFF IN ATTENDANCE: Jorgen Cleeman, 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. COMMITTEE MATTERS

1. Committee Comments & Questions
  - Disclosures.

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

## B. REGULAR

2. [2016-012545ENV](#) (J. CLEEMANN: (415) 575-8763)  
4840-4950 MISSION STREET – located on a roughly rectangular site between Alemany Boulevard to the west and Mission Street to the east, near the intersection with France Avenue, Assessor’s Blocks/Lots 6959/019, 025, and 031 (District 11). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of the publication of the Draft Environmental Impact Report for the proposed project. The project proposes to demolish the existing two-story funeral home (the Valente Marini Perata & Co. Funeral Home) and associated surface parking lots at 4840 Mission Street (6959/019, 025, and 026) and the existing supermarket and associated surface parking lot at 4950 Mission Street (6959/031) and construct a new mixed-use development comprising three 6- to 7-story (69-84 feet-tall) buildings that would include 428 dwelling units (496,218 gsf; 175 affordable and 253 market-rate units), a replacement grocery store (53,000 gsf), a health clinic (9,620 gsf), ground-floor retail and neighborhood services (13,503 gsf), and underground parking (330 spaces). The funeral home building at 4840 Mission Street has been determined individually eligible for the California Register of Historical Resources. The project site is located within the Excelsior Outer Mission Neighborhood Commercial District, RH-1 (Residential, House, One Family) and RH-2 (Residential, House, Two Families) Zoning Districts, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Review and Comment*

**SPEAKERS:** = Jorgen Cleeman – Staff report  
+ Speaker – Project presentation  
+ Maggie Smith – Preservation alterations  
+ James Davis – Win win for the City  
+ David Tate – Support  
+ Aaron Cohen – Support, affordable housing  
+ Theodore Randolph – Support  
+ Speaker – Support  
+ Sabrina Hernandez – Support  
+ Andrea Fernucci – Support  
+ David Hooper – Recognition of the site’s history

**ACTION:** Reviewed and Commented

**AYES:** Wolfram, Hyland, Pearlman, Johnck

### ARC COMMENTS

Commissioner Johnck noted that alternatives analyses for other projects often contained one full and two partial preservation alternatives, whereas this analysis contains two full

and one partial preservation alternative. She asked if the analysis would benefit from the inclusion of a second partial preservation alternative. Commissioner Johnck also asked if the analysis could include more information regarding the cost of retrofitting the historic building under the alternatives.

Commissioner Hyland expressed a desire to save and adapt the historic building, noting that its demolition would be a loss for the community. He also asked if the implementation of Home-SF, San Francisco's local density bonus program, would allow the sponsor to save the historic resource while still meeting its housing goals.

Commissioner Pearlman echoed Commissioner Hyland's question regarding Home-SF. He also noted that the project as a whole was positive for the community. The Commissioners acknowledged public support for the project and the desire to see the site's history commemorated in some way. They agreed that the alternatives presented were adequate for inclusion in the Draft Environmental Impact Report (DEIR).

ADJOURNMENT 12:17 PM  
ADOPTED JUNE 6, 2018