

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, April 17, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:36 PM

STAFF IN ATTENDANCE: Justin Greving, Michelle Taylor, 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

SPEAKERS: 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:

Good afternoon, Commissioners. Tim Frye, Department staff. A few items to share with you. Yesterday the Board of Supervisors unanimously denied the CEQA appeal for the Cat-Ex for the eight-unit project at 3620 Buchanan Street, that you issued a Certificate of Appropriateness associated with this project. The main CEQA appeal issues were related to the potential for public exposure to hazardous materials, impact to historic resources, inconsistency with existing zoning regulations, including the project sponsor's request for rear yard modification. Department staff explained why the project was appropriately exempt from environmental review under CEQA, and Allison Vanderslice of the Preservation team addressed questions from Supervisors Peskin and Stefani, related to the evaluation to the garden and the garden structure and historic resources impacts. So again, the commission unanimously -- or the board unanimously denied that CEQA appeal. However, there are still other appeal opportunities once the building permit is filed and issued. Two other short announcements. Last week Pilar LaValley, our Survey Coordinator, gave an Informational Presentation at the Planning Commission regarding the Citywide Survey. President Hyland was there as well. He may have some comments regarding that. Over all it went very well. The commission is supportive of this commission's desire to move quickly in completing the Citywide Survey, and certainly supports a budget increase for the department to achieve that goal. And then we will also be providing an Informational Presentation to the Land Use Committee of the Board of Supervisors this Monday, which I believe President Hyland will also been in attendance. That concludes my announcements unless you have any questions. Thanks.

Commissioner Johns:

Is it the one with the potting shed or?

Tim Frye, Preservation Officer:

It's the one with the garden shed on the site.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

I'll just add on to what Mr. Frye was speaking to. We did present to the Planning Commission. We're going to Rules on Monday in regard to getting support for our Citywide Survey. I think the message that is important is while we do want to understand what resources, historic resources we have in the city. More importantly, if we want to speed up housing, identifying those properties that are not resources. And therefore, able to get those entitlements done quicker is really the message we're going to convey.

4. Consideration of Adoption:

- [Draft Minutes for ARC March 6, 2019](#)
- [Draft Minutes for HPC April 3, 2019](#)

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

5. Commission Comments & Questions

Commissioner Matsuda:

I just have a comment, thank you, Mr. Ionin, for forwarding the e-mail from director Rahaim this Monday about the Racial and Social Equity training. I'm glad there was 100% participation from staff. And I just want to encourage this commission to support a joint one-day hearing that they're proposing for June 27th, off-site. And let's see, what else did he say. I don't know if your schedules allow it, but it is a Thursday. And I think that is the day, right, Jonas, that the Planning Commission usually meets?

Jonas P. Ionin, Commission Secretary:

Yes, it is a scheduled Planning Commission hearing date. We still haven't heard back from everyone.

Commissioner Matsuda:

Thank you.

Commissioner Johnck:

Thank you. I responded yes on that joint hearing. Whatever can be most efficient for the staff, we can all meet on the same day.

Commissioner Matsuda:

And I think it would be good to have that with the Planning Commission.

Commissioner Johnck:

Yes. Absolutely.

President Hyland:

Great.

Commissioner Johns:

I also responded yes, for the one day.

Commissioner Matsuda:

Great. Thank you.

D. REGULAR CALENDAR

6. [2017-004557ENV](#)

(J. GREVING: (415) 575-9169)

550 O'FARRELL STREET – Located on the north side of O'Farrell Street on a 85.875' by 137.5' lot between Leavenworth and Jones Street, Assessor's Block 0318, Lot 009 (District 4). **Review and Comment** before the Historic Preservation Commission 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 two-story parking garage for the construction of a 13-story mixed-use building. The project would provide a total of 113 dwelling units, 1,500 square feet of retail space, and 23 off-street vehicle and 108 bicycle parking spaces. The building at 550 O'Farrell Street is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a RC-4 (Residential – Commercial, High Density) Zoning District and 80-T-130-T Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving – Staff presentation
 + Steve Vettel – Sponsor objectives
 + Speaker – Preservation alternatives
 + Katherine Wallace – Preservation alternatives

ACTION: Reviewed and Commented

7. [2019-000895ENV](#) (M. TAYLOR: (415) 575-9197)
1610 GEARY BLVD – Peace Pagoda and Peace Plaza, located between Post Street and Geary Boulevard, Assessor's Block 0700, Lots 022, 023, in the Japantown area of the Western Addition neighborhood. **Informational Presentation** before the Historic Preservation Commission on the proposed rehabilitation of the Peace Plaza in advance of publication of the Categorical Exemption for the proposed project. Originally constructed in 1968, subsequent alterations have resulted in diminished the integrity of the property; however, the site still retains general character defining features. The project proposes: waterproofing, new planting, shade structures, paving, and seating while retaining historic features identified in the Landmark Designation (draft) report. The property at 1610 Geary Boulevard is on the Landmark Designation Work Program and is a historic resource for the purposes of the California Environmental Quality Act (CEQA). The subject property is within the Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: None – Informational

SPEAKERS: = Michelle Taylor – Staff presentation
 + Mike Degregorio – Project presentation
 + Alice Kawahatsu – Commission feedback
 + Sandy Mori – Collaboration
 + Richard Hashimoto - Efforts

ACTION: None - Informational

ADJOURNMENT – 2:01 PM
 ADOPTED MAY 1, 2019