

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 2, 2014
12:30 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Hasz, Hyland, Johns, Matsuda, Pearlman, Wolfram
COMMISSIONER ABSENT: Johnck

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:33 p.m.

STAFF IN ATTENDANCE: John Rahaim - Planning Director, Jonathan Lammers, Tim Frye - Preservation Coordinator, and 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. PUBLIC COMMENT

SPEAKER(S): None

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Director Rahaim attended a seminar on Assembly Bill 1999 that creates state tax credits for historic properties in California. He briefed the HPC that the bill was introduced by Tony Aktins. 33 other states that have a tax credit found this to be an important tool that helps investment and restoration of historic properties. The bill would create a 25% tax credit for commercial properties, and a 5% bonus for affordable housing and transit oriented development. The Mayor's Office and the Department are tracking this bill and will continue to keep the HPC informed.

2. **Mr. Frye** staff report and announcements:

- The Planning Commission will consider the Recreation and Open Space Element (ROSE) tomorrow, April 3rd. On March 26th the Department finalized the ROSE Responses to Comments document. Once adopted, the Board of Supervisors has 30 days to either approve or disapprove the Element. The Department would keep the HPC informed on the outcome of tomorrow's hearing.

C. **COMMISSION MATTERS**

3. President's Report and Announcements

President Hasz provided an update to the Realtor Preservation Training Program. All 50 realtors in a weekly meeting of Pacific Union signed up as the beta testers for the four modules of the training program. Another 150 realtors would also sign up, adding four more training programs. The next group, the San Francisco Realtor, would be the overarching organization that helps spread the program to commercial and residential sectors. Currently, the program is geared towards realtors only, and a fee is associated with the training. President Hasz appreciated the positive feedback and expressed thanks to John [Hewitt] of the California Preservation Foundation, Tim Frye, Richard Sucre, Mary Brown and Kelly Wong who have committed their time. He hopes the program becomes a statewide training program in a couple of years.

4. Consideration of Adoption:

- [Draft Minutes for HPC March 5, 2014](#)

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

5. Commission Comments & Questions

- [Disclosures](#) - None
- [Inquiries/Announcements](#) - None
- [Future Meetings/Agendas](#) - None

6. (J. IONIN: (415) 558-6309)
[HPC RULES AND REGULATIONS](#) - **Consideration of proposed amendments to the Commission Rules and Regulations.**

SPEAKERS: None
 ACTION: Continued to April 16, 2014
 AYES: Hyland, Johns, Matsuda, Pearlman, Wolfram, Hasz
 ABSENT: Johnck

D. REGULAR CALENDAR

7. [2014.0159G](#) (J. LAMMERS: (415) 575-9093)
1007 MARKET STREET (James G. Walker Building), south side between Sixth Street and Seventh Street, in Assessor's Block 3703, Lot 078. **Consideration to adopt a Resolution** to recommend to the Board of Supervisors a change in designation of 1007 Market Street from an Article 11 Category V (Unrated) building to a Category III (Contributory) building pursuant to Section 1106 of the Planning Code. The subject property is located within a C-3-G (Downtown-General) Zoning District and 120-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS:
 + Michael Corbett, Architectural Historian, Author of this report and The Splendid Survivors - Evaluation, review and ratings;
 + Darrell Smith, Tennant since 1991, Cofounder and Director of the Cultural Center aka the Luggage Store, and Artist Incubator - in support of the change in designation;
 + Franz Sekunder, works with Youth Speaks - the Luggage Store is an important place in the Central Corridor.

ACTION: Adopted a Recommendation for Approval
 AYES: Hyland, Johns, Matsuda, Pearlman, Wolfram, Hasz
 ABSENT: Johnck
 RESOLUTION: R-733

8. (T. FRYE: (415) 575-6822)
[CITY HALL FELLOWS PROJECT](#) - **Informational Presentation** on the draft report titled, *Passive Energy Systems in Historic Buildings*, prepared by the City Hall Fellows and sponsored by the Planning Department. The Fellows will present an overview the document to the Historic Preservation Commission for feedback on its overall content and usability as a tool to initiate conversations on the relationship between historic preservation and sustainability. Once finalized, the report will be made available to the public through the Planning Department website.
Preliminary Recommendation: None – Informational

PRESENTERS: David Pepas, SFMTA Technology and Performance Division; Franz Sekunder, Controller's Office, City Performance Unit; Pi Farrara, SFPUC Enterprise; Rita Grille - Real Estate at PUC.

SPEAKERS: None

ACTION: None - Informational

9. (T. FRYE: (415) 575-6822)
[SPUR/HERITAGE REPORT](#) – Discussion of recommendations outlined within the SPUR San Francisco Heritage report published July 2013 and titled, *Historic Preservation in San Francisco: Making the Process Work for Everyone*. Members of the SPUR/Heritage Historic Preservation Task Force presented an overview of the report and its recommendations at the HPC's September 18, 2013 hearing.
Preliminary Recommendation: None – Informational

SPEAKERS:

+Sarah Karlinsky - SPUR Report
+ Mike Buhler - Significant adverse impact under CEQA

ACTION: None - Informational

ADJOURNMENT: 2:45 PM