

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, June 4, 2014
12:30 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:34 p.m.

STAFF IN ATTENDANCE:

Rick Cooper, Shelley Caltagironi, 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](#)
2. Review of Past Events at the Planning Commission (PC), Staff Report and Announcements

Preservation Coordinator Frye said that the PC did not meet last week and there was not any activity or announcement to report to the HPC this time.

C. COMMISSION MATTERS

3. President's Report and Announcements - None
4. Consideration of Adoption:
 - [Draft Minutes for May 21, 2014](#)

SPEAKERS: None

ACTION: Adopted

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

5. Commission Comments & Questions
 - [Disclosures](#) - None
 - [Inquiries/Announcements](#)

Commissioner Pearlman referred to an article on 660 3rd Street's change of use from PDR to Office Use by 48hillsonline.org titled: "Why SF City Planning can't protect local industry from office encroachment: An alarming case study." After reading the article he felt as though the project sponsor had lied to the HPC about the fact that the property was not PDR, but rather office for the past 20 years. He also expressed his frustration that the case report did not provide all the information it could have or should have.

The building was in violation of the underlying zoning, where office is prohibited.

He expressed concern over the perception of corruption. He felt that the passage of Proposition B was a reflection of that sentiment. These were not inaccuracies, but lies. In three moves - 665 3rd Street, 660 3rd Street and 2 Henry Adams, over 500 thousands square feet of PDR space was converted into office space. The rule requires that there is an economic analysis and there is zero economic analysis, then we are not doing our diligence, the staff isn't doing their due diligence, and these building owners are getting rents that go from \$10-15-20 per square foot up to \$55-60-70 per square foot.

Planning Commissioner Kathrin Moore, said she was upset about it, but that she relies the Historic Preservation Commission. It puts the HPC into an important position relative to the process that we really are on top of something like this.

Commissioner Pearlman requested staff to investigate and follow-up on the matter.

Mr. Frye suggested 1) the Department should bring the code language to the HPC to get a better understanding of what the HPC's expectations are, because that language is general in terms of what the requirements are to show what the applicant needs to change in-order to further preservation of the building; and 2) Planner Steve Wertheim should come to the HPC at a future date to present a PDR informational hearing, and at that time a larger discussion could be had about HPC's role in the change of use application.

Commissioner Matsuda said should the information that the HPC relied on be incorrect, she thought the HPC should let the PC know that the HPC is interested in re-reviewing the case based on new information. It might affect the PC's determinations on how to go forward.

- Future Meetings/Agendas

Commissioner Hyland mentioned that the HPC had talked before about whether or not to keep the July 2nd HPC hearing date; he noted on the Advance Calendar there is only one agenda item on July 2nd. **Commissioner Secretary Ionin** responded that it's entirely up to the HPC. **President Hasz** suggested taking a poll off-line and to handle it that way.

D. REGULAR CALENDAR

6. [2006.0838E](#) (M. JACINTO: (415) 575-9033)
1527-1545 PINE STREET -Public Hearing on the Draft Environmental Impact Report, five lots on the south side of Pine Street near Van Ness Avenue (Assessor's Block 667, Lots 16, 17, 18, 18A, and 19) that range in height from 20 to 25 feet above street grade. The building at 1545 Pine Street, constructed in 1906 is considered an historical resource for its association with CRHR criterion 1 (events) purposes of environmental review. The proposed project would entail demolition of the site's five existing buildings and, in their place, construction of a 137,712-gsf, 12-story (plus two basement levels) mixed-use building. The proposed building would have 101,714 gsf of residential uses, with up to 107 residential units, and 2,844 gsf of ground floor retail/art gallery space along Pine and Austin streets and 33,154 gsf of parking, storage, mechanical, and circulation space on the ground floor and two basement levels. The main entrance to the residential portion of the proposed building would be through a lobby entrance located in the middle of the project site along the Pine Street frontage. Pedestrian access to the residential units would also be available from Austin Street. Retail spaces would be located on Pine Street, to the east and west of the residential entrance on Pine Street, and a public/private art gallery space would be located on Austin Street at the southeast corner of the project site. Vehicular access to the subsurface automobile parking spaces would be provided from Austin Street via a 20-foot-wide driveway at the southwest corner of the project site.

Approvals required for the proposed project include, but are not limited to, the following: adoption of General Plan Priority Policy Conformity findings; approval of a Conditional Use authorization for a structure over 50 feet tall in the Van Ness Special Use District; granting of an exception from the pedestrian wind comfort criterion under Planning Code Section 243(c)(10)(B), and granting of exceptions, modifications, and/or variances to provisions of the Planning Code governing off-street parking, loading, rear yard depth, active street frontage, and dwelling unit exposure.

NOTE: This public hearing is intended to assist the Commission in its preparation of comments on the Draft EIR (DEIR). Comments made by members of the public at this hearing will not be considered comments on the DEIR and may not be responded to in the Final EIR. The Planning Commission will hold a public hearing to receive comments on the DEIR on June 19, 2014. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m. on June 30, 2014.

Preliminary Recommendation: The Historic Preservation Commission will consider the Draft Environmental Impact Report and may provide oral comments or may direct staff to prepare written comments on the adequacy of the DEIR, pursuant to the California Environmental Quality Act (CEQA).

SPEAKERS: None
 ACTION: Directed staff to draft a comment letter for HPC's approval
 LETTER NO: L-0032

7. [2013.1334AE](#) (S. CALTAGIRONE: (415) 558-6625)
ALAMO SQUARE PARK RENOVATION, located on the block bound by Scott Street, Fulton Street, Hayes Street, and Steiner Street in the Alamo Square Landmark District, Assessor's Block 0799, Lot 001. **Request for Certificate of Appropriateness** for construction of a single stall ADA-accessible restroom to the north of existing playground; replacement of the irrigation system with a new water efficient irrigation system; and renovation of the landscaping, including the incorporation of water conserving lawn alternatives where appropriate. The site is located within a Public Zoning District and an Open Space Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

PRESENTER: Mary Hobson, Project Manager from Recreation and Parks Department - presented the proposed project

SPEAKERS:

- Mary Keho, long-time Resident of Alamo Square - renovate the existing restroom for a new one would only exacerbate the homeless issue;
- (M) Speaker, Resident of Alamo Square area - maintain the "wilderness" of the landscape; new plantings would make the park less usable; and dislike the no-mow grass;
- + Derrick Rimskey, 25-year Resident of Alamo Square neighborhood - the park needs to get done, plantings are dying and homeless issue is a citywide concern.

ACTION: Approved with Conditions
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
 MOTION NO: M-0230

8. (J. IONIN: (415) 558-6309)
[HISTORIC PRESERVATION COMMISSION RULES & REGULATIONS](#) – **Consideration of proposed amendments** to the Commission Rules and Regulations.
Preliminary Recommendation: Adoption

SPEAKERS: None
ACTION: Continued to June 18, 2014
AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

ADJOURNMENT: **1:47 PM**