

# 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, November 5, 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:**

Rich Sucre, Michael Jacinto, Pilar LaValley, Tim Frye - Preservation Coordinator, 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: Beverly Upton – Rube Goldberg Building

**B. DEPARTMENT MATTERS**

1. [Director's Report](#) - None
2. Review of Past Events at the Planning Commission, Staff Report and Announcements

**Tim Frye, Preservation Coordinator:**

Commissioners, again Tim Frye, Department staff, nothing to report from previous Planning Commission hearings, just wanted to reiterate something from your advance calendar. We did move the Goldberg Building from this hearing to your next hearing given the amount of time we had in reviewing the draft designation report from the consultant, we needed another week to complete our review, which is why that was bumped, just wanted to let you know, but certainly available to answer any questions should you have them.

**C. COMMISSION MATTERS**

3. President's Report and Announcements - None
4. Consideration of Adoption:
  - [Draft Minutes for October 15, 2014](#)

SPEAKERS: None

ACTION: Adopted

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

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

**D. CONSENT CALENDAR**

6. [2014.0972A](#) (R. SUCRE: (415) 575-9108)  
[3245 21<sup>ST</sup> STREET](#) - located on the southeast corner of 21st and Bartlett Streets, Assessor's 3616, Lot 069. Request for a **Certificate of Appropriateness** to construct a one-story rear horizontal addition (approximately 7-ft wide by 6-ft long). The subject property is a contributor to the Liberty-Hill Landmark District, and is located within the RTO-M (Residential, Transit-Oriented—Mission Neighborhood) Zoning District and 50-X Height and Bulk Limit.  
Preliminary Recommendation: Approve

SPEAKERS: None  
 ACTION: Approved  
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz  
 MOTION: 0243

## E. REGULAR CALENDAR

7. [2011.0409E](#) (M. JACINTO: 415) 575-9033)  
**5M PROJECT** - Public Hearing on the **Draft Environmental Impact Report** – (Assessor Block 3725/Lots: 005, 006, 008, 009, 012, 042, 043, 044, 045, 046, 047, 076, 077, 086, 089, 090, 091, 093, 097, 098; air rights parcels 094, 099, and 100) The 5M project entails development of up to 1.8 million square feet of office, retail, residential, cultural, educational, and open space uses on a four-acre site at 925-967 Mission Street in the South of Market (SoMa) neighborhood. The project would result in retention and renovation/rehabilitation of two historical resources: the Chronicle Building [901-933 Mission St; (const. 1924)] and Dempster Printing Building [447-449 Minna St.; (constr. 1907)]; entail demolition of a historic resource at 430 Natoma St. building (constr. 1923); as well as five existing buildings found through EIR evaluation as ineligible for listing on the California Register: [910 Howard (const. 1922), 912 Howard (constr. 1928), 924–926 Howard St. (constr. 1923); 190 Fifth (constr. 1924), 110 Fifth St. (constr. 1968). The Draft EIR found that implementation of the proposed project would lead to significant unavoidable impacts related to, among others, historic architectural resources and includes an analysis of project alternatives that reduce or avoid project impacts, including: the No Project Alternative, Code Compliant Alternative, Unified Zoning Alternative, and Preservation Alternative. The project site is located in the C-3-S [Downtown Support] and RSD [Residential Service] zoning districts and 90-X and 40-X height and bulk districts. The project requires General Plan, Planning Code, and Zoning Map text amendments as well as adoption of a Special Use District (SUD) to permit the project’s uses at the heights and land use intensities proposed.  
 Preliminary Recommendation: Review and Comment  
**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 November 20, 2014. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m. on December 1, 2014.**

SPEAKERS: None  
 ACTION: Reviewed and Commented  
 AYES: Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz  
 RECUSED: Hyland  
 LETTER: 0038

8. [2014.1384A](#) (P. LaVALLEY: (415) 575-9084)  
**THE FERRY BUILDING** – east side of Embarcadero across from Justin Herman Plaza and the east end of Market Street, Assessor’s Block 9900, Lots 274 and 275. Request for a **Certificate of Appropriateness** for Removal of the existing non-historic steel storage enclosures and

the installation of partial-height, painted steel modular structure with bonded bronze and glass infill panels to provide five retail kiosks within the Ferry Building north arcade. The Ferry Building is San Francisco Landmark No. 90 and is also a contributing resource to the National Register-listed Embarcadero Historic District. It is located in a C-2 (Community Business) Zoning District, Waterfront Special Use District, Subarea No. 1, and 84-J Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Mark Paez, SF Port Preservation Coordinator – Port presentation  
+ Jane Conners – Project presentation  
+ Joanna Low – Design presentation  
+ Desiree Smith, SF Heritage – Good project  
ACTION: Adopted Findings with Recommendations  
AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Hasz  
RECUSED: Wolfram  
MOTION: 0244

**ADJOURNMENT – 1:16 PM**