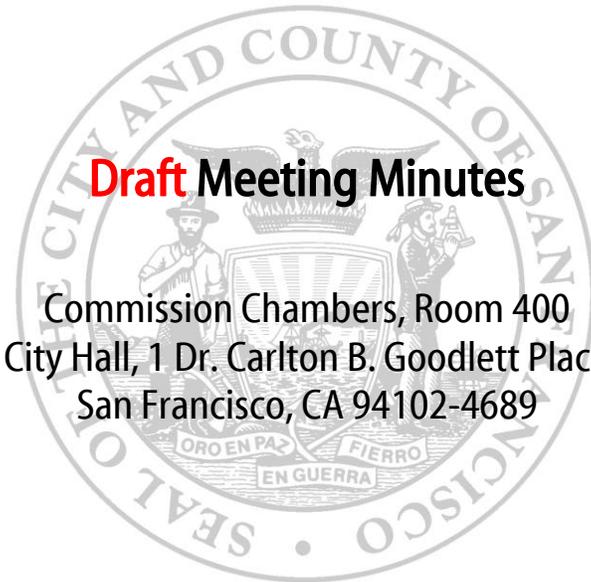


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Draft Meeting Minutes

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

Wednesday, December 3, 2014
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:35 P.M.

STAFF IN ATTENDANCE:

Rachel Schuett, Rich Sucre, 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. PUBLIC COMMENT** - Katherine Howard, SF Ocean Edge - Reported that her organization was not successful in protecting Beach Chalet Soccer Field at Golden Gate Park. She and others have formed a group called the Healthy Soccer SF.org.

B. DEPARTMENT MATTERS1. [Director's Report](#)

Preservation Coordinator Frye: The Director's Report was included in your packet; happy to answer any questions should you have them.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

Mr. Frye: Commissioners, just one item to report to you at the last Board of Supervisors hearing which I attended; the Board approved three outstanding Mills Act Contract applications, 9-to-1 with Supervisor Avalos dissenting. There was a small bit of discussion among the Supervisors, primarily Supervisor Avalos, raising an issue with the use of a property tax break for properties that, he did not believe, were in need of such an incentive. We pointed out; however that, when you look at the contracts the property owners were investing a large amount of money over a ten year period into the properties, far in excess of the savings that they were going to received. With that, and some final comment by Supervisor Wiener, the vote was 9 to 1, and those contracts will be processed before the end of the year. As you know, our next round of Mills Act applications will be arriving May 1st, the following year, 2015. Happy to answer questions about the hearing or anything else you may have.

C. COMMISSION MATTERS

3. President's Report and Announcements - None

4. Consideration of Adoption:

- [Draft Minutes for ARC November 5, 2014](#)
- [Draft Minutes for HPC November 19, 2014](#)

SPEAKERS: None

ACTION: Adopted the minutes with the correction of Commissioner Hyland's name on page 3, Item 5 of the HPC minutes.

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

ABSENT: Pearlman

5. Commission Comments & Questions

- [Disclosures](#) - None
- [Inquiries/Announcements](#)

Commissioner Hyland: A report back - we had our first Committee meeting prior to this one on the Cultural Heritage Assets and it was well attended. We had eight or so public comments, a presentation from Supervisor Campos' office, as well as a presentation from the San Francisco Heritage. Our next meeting will be February

3rd, the first Wednesday in February and we'll have the Mayor's Office doing a presentation from the Invest in Neighborhoods Program.

Commissioner Johnck: And Invest in the Neighborhoods; can you tell us a little bit more about that? Tim, do you know?

Mr. Frye: At that first hearing in February they'll give an overview of the program and their work, in particular with the 24th Street Corridor in the Mission.

Commissioner Johnck: You've made a report on that awhile back. Yes I remember. Thanks.

- Future Meetings/Agendas - None

D. REGULAR CALENDAR

6. [2010.0515E](#) (R. SCHUETT: (415) 575-9093)
POTRERO HOPE SF PROJECT - DRAFT EIR/EIS – South slope of Potrero Hill bounded by Connecticut Street, 26th Street, Wisconsin Street, 23rd Street, Texas Street, and 25th Street; Assessor's Block/Lots: 4167/004,004A, 4220A, 4222A 4285B, 4223/001, and 4287/001A. The proposed project includes demolition of the existing 620 public housing units on the Potrero Terrace and Potrero Annex housing sites and development of up to 1,700 residential units for a range of income levels, including replacement public housing. The proposed project would also include new vehicle and pedestrian connections, a new street and block layout, new transit stops, and new water, wastewater, and storm water infrastructure, as well as retail, community facilities and open space. The project site is located in the Residential-Mixed Moderate Density (RM-2) and Public (P) Zoning Districts, and 40-X Height and Bulk District.
- Note:** This public hearing is intended to assist the Commission in its preparation of comments on the Draft Environmental Impact Report/Environmental Impact Statement (DEIR/EIS). Comments made by members of the public at this hearing will not be considered comments on the DEIR/EIS and may not be responded to in the Final EIR/EIS (FEIR/EIS). The Planning Commission will hold a public hearing to receive comments on the DEIR/EIS on December 11, 2014. Written comments on the DEIR/EIS will be accepted at the Planning Department until 5:00 p.m., January 7, 2015.
- Preliminary Recommendation: Review and Comment*

SPEAKERS: None
 ACTION: Reviewed and Commented
 COMMENT LTR: L-0039

7. [2014.1590A](#) (R. SUCRE: (415) 575-9108)
2550 MISSION STREET(NEW MISSION THEATER) , located on the west side of Mission Street between 21st and 22nd Streets, Assessor's 3616, Lot 007. Request for a **Certificate of Appropriateness** for rear façade alterations along Bartlett Street, installation of new exterior fire escapes, roof access ladders, roof hatches and mechanical equipment, as well as construction of a new concrete screen wall at-grade along Bartlett Street. The proposed

project includes revisions to the previously-approved project for the rehabilitation of the New Mission Theater (See Case No. 2006.0494A). The subject property is Landmark No. 245, and is located within the Mission St NCT (Neighborhood Commercial Transit) Zoning District and 85-X Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

ACTION: Recused Commissioner Hyland
 AYES: Hyland, Johnck, Johns, Matsuda, Wolfram, Hasz
 ABSENT: Pearlman

PRESENTER: Lacey Bubnash, Architectural Resource Group - Project presentation
 SPEAKERS: None

ACTION: Approved with the Condition as amended to require an architectural enclosure around the shafts.

AYES: Johnck, Johns, Matsuda, Wolfram, Hasz

ABSENT: Pearlman

RECUSED: Hyland

MOTION: M-0245

8. [2014.1383U](#) (Tim Frye: (415) 575-6822)

CIVIC CENTER CULTURAL LANDSCAPE INVENTORY – Consideration to adopt, modify, or disapprove the findings of the inventory. The Department-sponsored survey focused on the landscape characteristics and setting of the existing Civic Center Landmark District. The Department identified character-defining landscape features of the Civic Center Landmark District and identified a period of significance from 1896-1951. The purpose of the survey is to inform planning decisions within Civic Center and to encourage sensitive design treatment and maintenance of the district's cultural landscape. The general boundaries of the survey area are: Golden Gate Avenue to the north, UN Plaza to the east, Market Street to the south, and Franklin Street to the west.

(Continued from October 15 2014)

Preliminary Recommendation: Adopt

SPEAKERS: None

ACTION: Continued March 4, 2015

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

ABSENT: Pearlman

ADJOURNMENT: **1:47 PM**