

SAN FRANCISCO PLANNING COMMISSION



DRAFT – Meeting Minutes

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

**Thursday, June 25, 2015
12:00 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Wu, Antonini, Hillis, Johnson, Moore, Richards
COMMISSIONERS ABSENT: Fong

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

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Marcelle Boudreaux, Tina Chang, Sara Vellve, Carly Grob, Steve Wertheim, Chris Espiritu, Brett Bollinger, Kevin Guy, Michael Smith, Kimberly Durandet, Rich Sucre, 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. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2011.1083DRP

(T. CHANG: (415) 575-9197)

1434 45TH AVENUE - east side of 45th Avenue; Lot 024A in Assessor's Block 1809 - Request for **Discretionary Review** of Building Permit Application 2014.0520.6208 proposing the vertical and horizontal expansion of an existing one-story-over-garage single-family dwelling unit, adding two bedrooms and three bathrooms. The project is located within an RH-1 (Residential, Home, One-Family) Zoning District and a 40-X Height and Bulk District. The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

(Proposed for Continuance to July 16, 2015)

SPEAKERS: None
ACTION: Continued to July 16, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

2. 2013.0792CU (N. FOSTER: (415) 575-9167)
400 BAY STREET - north side of the street between Mason Street and Taylor Street; Lot 003 in Assessor's Block 0030 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 240.2(b) and 303, to establish a Hotel within the C-2 (Community Business) District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

(Proposed for Continuance to August 6, 2015)

SPEAKERS: None
ACTION: Continued to August 6, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 3a. 2013.1521DDV (T. CHANG: (415) 575-9197)
22 ORD COURT - north side of Ord Court; Lot 067 in Assessor's Block 2619 - Request for **Discretionary Review** of 1) Building Permit Application 2013.1021.9832 proposing the vertical addition of an existing 3-story single-family-home, adding a 4th story and, 2) of Building Permit Application 2013.1021.9817 proposing the new construction of a 4-story single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of May 14, 2015)

(Proposed for Continuance to August 13, 2015)

SPEAKERS: + Chris Parks – Support for continuance
ACTION: Continued to August 13, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 3b. 2013.1521DDV (T. CHANG: (415) 575-9197)

22 ORD COURT - north side of Ord Court; Lot 067 in Assessor's Block 2619 - Request for **Variance** from Planning Code Section 134 for the new construction of the single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular Meeting of May 14, 2015)

(Proposed for Continuance to August 13, 2015)

SPEAKERS: Same as Item 3a.

ACTION: Continued to August 13, 2015

AYES: Wu, Antonini, Hillis, Moore, Richards

ABSENT: Fong, Johnson

- 4a. 2013.1522DDV (T. CHANG: (415) 575-9197)
24 ORD COURT - north side of Ord Court; Lot 066 in Assessor's Block 2619 - Request for **Discretionary Review** of Building Permit Application 2013.1021.9830 proposing the new construction of a 3-story single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of May 14, 2015)
(Proposed for Continuance to August 13, 2015)

SPEAKERS: + Chris Parks – Support for continuance

ACTION: Continued to August 13, 2015

AYES: Wu, Antonini, Hillis, Moore, Richards

ABSENT: Fong, Johnson

- 4b. 2013.1522DDV (T. CHANG: (415) 575-9197)
24 ORD COURT - north side of Ord Court; Lot 066 in Assessor's Block 2619 - Request for **Variance** from Planning Code Section 134 for the new construction of the single-family home in the required rear yard. The project is located within a RH-2 (Residential, Home, two-Family) Zoning District and 40-X Height and Bulk District.
(Continued from Regular Meeting of May 14, 2015)
(Proposed for Continuance to August 13, 2015)

SPEAKERS: None

ACTION: ZA continued to August 13, 2015

5. 2015-000184CUA (M. BOUDREAUX: (415) 575-9140)
29-31 HATTIE STREET – east side of Hattie Street between Market Street and Corbett Avenue; Lot 022 in Assessor's Block 2657 – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and Interim Zoning Controls for Large Residential Projects pursuant to Resolution No. 76-15, to allow lot development greater than 55%. The project includes vertical and horizontal addition to an existing two-story-over-garage two-unit building. Two units will remain, and square footage expansion is from 3,400sf to 4,500sf. The property is within the RH-2 (Residential, House, Two-Family) Zoning District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the

project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with conditions
(Proposed for Continuance to August 13, 2015)

SPEAKERS: None
ACTION: Continued to August 13, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 6a. [2011.1323MTZCUA](#) (T. CHANG: (415) 575-9197)
302 SILVER AVENUE - south side of Silver Avenue, bounded by Mission Street, Avalon Avenue and Lisbon Street, Assessor's Block 5952, Lot 002: Request for **Planning Code and Zoning Map Amendments** pursuant to Planning Code Section 302 to add Section 249.73 to establish the Jewish Home of San Francisco Special Use District (SUD), and amend Maps SU11 and HT11 to graphically reflect the proposed SUD boundaries and height of up to 80-feet; General Plan Amendment pursuant to Planning Code Section 340 to amend Map 5 of the Urban Design Element to reflect the proposed height and bulk; Conditional Use Authorization to allow development on a lot exceeding 10,000 square feet, authorize height over 40 feet, and to approve a Planned Unit Development with specific modifications of Planning Code regulations to permit non-residential uses and on-site valet parking on special occasions.
Preliminary Recommendation: Adopt a Recommendation for Approval
(Proposed for Continuance to August 13, 2015)

SPEAKERS: None
ACTION: Continued to August 13, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

- 6b. [2011.1323MTZCUA](#) (T. CHANG: (415) 575-9197)
302 SILVER AVENUE - south side of Silver Avenue, bounded by Mission Street, Avalon Avenue and Lisbon Street, Assessor's Block 5952, Lot 002: Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253, 303 and 304 to: (1) amend a previously approved Conditions Use Authorization for a Planned Unit Development, allowing development on a lot exceeding 10,000 square feet, non-residential uses as authorized under the Jewish Home of San Francisco Special Use District and on-site valet parking, to allow the Jewish Home to increase on-site parking capacity for special occasions; (2) allow buildings over 40'-0" in the RH-2 (Residential House, Two-Family) Zoning District; and adopt Environmental Findings and Finding of Consistency with the General Plan and Priority Policies of Planning Code Section 101.1.
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to August 13, 2015)

SPEAKERS: None
ACTION: Continued to August 13, 2015
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

B. COMMISSION MATTERS**7. Consideration of Adoption:**

- [Draft Minutes for June 11, 2015](#)

SPEAKERS: None
ACTION: Adopted
AYES: Wu, Antonini, Hillis, Moore, Richards
ABSENT: Fong, Johnson

8. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Moore:

I'd like to ask the Director for some input, walking downtown yesterday at lunchtime, I realized that there are a large number of Uber cars circling the block and circling the block, and while I think we have apps to direct people to parking spaces, Uber as a substitute taxi company, I assume is not enjoying zones identified for parking of vehicles that are there to transport others. I'm looking at this as being somewhat contradictory to our transit policy first, because one transit is supposed to be what we use downtown, in the middle of the day, the circling of Uber cars around the block, I think is more than questionable, particularly when other cabs are waiting in the appropriately identified zones. I just want to make a comment on that as I believe that the increasing number of Uber cars is starting to at least visual look as be in contradiction to our transit first policy.

Commissioner Richards:

In this morning's Chronicle, I was shocked when picked it up and there's a TV show called Million Dollar Listing that all over the country they have now and San Francisco's kind of entered that TV show. Now, they wanted to – Kathleen Pender who writes the network column, wants to have a billion dollar over asking listing show and if you read the article, here's the house on, I think it was 10TH Avenue, that was listed for \$1.895 and it got \$3 million and the whole article goes through properties that are listed slightly under what they should go for, going way, way, way over and you know, I studied economics in school and nauseam, I had a business degree, and if you really look, the strain of the article is, the market's is losing logic. It's really been driven by emotion and there are actually quotes by some folks who paid over a million asking and said, "I really like the property, what's another million?" So the whole kind of premise around supply and demand, the whole rational market, I think is starting, in my opinion, to kind of erode when I see things like this happening.

Commissioner Moore:

I yesterday morning read Carl Nolte's article on the National Trust List, the Old Mint as an endangered historic site and I wanted to make sure that we're staying apprised to any

moves by the Planning Department or by the Mayor's Office, to look at it this property more closely since unbeknownst to me it is a City-owned site. I think it is a great opportunity to complement other restored buildings in that area and I'd like us to get an update or any kind of ideas that might arise from the Department itself.

Commissioner Antonini:

I also saw that and am very supportive of whatever the City can do to make sure this does get restored and I really like the idea of at least part of it being a San Francisco history Museum because there is none, and in almost any other city you go to, there are museums for that, those particular cities histories, and we have very rich one and we need a great site for that. Also, very interesting article in yesterday's Chronicle by John King on, I think it's 160 Folsom, it's a future project that will be coming before us only because we have to approve a part of it but the rest of Transbay does not come before us for decisions, as far I know, but I would ask the Department to have an update on the Transbay situation so we can kind of factor in the developments that are occurring there with what we are approving in other areas around the Transbay region so we can get kind of an update that would be great.

C. DEPARTMENT MATTERS

9. Director's Announcements

Director Rahaim:

Good Afternoon, Commissioners just if I could on the last item Commissioner Antonini, you had – Commission asked a while ago for updates examples on the Mission Bay. We did the Mission Bay update, I think a couple weeks ago, we have a Transbay one, I think coming up. You do see part of the Transbay the original Transbay redevelopment area is technically not in under your jurisdiction. The particular project that you mentioned will come to you not for the Planning Code Amendment, per se, but for the General Plan Referral for the height difference that is being proposed on that project, so we'll make sure we get it calendared. I wanted to take the opportunity to introduce you our crop of summer interims, many of whom are in the audience today. I'll ask them to stand up, if you all would. We have 15 summer interns this year along with another seven or eight in high school as well. I'll just, if I may, I'll read their names – and let you know some of the projects that they are working on. [Calling interns names]. There are a slew of projects they're working on: short term rental work, work on the Market Street prototyping festival, pavement to parks program, survey on the City's housing stock, living alley innovation zones, the urban forestry plan, green roofs, the historic survey program, the neighborhood commercial storefront survey and some transportation planning. All of them are of course are paired with a planner who mentors and supervises their work. They'll be coming to Commission meetings, Historic Preservation Commission meetings, doing site visits, attending meetings and in the final week, in the summer they'll present their final work products to staff during a series of noontime presentations and clearly, the commissioners are encouraged to attend. I just want to thank you all for your work. Hopefully, you'll have a great experience this summer. And I want to thank Tina Tam for being the coordinator and organizing all the logistics of the interns. Thank you all.

10. [2011.1043CEKUX](#) (C. GROB: (415 575-9138)
1400 MISSION STREET - Informational Presentation - of the 1% Public Art Requirement for a newly constructed a 15-story mixed-use building with 190 affordable units and

approximately 4,350 gsf of ground floor commercial space. The project was approved on January 17, 2013 by Motion No. 18784 in Case No. 2011.1043CEKUX.

Preliminary Recommendation: None – Informational

SPEAKERS: None

ACTION: None - Informational

11. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

LAND USE COMMITTEE:

- **150357 Planning Code - Rincon Hill Streetscape Master Plan. Sponsor: Planning. Staff: Chasan. Item 1**
- **150401 General Plan Amendments - Rincon Hill Streetscape Master Plan. Sponsor: Planning. Staff: Chasan. Item 2**

These two items formally adopt the Rincon Hill Streetscape Plan into the Planning Code and General Plan, which was a requirement of The Rincon Hill Area Plan. The Streetscape Plan was developed by the Planning Department in partnership with the MTA and the Department of Public Works. The Planning Commission unanimously adopted resolutions in support of these ordinances on March 26, 2015. At the land use hearing, there was no public comment on the legislation. Supervisor Kim expressed her strong support for the Plan's adoption, and her strong desire to see the plan implemented. Key themes that came up during Supervisor Kim's comments included Supervisor Kim's commitment to the recently passed Vision Zero Policy and her desire to see revenues generated by the Rincon Hill Infrastructure Finance District to be directed towards Rincon Hill projects through the budgeting process. She also discussed with Staff whether or not a recently added bulb-out on Harrison Street would impede proposed MUNI expansion plans in the neighborhood, which it would not, and the maintenance implications of the Lansing Street Design, which is the responsibility of the 45 Lansing Street Development and not the City. The Committee then voted unanimously to send the item to the Full Board with a positive recommendation.

FULL BOARD OF SUPERVISORS:

- **150221 Planning, Public Works Codes - Street Trees and Adoption of Associated Fees. Sponsor: Wiener, Christensen. Staff: D. Sanchez. Passed its First Read.**
- **150532 Interim Zoning Controls - Conditional Use Requirement for Residential Mergers. Sponsor: Avalos. Staff: Not Staffed. Passed and is awaiting the Mayor's signature. This interim control will be effective within 10 days of the Board's action, or when the Mayor signs the resolution, whichever comes first.**

INTRODUCTIONS:

- **150681 Planning Code - Allowing an Existing Restaurant and/or Bar to Open a Second Location with a Conditional Use Authorization - North Beach Special Use District. Sponsor: Christensen. Staff: Guy. Ordinance amending the Planning Code to allow an existing restaurant and/or bar in the North Beach Special Use District**

to open a second location in the District with a conditional use authorization provided that it meets certain criteria.

BOARD OF APPEALS:

The Board of Appeals did meet last night. A couple of items that might of interest to the Commission: first, the Board had an informational presentation from the Rent Board. They detailed their services that they offered to landlords and tenants, including with respect to the removal of illegal dwelling units. There was also a rehearing request for 2853-2857 Broderick Street, this was before as a Discretionary Review from last year, one the elements of that project was a dwelling unit merger from two to one unit, but we did determinate based on the appraisal they would comp out of that requirement for a hearing here. It was brought to you for other reasons last year. The Board denied the rehearing request. We did note that pending legislation and the interim controls by Supervisor Avalos would have required a Conditional Use Authorization for this, but that is not yet effective. 910 Carolina Street was a Discretionary Review for demo and construction, which you heard last year, the Board heard this in early May, had concerns about the design and wanted the project sponsors to work with the appellants to revise the design. Project sponsor did so, they lowered the height of the building and made some setbacks at the upper levels, they removed the stairs penthouse. This did not address all the concerns of the appellants and the appellants were not supportive of revised plans. The Board ultimately upheld the project with the revised plans. And 1050 Valencia was before the Board last night for the consideration of revised findings; this was previously decided by the Board. The project is under construction due to a lawsuit, the courts remanded that back to the Board of Appeals, one the concerns that was cited was the analytic bridge and – between the deliberations and the findings that they had. So, the Board had adopted revised findings last night unanimously. Lastly 2251 Greenwich Street, which is the fire station, rebuild of the fire station at this location, this had not been before you but there was an appeal of the environmental review to the Board of Supervisors, which was unanimously upheld as being the correct environmental determination. Last night the Board of Appeals unanimously upheld the permit to allow the reconstruction of fire station for the seismic safety concerns. That's all.

HISTORIC PRESERVATION COMMISSION:

No Report

D. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Georgia Schuttish – Construction in Noe Valley
Sue Hestor – AAU
Catherine Pettrin – Old Mint

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

12. 2011.1356MTZ (S. WERTHEIM (415) 558-6612)

CENTRAL SOMA PLAN - POTENTIAL FOR NEW DEVELOPMENT TO FUND PUBLIC BENEFITS -

Informational Presentation - Discussion of the economically feasible amount that new development can contribute to public benefits, the amount and type of public benefits that could be funded by these contributions. This information will facilitate future conversations about what benefits the Plan will be able to provide, the potential tradeoffs that will need to be considered, and what additional resources may be necessary to meet our benefit goals. This presentation will not include a specific proposal for fees and other requirements on new development, nor a specific proposal about how to allocate those resources.

Preliminary Recommendation: None – Informational

SPEAKERS: Anthony Verkemp – Old Mint
Mike Bulher – Old Mint
Angelica Cabande – Central SOMA Plan
Donald Desmuth – Central SOMA Plan
Sue Hestor – Plan study process

ACTION: None - Informational

13. [2014.0198E](#) (C. ESPIRITU: (415) 575-9022)

850 BRYANT STREET - north side between Sixth and Seventh Streets; Lots 9 through 12, 14, 43, 45, a portion of Lot 42, and portions of the Harriet Street and Ahern Way rights-of-way) of Assessor's Block 3759 - **Appeal of the Preliminary Negative Declaration** for the proposed construction of an approximately 200,000-gsf, 110-foot-tall Rehabilitation and Detention Facility (RDF) on the combined project site. The western portion of the project site contains the existing eight-story, 117-foot-tall, 610,000-gsf Hall of Justice (HOJ) at 850 Bryant Street. Directly east of the existing HOJ is the 40,276-sf project building site which contains two vacant lots, surface parking, and five existing buildings: a one-story office building (444 Sixth Street); a one-story commercial building (450 Sixth Street); a three-story, 14-unit, single room occupancy (SRO) residential building with ground-floor retail (480-484 Sixth Street); a three-story office building (800-804 Bryant Street); and a one-story McDonald's restaurant (820 Bryant Street). All existing buildings on the project building site, with the exception of the buildings at 480-484 Sixth Street (Block 3759/Lot 10) and 800-804 Bryant Street (Block 3759/Lot 11), would be demolished. The proposed RDF would replace the existing CJ#3 and CJ#4 and is a part of a larger program to relocate City agencies from the seismically deficient HOJ building. The project site is within the Public Use (P) and the Western SoMa Special Use District and 30-X Height and Bulk District.

Preliminary Recommendation: Uphold the Preliminary Negative Declaration

SPEAKERS: - Rafael Sperry – Appellant presentation
+ (F) Speaker – Project sponsor presentation
- Angelica Sobanca – Filipino park full EIR
- Theresa Dolales – Shadow impact
- (M) Speaker – Jail CEQA

- Andrea Richardson – Realignment, adequate open space
- (F) Speaker – Health impacts
- (F) Speaker – Outdoor recreational spaces
- Andrew Zito – SRO unit displacement
- Jess Haney – CEQA process
- Jamie – Non-english speaking public
- Camela Walton – Displacement
- Lee Davenport – Title 15
- (F) Speaker – No build alternative
- Rudy Corpus – Shadow

ACTION: Upheld PND, as amended by staff
 AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
 ABSENT: Fong
 MOTION: 19395

14. [2012.0877E](#) (B. BOLLINGER: (415) 575-9024)
1546-1564 MARKET STREET - north side of Market Street between Van Ness Avenue and Franklin Street; Assessor's Parcel Numbers 0836-006 and 0836-007 – **Certification of the Final Environmental Impact Report**. The project site is located on two parcels at 1546-1550 Market Street, 1554 Market Street, and 55 Oak Street. The proposed project would involve merging the two lots into a single lot, demolition of the existing three buildings on the site, and construction of a new 12-story, 120-foot-tall, 138,002-square-foot residential building with 109 dwelling units, approximately 4,810 gross square feet of ground-floor commercial space, and a 12,512 gross square foot ground floor garage with 28 car parking spaces and 110 bicycle parking spaces. Two of the three existing buildings that would be demolished have been determined to be historic resources under CEQA.
NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on February 23, 2015. The Planning Commission does not conduct public review of Final EIRs. Public comments on the certification may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.
 Preliminary Recommendation: Certify the Final EIR

SPEAKERS: None
 ACTION: Certified EIR
 AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
 ABSENT: Fong
 MOTION: 19396

- 15a. [2012.0877E](#) (K. GUY: (415) 558-6163)
1546-1564 MARKET STREET - north side between Van Ness Avenue and Franklin Street, Lots 006 and 007 in Assessor's Block 0836 - Request for **Adoption of findings under the California Environmental Quality Act**, for a project to demolish three existing buildings and construct a new 12-story tower, reaching a roof height of 120 feet, containing approximately 109 dwelling units, 5,010 square feet of retail uses, and 28 off-street parking spaces. The project site is located within the C-3-G Zoning District, the Van Ness & Market Downtown Residential Special Use District, and the 120-R-2 Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Adopt Findings

SPEAKERS: + Matt Freeman – Response to questions
 + Jessie Stuart – Project presentation
 + Glenn Rescalvo – Design presentation
 + Jim Haas – Danien Burnham sense of place
 + Don Savoy – Community outreach
 + Anthony – Support
 + Ally Gaylor – Support
 + Lawrence K___ - Support outside BMR
 + Cheryl Davis – Support
 + Rob Poole – Support
 + Joe Koppel – Support
 + David Delatorre – Support
 + Rudy Corpuz – Support
 + Peter Garza – Support
 ACTION: Adopted Findings
 AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
 ABSENT: Fong
 MOTION: 19397

- 15b. [2012.0877DNX](#) (K. GUY: (415) 558-6163)
1546-1564 MARKET STREET - north side between Van Ness Avenue and Franklin Street, Lots 006 and 007 in Assessor's Block 0836 - Request for **Downtown Project Authorization** per Planning Code Section 309, including requests for exceptions from Planning Code requirements for lot coverage (Sections 134 and 249.33), off-street loading (Sections 152.1 and 161(f)), and ground-level wind currents (Section 148), for a project to demolish three existing buildings and construct a new 12-story tower, reaching a roof height of 120 feet, containing approximately 109 dwelling units, 5,010 square feet of retail uses, and 28 off-street parking spaces. The project site is located within the C-3-G Zoning District, the Van Ness & Market Downtown Residential Special Use District, and 120-R-2 Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 15a.
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
 ABSENT: Fong
 MOTION: 19398

- 15c. [2012.0877CUA](#) (K. GUY: (415) 558-6163)
1546-1564 MARKET STREET - north side between Van Ness Avenue and Franklin Street, Lots 006 and 007 in Assessor's Block 0836: Request for **Conditional Use Authorization** per Planning Code Section 124(f) to exceed the base Floor Area Ratio by providing on-site affordable dwelling units, for a project to demolish three existing buildings and construct a new 12-story tower, reaching a roof height of 120 feet, containing approximately 109 dwelling units, 5,010 square feet of retail uses, and 28 off-street parking spaces. The project site is located within the C-3-G Zoning District, the Van Ness & Market Downtown Residential Special Use District, and 120-R-2 Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
 ABSENT: Fong
 MOTION: 19399

- 15d. [2012.0877VAR](#) (K. GUY: (415) 558-6163)
1546-1564 MARKET STREET - north side between Van Ness Avenue and Franklin Street, Lots 006 and 007 in Assessor's Block 0836 - Request for **Variances** from the requirements for dwelling unit exposure (Section 140) and ground-floor ceiling heights for non-residential uses (Section 145.1), for a project to demolish three existing buildings and construct a new 12-story tower, reaching a roof height of 120 feet, containing approximately 109 dwelling units, 5,010 square feet of retail uses, and 28 off-street parking spaces. The project site is located within the C-3-G Zoning District, the Van Ness & Market Downtown Residential Special Use District, and 120-R-2 Height and Bulk District.

SPEAKERS: None
 ACTION: ZA Closed Public Comment and indicated an intent to Grant

- 16a. [2014.1426CV](#) (M. SMITH: (415) 558-6322)
4022 – 4026 24th STREET - north side of the street between Castro and Noe Streets; Lot 010 in Assessor's Block 3656 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 728.21, 728.41, and 303 to construct an addition at the rear of the building that would add two dwellings and expand the existing ground floor commercial space beyond the 2,499 gross square-foot use size limitation for the District and establish a restaurant with a type 47 ABC license (d.b.a. Tom Rai) that would retain the existing place of entertainment use but amend the conditions of approval contained in Motion 8778 that pertain to the use to expand the hours and permit amplified entertainment. The project includes remodeling the storefront and adding a roof deck with two stair penthouses for access. The project also requires a parking reduction pursuant to Section 161 of the Code and a rear yard variance pursuant to Section 134 of the Code for the ground floor portion that extends into the required rear yard. The project site is located within the 24th Street/ Noe Valley Neighborhood Commercial District and 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of June 11, 2015)

SPEAKERS: + Jeremy Paul – Project presentation
 - Penny Castleman – Opposition
 - Jessica Anderson – Lack of community outreach, not for families
 - Marcy Seville – Strongly opposed
 - (M) Speaker – Rear yard variance
 - Amy Kennedy – Opposition
 - (M) Speaker – Opposition
 + Mr. Salter – Response to questions
 + Architect – Response to questions

ACTION: Approved with Conditions as amended to include:
1. A noise limiter, set to the Entertainment Commission's standards;
2. Update presentations in 6 months and 1 year after operation;
3. Operation and entertainment hours of 9:00 am to 10:00 pm (Sunday thru Thursday), and 9:00 am to 1:00 am (Fridays and Saturdays).
AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
ABSENT: Fong
MOTION: 19400

- 16b. [2014.1426CV](#) (M. SMITH: (415) 558-6322)
4022 – 4026 24th STREET - north side of the street between Castro and Noe Streets; Lot 010 in Assessor's Block 3656 - Request for **Variance** pursuant to Section 134 of the Planning Code to construct a three-story addition at the rear of a mixed-use building. The proposed addition would extend the depth of the building to the rear property line at the ground floor and add two dwelling units to the property. The project also requires a parking reduction pursuant to Section 161 of the Code. The project site is located within the 24th Street/ Noe Valley Neighborhood Commercial District and 40-X Height and Bulk Districts. (Continued from Regular Meeting of June 11, 2015)

SPEAKERS: Same as Item 16a.
ACTION: ZA Closed Public Comment and indicated an intent to Grant

- 17a. [2014.1591CV](#) (K. DURANDET: (415) 575-6816)
25-29 ALAVARADO STREET - south side of Alvarado Street at San Jose Avenue; Lot 025 in Assessor's Block 3634 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207, 209.1 and 303 to allow residential density up to one dwelling unit per 1,000 square feet of lot area to legalize an existing dwelling unit for a total of four dwelling units on the subject property within a RH-3 (Residential-House, Three Family) District and 40-X Height and Bulk District, and adopting findings under the California Environmental Quality Act. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve with conditions

SPEAKERS: (M) Speaker – Project presentation
+ Kevin Clark – Owner presentation

ACTION: Approved with Conditions
AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards
ABSENT: Fong
MOTION: 19401

- 17b. [2014.1591CV](#) (K. DURANDET: (415) 575-6816)
25-29 ALAVARADO STREET - south side of Alvarado Street at San Jose Avenue; Lot 025 in Assessor's Block 3634 - Request for **Variance** pursuant to Planning Code Sections 134 and 305 to legalize the existing dwelling unit and alter a deck that encroach into the required rear yard within a RH-3 (Residential-House, Three Family) District and 40-X Height and Bulk District.

SPEAKERS: None

ACTION: ZA Closed Public Comment and indicated an intent to Grant

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

18. [2014-003161DRP](#) (R. SUCRE: (415) 558-6159)
2331 19TH STREET – south side of 19th Street at San Bruno Avenue, Lot 017 in Assessor's Block 4076 - Request for **Discretionary Review** of Building Permit Application No. 2014.05.22.6466 (Alteration) proposing construction of a one-story vertical addition and a first floor roof deck within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: None

ACTION: Without Hearing, Continued to July 9, 2015

AYES: Wu, Antonini, Hillis, Johnson, Moore, Richards

ABSENT: Fong

- 19a. [2013.1662DRP](#) (S.VELLVE: (415) 558-6263)
3591 JACKSON STREET - south side between Locust and Spruce Streets; Lot 016in Assessor's Block 0987 - Request for **Discretionary Review** of Building Permit Application No. 2014.08.06.3203 (Demolition) proposing to demolish a single-family dwelling of approximately 3,400 square feet within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

WITHDRAWN

- 19b. [2013.1662DRP](#) (S.VELLVE: (415) 558-6263)
3591 JACKSON STREET - south side between Locust and Spruce Streets; Lot 016in Assessor's Block 0987 - Request for **Discretionary Review** of Building Permit Application No. 2014.08.06.3204 (New Construction), proposing to construct a single-family dwelling of approximately 7,000 square feet in the same general footprint as the existing structure within the RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

WITHDRAWN

G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

ADJOURNMENT