

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, December 10, 2015
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:45 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Aaron Starr, Rich Sucre, Carly Grob, Rachel Schuett, Steve Wertheim, Diego Sanchez, Kamia Haddadan, Tina Chang, David Lindsay, 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.

None

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or

staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

1. [2014-003270CUA](#) (R. SUCRE: (415) 575-9108)
1126 HOWARD STREET - located on the east side of Howard Street between 7th and 8th Streets, Lot 014 in Assessor's Block 3727 - Request for **Conditional Use Authorization**, under Planning Code Sections 303, 803.9(b), and 813.48 to permit office use in a qualified historic property and allow a change in use from retail to office for 18,819 square feet within an existing three-story former warehouse. The subject property was determined to be individually-eligible for listing in the California Register of Historical Resources. Previously, the project was reviewed by the Historic Preservation Commission on October 7, 2015. The subject property is located in the RED (Residential Enclave) Zoning District, Western SoMa Special Use 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

SPEAKERS: = Rich Sucre – Staff presentation
+ John Kevlin – Project presentation
+ Matt Ostrander – Sponsor presentation

ACTION: Approved with Conditions as amended to retain the existing windows on the lower level and forwarded to the HPC-ARC for review of the storefront.

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

ABSENT: Johnson

MOTION: 19527

2. [2014.1508CUA](#) (C. GROB: (415) 575-9138)
546-548 VALLEJO STREET - northeast corner of Vallejo Street and Pollard Place; Lot 012 in Assessor's Block 0132 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.49 and 303, to allow one parking space per dwelling unit. The project includes the removal of a vacant garment shop at the ground floor and the installation of a garage. The subject property is within a RM-1 (Residential, Mixed – Low Density) 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

SPEAKERS: = Carly Grob – Staff presentation
+ Karen Mar – Project presentation
+ Warren Mar – Project presentation
+ Joe Butler – Replacing previously existing garage

ACTION: Approve with Conditions

AYES: Wu, Antonini, Hillis, Fong

NAYES: Moore, Richards

ABSENT: Johnson

MOTION: 19528

3. [2015-009025CUA](#) (W. FARRENS: (415) 575-9172)

1415 VAN NESS AVENUE - southwest corner of Austin Street and Van Ness Avenue; Lot 004 in Assessor's Block 0666 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1, to allow a change of operator for an existing Formula Retail use (currently dba "Mattress Discounters," proposed as "Sleep Train Mattress Center"). Both Mattress Discounters and Sleep Train are owned by the same parent company. Mattress Discounters had approximately 90 locations prior to being forced to change names. Sleep Train had approximately 180 locations prior to the conversion of the Mattress Discounters stores. The combined store count now totals 270, as all Mattress Discounters have been converted with the exception of the two in San Francisco. The subject property is within a RC-4 (Residential-Commercial Combined, High Density) Zoning District, the Van Ness and Van Ness Automotive Special Use Districts, and 130-V 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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Hillis, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: 19525

4. [2015-009021CUA](#) (W. FARRENS: (415) 575-9172)
4550 GEARY BOULEVARD - northeast corner of 10th Avenue and Geary Boulevard; Lot 018 in Assessor's Block 1441 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1, to allow a change of operator for an existing Formula Retail use (currently dba "Mattress Discounters," proposed as "Sleep Train Mattress Center"). Both Mattress Discounters and Sleep Train are owned by the same parent company. Mattress Discounters had approximately 90 locations prior to being forced to change names. Sleep Train had approximately 180 locations prior to the conversion of the Mattress Discounters stores. The combined store count now totals 270, as all Mattress Discounters have been converted with the exception of the two in San Francisco. The subject property is within a NC-3 (Neighborhood Commercial, Moderate Scale) 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

SPEAKERS: None
 ACTION: Approve with Conditions
 AYES: Wu, Antonini, Hillis, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: 19526

C. COMMISSION MATTERS

5. 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 was very happy to read in yesterday's paper that UC San Francisco and UC Hastings teamed up to develop new campus housing for students and faculty. This was an article in the San Francisco Chronicle at 10:20 A.M. and without going into the details of the premise of what they're doing, they're joining forces to address the issue of student housing which we obviously have at the basis of many of our deliberations why what is happening to our housing stock. I'll be happy to pass this on and hope that the Department in its many planning functions looks physically, very actively at the subject matter and starts to be in dialogue with both institutions and perhaps this will become the shining example of where we all will be going.

Commissioner Antonini:

Happy to see in today's Chronicle San Francisco's unemployment rate at 3.4 was one of the lowest among the counties in the United States and only exceeded in lowness by two other cities and counties of smaller cities which were Denver and Salt Lake City, so having a city of our population with that low of an unemployment rate is good, zero is our goal but it certainly is a very good sign. I also would like to acknowledge perhaps adjourn in memory of Angelo Sangiacomo.

Commissioner Richards:

A couple of things, Monday's Chronicle there was a great article about middle classes fade in the Mission District. I think it is a great read if you would like to understand it, know more about it. It talks about how the influx of new residents is changing the neighborhood and things that are actually happening as a result on 24th Street was a great read. In this morning's Chronicle, to Commissioner Antonini's point, I think the unemployment rate while low may belie the fact that in a certain strata of wage earnings, it could be a lot higher. What we're seeing now is people, in the article in the Chronicle and I pull it up here online, I forgot to bring in a hard copy. People that are making \$13 to \$25 an hour can't afford to live in the city so they're trying to find housing outside the city but now what they are finding is just the cost of commute, the gas and the tolls and everything to come back to the city to work for \$13 or \$15 an hour job isn't worth it. So we're seeing a higher unemployment in the lower income levels so 3.5% is an admiral goal, I hope that would be across all income levels; it is actually starting to hurt our economy.

Commissioners honored the retirement of Planning Staff Irene Chang-Tam with a certificate from the Mayor's office and a Proclamation plaque from the Planning Commission.

6. [ACTION ITEMS LIST](#) – Annual Update

SPEAKERS: Paul Webber – Update to community outreach
ACTION: Reviewed and Commented

7. [2016 COMMISSION SCHEDULE](#) – Review and Adoption

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

D. DEPARTMENT MATTERS

8. Director's Announcements

Director Rahaim:

Commissioners in the interest of time I think I'll pass till next week on my report. Thank you.

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

LAND USE COMMITTEE:

• **150793 Planning Code - Child Care Requirements for Office and Residential Projects and Associated Fees. Sponsor: Yee. Staff: Mohan.** First on the agenda at the Land Use Committee hearing was the Child Care in Lieu Fee sponsored by Supervisor Yee. The legislation creates a new child care fee for residential projects¹ and for commercial properties of more than 25,000 square feet². The legislation also created a new type of housing unit, known as the Designated Child Care Unit or DCCU which would allow a small home day care to operate in an inclusionary unit.

The Planning Commission heard on October 15, 2015 and voted unanimously to recommend approval with modifications, which included:

1. Remove the DCCU from this ordinance and consider the DCCU section as a separate piece of legislation.
2. Clarify that Child Care Fees levied in Area Plans are to remain in Area Plans.

The ordinance was amended after the planning commission hearing; however, the DCCU was kept in the ordinance, but just not as an inclusionary unit.

At the Committee hearing this Monday, there were several child care providers who spoke in favor of the ordinance as well as staff from the Low Income Investment Fund and the Office of Early Care and Education. At the completion of the hearing, the Land Use Committee unanimously recommended approval of the ordinance to the full Board with an amendment that trailing legislative would be created within six months specifically related to the implementation of the DCCU program.

FULL BOARD OF SUPERVISORS:

• **150271 Planning Code, Zoning Map - Rezoning of Properties on Ocean Avenue. Sponsor: Yee. Staff: D. Sanchez.** PASSED its Second Read

• **151062, 151063 General Plan, Planning Code, and Zoning Map Amendments - 525 Harrison Street. Sponsor: Kim. Staff: Sucre.** PASSED their Second Read

¹ \$1.83/ gs. sq. ft

² \$1.57 gs. Sq. ft.

- **151121 Planning Code - Establishing a New Citywide Transportation Sustainability Fee. Sponsors: Mayor; Wiener, Breed, Christensen, Cohen and Farrell. Staff: Teague, L. Chen.** At the Board hearing this file was duplicated by Supervisor Avalos. The original file passed its Second Read. Supervisor Avalos made a motion, which was seconded by Supervisor Peskin, to amend the duplicated file in order to raise the TSF \$2.00 to \$21.04 for non-residential square footage over 100,000; and require non-residential projects that submitted an application before July 21, 2015, but have not received final approval, pay 50% of the difference between the TSF and the Transportation Impact Development Fee. This motion passed 7 to 4 with Supervisors Cohen, Farrell, Tang and Wiener voting against the motion. The item was then referred back to the Land Use Committee on another 7 to 4 vote.
- **151126 Planning Code, Zoning Map - Establishing the Japantown Neighborhood Commercial District. Sponsor: Breed. Staff: Wertheim.** Passed its First Read.
- **150990 Public Hearing - Appeal of the Final Subsequent Environmental Impact Report Certification - Proposed Golden State Warriors Event Center at Mission Bay South. Staff: Jones Items 57-60**
- **151204 Public Hearing - Appeal of Tentative Map - Proposed Golden State Warriors Event Center at Mission Bay South. Staff: Jones. Items 61-64**

Finally, the Board of Supervisors also heard two appeals related to the proposed Golden State Warriors Event Center at Mission Bay. The first, which the Board heard in their role as governing body of the Successor Agency to the San Francisco Redevelopment Agency (OCII), was the appeal of the OCII Commission's certification of the Final Subsequent Environmental Impact Report. The second, which the Board considered in their regular capacity, was the appeal of the tentative subdivision map. Both appeals were filed by the Mission Bay Alliance, a coalition of UCSF stakeholders concerned about the impact of the proposed Golden State Warriors stadium on the medical campus at Mission Bay. Although OCII was the lead agency for the SEIR, Environmental Planning staff managed the preparation of the document under an Memorandum of Understanding with OCII.

Tuesday's CEQA hearing included testimony from around three dozen Arena opponents, primarily UCSF patient families and medical personnel, and residents of nearby neighborhoods. The major issue of concern with the project was transportation impacts and the Transportation Management Plan. This topic received a lot of attention from the Board. District 3 Supervisor Aaron Peskin who was sworn in in time to participate in the hearing, recused himself for the reason that he was not able to review the EIR and submittals associated with the appeal in time for the hearing. The Board of Supervisors overturned both appeals on a 10-0 vote, and also approved a Mission Bay Transportation Improvement Fund to provide transportation services and infrastructure for the arena by a vote of 9-1, with Supervisor Avalos opposed.

Our Environmental Review Officer, Sarah Jones, has asked me to make special mention of the efforts of the Planning Department team on this project. Because OCII was the lead agency, you did not have the opportunities to hear discussion of the environmental review that you normally have when we prepare an EIR. Of particular note, senior environmental planner Chris Kern applied boundless time, patience, and expertise to leading this effort and successfully brought about completion of a very solid EIR and an appeal response of

unprecedented scope, all within a year's time. Environmental Planning division, as well as the Department as a whole, is proud of this collective effort.

INTRODUCTIONS:

• **151258 Planning Code - Affordable Housing in Divisadero and Fillmore Neighborhood Commercial Transit Districts. Sponsor: Breed. Staff: TBD.** Ordinance amending the Planning Code to require payment of a higher affordable housing fee or provide additional affordable housing for certain sites that obtained higher residential development potential as a result of the rezoning of the Divisadero Street NCT District and the Fillmore Street NCT District.

BOARD OF APPEALS:

The Board of Appeals did meet last night; three items of interest would be first an appeal of the entertainment permit for the Warriors Arena. At this time, the Board with a 3:1 vote upheld the entertainment permit being issued. Commissioner Fung voted in opposition with some concerns regarding the extent of the brevity of the conditions related to the noise in particular. I'd also like to thank Chris Kern who did an excellent job of responding to some questions at the hearing last night as well. There's still at least one remaining appeal with regards to your decision on the design review for the office component of the project and that's scheduled to be heard at the end of the January. Two other items, 16 Iris which was heard as a DR a year ago, I think you took DR removing an interior stair connection in between the floors; otherwise the rest of the project remained unchanged, it was a modest one story rear addition. It was appealed by the adjacent property owner with various concerns including the feasibility and possibility that the units may be merged some point in the future. The stair was removed but they had concerns that the stair may be illegally installed at some point in the future and so that was one of the points of the appeal and they sought some additional interior changes that they felt would prevent that from happening, but the Board unanimously denied that appeal. Finally, the project at 75 Howard, the Section 309 authorization that you heard in September was before the Board last night. Some of the Commissioners had some very strong reactions to the design of the project with a vote of 2:2. There was a motion to deny the appeal and approve Section 309 authorization; that motion failed but barring a subsequent motion the project would have been approved; as you know typically it's a super majority in order to overturn departmental actions. For Section 309, it is slightly different and it's actually just a majority so it would take 3 votes to overturn given that there were two Commissioners who felt very strongly in opposition to the project and there was a missing commissioner last night so the missing commissioner could have a tie breaking vote and possibly deny the project. They continued that to January 27th which also has a related variance for the project which has been appealed and so they will consolidate that hearing and be able to take the input of the missing commissioner. I'm available to answer any questions you might have.

E. 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: Joel Koppel – 58 33rd Street pre-fabrication construction, non-union labor
 Glenn Roger – 75 Howard Street
 Rasa Moss – Protect Noe Charm, encroachment into midblock open space
 Georgia Schuttish – Quality of life, design guideline

F. 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.

10. [2010.0515ETZ](#) (R. SCHUETT: (415) 575-9030)
POTRERO HOPE SF PROJECT - 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/001, 4223/001, 4285B/001, and 4287/001A - **Certification of the Final Environmental Impact Report**. The proposed project includes demolition of the existing 620 public housing units 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. The Final EIR/EIS concluded that implementation of the Potrero HOPE SF project would result in significant unavoidable environmental impacts related to: transit capacity, delay at local intersections, exterior noise levels, and both individual and cumulative construction-period criteria air pollutant levels.
Please Note: The public hearing on the Draft EIR/EIS is closed. The public comment period for the Draft EIR/EIS ended on January 7, 2015. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify the Final EIR/EIS
(Continued from Regular Meeting of October 22, 2015)

SPEAKERS: = Rachel Schuett – Staff presentation
 = Matt Snyder – Staff presentation
 + Dan Adams
 + Layola Brown – The need for public housing
 + Sazuri Peach – Been waiting a long time
 + Kim Christiansen – Waiting a long time
 + Adam Cattrell - Support

ACTION: Certified the EIR/EIS
 AYES: Wu, Antonini, Moore, Richards, Fong, Johnson
 ABSENT: Hillis
 MOTION: 19529

- 11a. [2010.0515ETZGPR](#) (M. SNYDER: (415) 575-6891)

POTRERO HOPE SF PROJECT – 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/001, 4223/001, 4285B/001, and 4287/001A – **environmental finding (and a statement of overriding considerations) under the California Environmental Quality Act in connection with the adoption of the project and related actions necessary to implement the Plan.** The proposed project includes demolition of the existing 620 public housing units 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 a RM-2 (Residential-Mixed Moderate Density) and P (Public) Zoning Districts, and 40-X Height and Bulk District.

SPEAKERS: Same as Item 10.
 ACTION: Adopted CEQA Findings, with a statement of overriding considerations
 AYES: Wu, Antonini, Moore, Richards, Fong, Johnson
 ABSENT: Hillis
 MOTION: 19530

- 11b. [2010.0515ETZGPR](#) (M. SNYDER: (415) 575-6891)
POTRERO HOPE SF PROJECT – 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/001, 4223/001, 4285B/001, and 4287/001A – **Findings of Consistency with the General Plan and Planning Code 101.1.** The proposed project includes demolition of the existing 620 public housing units 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 a RM-2 (Residential-Mixed Moderate Density) and P (Public) Zoning Districts, and 40-X Height and Bulk District.

SPEAKERS: Same as Item 10.
 ACTION: Adopted Findings of Consistency with the GP and Section 101.1
 AYES: Wu, Antonini, Moore, Richards, Fong, Johnson
 ABSENT: Hillis
 MOTION: 19531

12. 2011.1356MTZ (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN - ALLOCATION OF PUBLIC BENEFITS – **Informational Item** – Discussion of the preliminary strategies to allocate the \$2 billion in public benefits expected to be generated by the Plan, including affordable housing, transit, and open space. For more information, visit <http://www.sf-planning.org/index.aspx?page=2557>.
Preliminary Recommendation: None – Informational

SPEAKERS: + Steve Wertheim – Staff presentation
 = Sue Hestor – Planning procedures, more work is needed at the Planning Department level
 = Theresa Imperial – Request for Community meeting for resident

- = Diana Reise – Throwing money at statement of considerations
- = Joseph Smoot – Alternative community vision be implemented
- = John Elberling – Community benefits
- = Peter Cohen – Scrutinizing fees, local affordable housing, phasing

ACTION: None – Informational

13. [2015-012722PCA](#) (D. SANCHEZ: (415) 575-9082)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM [BOARD FILE NO. 150911] - **Informational Presentation** regarding the Ordinance introduced by Mayor Lee and Supervisors Farrell and Tang amending the Planning Code to provide revised geographic, timing, pricing and other requirements for the off-site alternative to the Inclusionary Affordable Housing Fee; create a new option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate projects to direct the Affordable Housing fee to small sites projects; create an option for project sponsors of on- and off-site housing to provide higher amounts of affordable housing at higher levels of affordability termed “dialing up”; revise certain definitions and operating procedures related to the Inclusionary Housing Program and make conforming changes; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code Section 101.1.
Preliminary Recommendation: None- Informational

SPEAKERS: Diego Sanchez – Staff presentation
 Sophie Hayward – MOM presentation
 + Paul Webber
 + Tim Cohen
 Shannon Way
 = Joseph Smoot
 + (F) Speaker
 + Sylvia Johnson
 Peter Cohen
 - Tommi Avicolli Mecca – Moderate income households
 - Theresa Imperial

ACTION: None – Informational

14. [2015-006712PCA](#) (K. HADDADAN: (415) 575-9068)
REQUIRING CUA TO REMOVE RESIDENTIAL UNITS INCLUDING UNAUTHORIZED UNITS - **Planning Code Amendment** to require Conditional Use authorization for the removal of any residential unit, whether legal or illegal, and compliance with landscaping and permeable surfaces requirements for building additions and residential mergers; amending the Building Code to require that notices of violation mandate legalization of an illegal unit unless infeasible under the Building Code or the Planning Commission approves its removal; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code Section 302, and the eight priority policies of Planning Code Section 101.1.
(Continued from Regular Meeting of October 11, 2015)

SPEAKERS: = Kimia Haddadan – Staff presentation

Danny Yadagar, Adie to Supervisor Kim
 + Steve Collier – Support
 + Bruce Bauman – Loss of units through lot mergers
 Silvia Johnson
 = Janet Fowler – Noe Valley remodels
 + Tommi Avicolli Mecca – Support
 + Georgia Schuttish – Anecdotes, Noe Valley demolitions
 Melissa Agressaro – Support for permanent controls
 + Ben Cady
 + Chris Baker – Close this loophole
 + Naomi Cooper – Keep SF economically diverse

ACTION: Adopted a Recommendation for Approval with Modifications,
 encouraging staff to review Demolition Reform
 AYES: Hillis, Moore, Richards, Fong, Johnson
 NAYES: Antonini
 ABSENT: Wu
 RESOLUTION: 19532

- 15a. [2013.1757CV](#) (T. CHANG: (415) 575-9197)
240 PACIFIC AVENUE - East side of Battery Street, north of Pacific Avenue; Lot 003, 004, 006
 in Assessor's Block 0166 - Request for **Conditional Use authorization** pursuant to Planning
 Code Section 270, 271, and 303 for exceptions from the "E" Bulk District, principally
 permitting maximum plan length and diagonal dimensions of 110'-0" and 125'-0",
 respectively, for portions of the building exceeding 65'-0" in height. The project proposes
 to establish an 84'-0" tall, seven-story, mixed-use building containing 33 residential units,
 approximately 2,000 square feet of retail space and 35 parking spaces. The subject
 property is within a C-2 (Community Business) Zoning District, the Washington-Broadway
 Special Use District and 84-E 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).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Tina Chang – Staff presentation
 + Steve O'Connell – Project presentation
 + Glenn Rescalvo – Design presentation
 - Louis Felthouse – Opposed to bulk, exception and rear yard variance
 + William Duffy – Support
 Silvia Johnson
 ACTION: Approved with Conditions as corrected and amended by staff
 AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson
 MOTION: 19533

- 15b. [2013.1757CV](#) (T. CHANG: (415) 575-9197)
240 PACIFIC AVENUE - East side of Battery Street, north of Pacific Avenue; Lot 003, 004, 006
 in Assessor's Block 0166 - Request for **Variance** from rear yard (Planning Code Section 134)
 and exposure (Planning Code Section 140) requirements. The project proposes to establish
 an 84'-0" tall, seven-story, mixed-use building containing 33 residential units,
 approximately 2,000 square feet of retail space and 35 parking spaces. The subject

property is within a C-2 (Community Business) Zoning District, the Washington-Broadway Special Use District and 84-E Height and Bulk District.

SPEAKERS: Same as Item 15a.

ACTION: After hearing and closing public comment; ZA indicated an intent to Grant

- 16a. [2014.1442DNXCUIAVAR](#) (T. CHANG: (415) 575-9197)
475 MINNA STREET - South side of Minna Street, between 6th and 7th Street; Lot 068 in Assessor's Block 3725 - Request for **Downtown Project Authorization** pursuant to Planning Code Section 309 for Planning Commission review of projects over 75' in height. The project proposes to establish an 84'-0" tall, nine-story, residential building containing 15 residential units, of which 20% are affordable, and 15 bicycle parking spaces. The subject property is within a C-3-S (Downtown Support) Zoning District and 120-F 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).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Tina Chang – Staff presentation
 + Michael Stanton – Project presentation
 = Silvia Johnson

ACTION: Approved with Conditions

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

MOTION: 19534

- 16b. [2014.1442DNXCUIAVAR](#) (T. CHANG: (415) 575-9197)
475 MINNA STREET– South side of Minna Street, between 6th and 7th Street; Lot 068 in Assessor's Block 3725 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 124 and 303 to permit square footage above that permitted by the base floor area ratio limits for the construction of on-site affordable units. The project proposes to establish an 84'-0" tall, nine-story, residential building containing 15 residential units, of which 20% are affordable, and 15 bicycle parking spaces. The subject property is within a C-3-S (Downtown Support) Zoning District and 120-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 16a.

ACTION: Approved with Conditions as amended to include:

1. Sponsor to continue working with staff to improve the design, specifically the façade palette and color;
2. Move utilities and bike storage away from the street frontage and into the basement, if necessary; and
3. Maximizing active uses at the ground and roof open space.

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

MOTION: 19535

- 16c. [2014.1442DNXCUIAVAR](#) (T. CHANG: (415) 575-9197)
475 MINNA STREET- South side of Minna Street, between 6th and 7th Street; Lot 068 in Assessor's Block 3725 - Request for **Variance** from the Active Street Frontage requirement pursuant to Planning Code Section 145 - The project proposes to establish an 84'-0" tall, nine-story, residential building containing 15 residential units, of which 20% are

affordable, and 15 parking spaces. The subject property is within a C-3-S (Downtown Support) Zoning District and 120-F Height and Bulk District.

SPEAKERS: Same as Item 16a.

ACTION: After hearing and closing public comment; ZA took the matter under advisement

G. 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.

17. [2014.1079DRP-03](#) (T. CHANG: (415) 575-9197)
1783 NOE STREET - east side of Noe Street; Lot 016A in Assessor's Block 6652 - Request for **Discretionary Review** of Building Permit Application Nos. 2014.0711.1074 and 2014.0711.1073 proposing the demolition of an existing two-story, 1,650 square-foot single-family dwelling and the new construction of a three-story, 4,792 gross square-foot single-family dwelling with a roof deck above. The project is located within a RH-1 (Residential, Home, 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.
Preliminary Recommendation: Do Not Take Discretionary Review and Approve as modified (Continued from Regular Meeting of September 10, 2015)

SPEAKERS: Dave Rizolli

ACTION: Took DR and Approved as Revised (Plans dated December 1st)

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

DRA: 0443

18. [2014-003164DRP-03](#) (M. WOODS: (415) 558-6315)
2545 GREENWICH STREET - south side between Scott and Divisadero Streets, Lot 021A in Assessor's Block 0944, three requests for **Discretionary Review** of Building Permit Application No. 2013.09.17.7050 - proposing to construct horizontal and vertical additions to the existing two-story over garage, two-unit building within a RH-2 (Residential, House, Two-Family) 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: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve as modified

SPEAKERS: = David Lindsay – Staff presentation
 - Lincoln Isetta – DR-01 presentation, request for continuance
 - (F) Speaker – DR-02 presentation on behalf of Yuvraj Singh
 - Brooke Sampson – Neighborhood character
 - (F) Speaker
 - Silvia Johnson

+ David Silverman – Project presentation
+ Architect – Design presentation
- Christina Isetta – Light and air
ACTION: Did Not Take DR, Approved as Revised
AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson
DRA: 0444

H. 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))

SPEAKERS: None

ADJOURNMENT IN HONOR OF ANGELOS SANGIACOMO – 9:17 PM