

AMENDED **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, April 7, 2016
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:11 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Diego Sanchez, Teresa Ojeda, Joshua Switzky, Andrew Perry, Jonathan DiSalvo, Doug Vu, Marcelle Boudreaux, Tina Chang, Delvin Washington, Tim Frye – Preservation Officer, 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.

- 1a. 2014.1041DNX (D. VU: (415) 575-9120)
390 1ST STREET - northwest corner of 1st and Harrison Streets; Lot 058 in Assessor's Block 3749 (District 6) - Request for **Downtown Project Authorization** pursuant to Planning Code Sections 309.1 and 827 to demolish an automotive service station and construct an

approximately 212,429 square feet, fourteen-story and 138-feet 6-inches tall residential building consisting of up to 180 dwelling units, approximately 365 square feet of ground floor commercial space, and up to 95 underground parking spaces. The project is also requesting exceptions to the permitted obstructions and dwelling unit exposure requirements pursuant to Planning Code Sections 136 and 140, respectively. The subject property is located within the Rincon Hill Downtown Residential (RH-DTR) District, and 45/65-R and 65/400-R Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

(Continued from Regular Meeting of March 24, 2016)

(Proposed for Continuance to April 28, 2016)

SPEAKERS: None
 ACTION: Continued to April 28, 2016
 AYES: Wu, Antonini, Hillis, Moore, Richards, Fong
 ABSENT: Johnson

- 1b. 2014.1041CUA (D. VU: (415) 575-9120)
390 1ST STREET – northwest corner of 1st and Harrison Streets; Lot 058 in Assessor's Block 3749 (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.5 and 303 for the conversion of an automobile service station to allow the demolition of all existing structures and construction of a new approximately 212,429 square feet, fourteen-story and 138-feet 6-inches tall residential building consisting of up to 180 dwelling units, approximately 365 square feet of ground floor commercial space, and up to 95 underground parking spaces. The subject property is located within the Rincon Hill Downtown Residential (RH-DTR) District, and 45/65-R and 65/400-R Height and Bulk Districts.
 (Continued from Regular Meeting of March 24, 2016)
(Proposed for Continuance to April 28, 2016)

SPEAKERS: None
 ACTION: Continued to April 28, 2016
 AYES: Wu, Antonini, Hillis, Moore, Richards, Fong
 ABSENT: Johnson

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

2. 2015-006156CND (J. DISALVO: (415) 575-9182)
3241 25TH STREET – southeast corner of the intersection of 25th and Shotwell Streets as well as the southwest corner of the intersection of 25th and Horace Streets; Lot 034 of Assessor's Block 6525 (District 9) - Request for **Condominium Conversion Subdivision** to convert a three-story building containing four residential units and one commercial condominium into four residential condominiums and one commercial condominium

within a RH-3 (Residential, House Three-Family) Zoning District and 40-X Height and Bulk District. The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment. 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

SPEAKERS: None
ACTION: Approved
AYES: Wu, Antonini, Hillis, Moore, Richards, Fong
ABSENT: Johnson
MOTION: 19606

3. [2015-005078CUA](#) (C. ASBAGH: 415/575-9165)
713 CLAY STREET - south side of Clay Street, between Walter Lum Place and Kearny Street; lot 047 of Assessor's Block 0226 (District 3) - Request for a **Conditional Use Authorization**, pursuant to Sections 303 810.44 to change the use of an existing 1,980 square foot Limited Restaurant (d.b.a Sam Wo Restaurant and Bakery) into a Restaurant that will operate as a Bona Fide Eating Place in the ground floor commercial space within the CCB (Chinatown Commercial Business District) and 50-N 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, Fong
ABSENT: Johnson
MOTION: 19607

4. [2014-003109CUA](#) (E. JARDINES: (4215) 575-9144)
3434 17TH STREET - northeast side of 17th Street, east side of Albion Street; Lots 013, 014, 015 and 016 in Assessor's Block 3568 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 726.56 and subject to the criteria of 158.1, to allow the temporary conversion of an existing parking lot (currently accessory to a mortuary DBA "Duggan Funeral Home") into a commercial parking lot open to the general public (DBA Golden State Parking), within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-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: Approved with Conditions
AYES: Wu, Antonini, Hillis, Moore, Richards, Fong
ABSENT: Johnson
MOTION: 19608

C. COMMISSION MATTERS

5. Consideration of Adoption:

- [Draft Minutes for March 24, 2016](#)

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

6. 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 make a comment in hindsight, I did not pull 3434 17th Street off of consent, but I would appreciate if the description is a little bit more inclusive of the word temporary. I know we have a ruling on approving interim uses of parking lots to be open for others, however, for the public will only read this including myself, I have to read the entire case report to figure out that indeed we have a provisions in the Code and I'm speaking to Mr. Sanchez more than anything else, that would never allow permanent parking, but I'd appreciate if that will be hinted it somewhere in the project description on our calendar and it isn't. That's a minor, picky thing, but I would appreciate that, it would make my work a little bit easier.

Commissioner Antonini:

For a number of years many members of the public and people from all walks of life have requested land dedication to allow the possibility of affordable housing to be built on these sites and I think that we heard of a couple projects where we have land dedications and we've been told what the equivalences are in terms of the number of affordable units that can be built on this dedicated land, so I think it will be good if we have some sort of a formula that was before us that we knew when there was a land dedication how many affordable units that dedication would allow, I mean -- I know all circumstances are different from project to project, but I think it's good to establish that for us to help to make our decisions on items and to have a more concrete basis for our decisions.

D. DEPARTMENT MATTERS7. [Director's Announcements](#)**Director Rahaim:**

Three items today, I wanted to bring to your attention, one is we're working on with the California Coastal Commission on the update to our local coastal program, which is the part of our jurisdiction that is in the western shoreline of the City. In that regard we're

having an open house on April 19th, and I'll send this information to the Commission separately, but for the public's benefits as well, April 19th from 5:30 to 8:30 at the zoo to look at our coastal program, staff specifically wanted to mention this to Commission and invite you to come. It will actually reflect the work that's been done in the last couple of years on the Ocean Beach Master Plan to allow that to be reflected in the local coastal program for the City. Secondly, I wanted to mention, I just spent several hours this morning in a large meeting with – that was sponsored by the Mayor and HUD Secretary, Julian Castro, who is in town on a program called the Prosperity Playbook, which they are working on for the next 6 months and will focus on five cities including San Francisco. There were a number of regional mayors at this event, including Mayor Schaaf from Oakland and Mayor Ricardo from San Jose, and what is interesting is, that these cities, all the cities in the Bay Area, but of course many cities nationally are dealing and working with HUD to specifically address issues of displacement around growth and development, while it is a very big issue in the Bay Area, clearly it's an issue nationally and it was actually encouraging to hear that many cities are dealing with the same issues and are dealing specifically and working with HUD specifically on issues of stabilizing existing neighborhoods while growth occurs. So it was an interesting discussion this morning, and it was actually organized by Harriet Tregoning, former Planning Director of Washington, DC, a friend and colleague who is now at HUD as well. Thirdly, I wanted to mention an e-mail you received and some recent media about our public processes and our public meetings. You have heard some criticism, we've heard some criticism, some of it in our recent public meetings and the format of those meetings, and it is interesting and curious because one of the reasons we've changed some of the format of the meeting, is because of criticism of what we used to be doing, namely the historical format that we were using as a large public meeting, where we might get as many as about 150 people in the room and taking the questions from the large audience and having that Q&A format at the meeting. The criticism we received both from members of the community and members of the – and folks who have become expert on these processes, is simply that allows very few folks to have input into a meeting. You have only one person asking a question in a room of 300 and so we've moved to a format in some of our meetings, where we break down into smaller tables, smaller groups, so, that more people have a chance for input. The criticism that we recently received is exactly the opposite, that we should allow Q&A from audience in a large public format. What I wanted to mention that not every meeting should not be the same format clearly, but also that we are looking very carefully at the range of techniques, if you will, for our public meetings, with the goal being to maximize public input, however we can and recognizing some type of meeting and some type of projects require different types of format, and so we're fully explain those options, and just to mention to you that this is not something we have not taken lightly, that we are very seriously considering the techniques and formats that we are using for our public meetings. Thank you, that concludes my presentation.

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

LAND USE COMMITTEE:

- **151085 Various Codes - Code Enforcement Procedures. Sponsor: Wiener. Staff: D. Sanchez.**

This week, the Land Use Committee heard The Code Enforcement Procedures Ordinance, which amends the Building, Housing, Electrical, Plumbing, Fire, Health, Planning and Administrative Codes to clarify and standardize enforcement procedures for violations of Municipal Codes relating to buildings and property. The Planning Commission heard this Ordinance on January 28 of this year and unanimously recommended approval.

At the Land Use Committee hearing, public comment was very much in support of the Ordinance. Public comments made communicated the belief that the Ordinance would streamline code enforcement efforts and increase the quality of life in the City.

Supervisor Cohen stated her strong support for the Ordinance and asked to be added as a co-sponsor. Supervisor Peskin also stated his support the Ordinance.

During the Land Use hearing, Supervisor Wiener proposed amending the Ordinance to include the Planning Director as an individual who will work with the City Administrator's Office in developing the new Planning Department Code Enforcement quarterly reports. Supervisor Peskin proposed amending the related Ordinance to clarify procedures and language in the Building Code.

After those amendments were made and accepted, the Committee unanimously voted to send the Ordinance to the Full Board with a positive recommendation.

- **151109 Establishing the SoMa Pilipinas - Filipino Cultural Heritage District in San Francisco. Sponsor: Kim, Mar, Avalos, Campos, Peskin, and Cohen. Staff: Wertheim**

Also at Land Use was the consideration of a Resolution that would Establish of SoMa Pilipinas Cultural Heritage District in the area bound by 2nd to 11th and Market to Brannan, and create of a working group staffed by planning to develop a strategic plan for this cultural heritage district. It is likely that the process for this new cultural district will follow the same path as the JCHESS. In that case the Planning Commission's role would be to weigh in on the goals and policies of the strategy, as well as any action items that come out of it that are Planning related. At the Land Use Committee hearing, there was significant and lengthy public comment in support of the proposed ordinance. With no questions from the Committee members to Staff, the Committee voted unanimously to recommend the ordinance to the Full Board.

- **160188 General Plan Amendment - Downtown Area Plan Map 5 - Portions of Transbay Redevelopment Plan Blocks 1 and 2. Sponsor: Planning Commission. Staff: Switzky/Haddadan.**

Last on the Land Use agenda, the Committee heard a clean-up ordinance that would amend the Downtown Plan height map to add reference to the Transbay Redevelopment Plan in lieu of pre-Redevelopment Plan specific heights. This item was required to be acted on prior to the Planning Commission making General Plan consistency findings for proposed Redevelopment Plan amendment to raise height of Block 1 from 330' to 400'.

This Commission heard this item on February 25 of this year and recommended approval

~~At the Land use hearing, the Committee continued the item one week to Monday April 11 without staff presentation or discussion by the committee. Nonetheless, the Committee took public comment on the item. About 6 speakers spoke, none directly about the GP Amendment but mostly about the Redevelopment Plan amendment to raise the height of Block 1 that is scheduled for a Committee of the Whole hearing at the Full Board on April 12. Of those that spoke all but one were in favor of the height change.~~

During the hearing, Supervisor Peskin asked about an unrelated ordinance that was heard by this commission on the same day as the Transbay Ordinance. The Supervisor noted that the Affordable Housing Bonus Program was considered also considered on Feb 25 but had not yet been transmitted to the BOS. Supervisor Peskin stated that items considered by the Planning Commission should be consistently given to the BOS within the same timeframe. With this statement, the Committee continued the Transbay Ordinance by one week to Monday April 11 without staff presentation or discussion by the committee. The Committee, however, did take public comment on the item. About 6 speakers spoke, none directly about the GP Amendment but mostly about the Redevelopment Plan amendment to raise the height of Block 1 that is scheduled for BoS Committee of the Whole hearing on Tuesday April 12. Of those all but one were in favor of the height change.

FULL BOARD:

- **151164 Planning Code - Landmark Designation - 171 San Marcos Avenue (aka Cowell House). Sponsors: Yee, Peskin. Staff: Ferguson.**

At the Full Board this week, the Board of Supervisors passed the landmark designation of 171 San Marcos Avenue on its first read.

INTRODUCTIONS:

- **160321 Planning Code - Housing Balance Report.** Sponsor: Kim. Staff: TBD. Ordinance amending the Planning Code to require inclusion in the Housing Balance Report data about the withdrawal of housing units from the rental market by all means, including owner move-ins.
- **160293 Planning Code - Landmark Designation - 35-45 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center).** Sponsor: Avalos. Staff: Ferguson/Frye

BOARD OF APPEALS:

The Board of Appeals is off this week and next, and it will be returning for hearing on 4/20.

HISTORIC PRESERVATION COMMISSION:

Commissioners Tim Frye, Department staff, here to share with you a few things from yesterday's Historic Preservation Commission hearing. The Commission unanimously approved a Certificate of Appropriateness for the first of two of Living Innovation Zones that will be located within the UN Plaza-Fulton Street area. The first one, sponsored by the Exploratorium, will consist of walkways within the raised planter beds of UN Plaza and also includes some interactive acoustic elements for the public to play with. The Commission was supportive of the overall design, its temporary nature and its reversibility, and encouraged other members of the project team to continue the development or refining the designing work and working with the Mayor's Office on Disability regarding ADA access. The Commission then decided not to initiate landmark designation at 235 Valencia Street, this is the Hop Jones Motorcycle Dealership. If you recall the Commission had a previous hearing to consider initiation, they continued that hearing allowing the project sponsor or the property owner more time to prepare additional historic material and

documentation on the property for their consideration. Based on that revised report, the Commission and Department staff didn't feel that there was enough information to warrant initiation or consideration for local landmark designation. In particular, the Commission decided the criteria used in its priorities, that it outlines four local landmark designations, one that a landmark be located in an area where there may not be, an area of San Francisco, where there may be few designated properties, two properties that are significant for associations other than architectural significance, meaning social and cultural significance, or significant events and three, sites or properties that are associated with the modern era or the recent past, noting that there is a lack of properties that are designated or related to mid-century or post-war development. The Commission however did not have a motion before them, so they passed a motion of intent, then they continued that item to its May 4th hearing, which we'll then bring a motion for them to act upon at that time. Finally, the Commission continued its facade retention policy discussion; this was a discussion they began in December of last year. At this hearing they asked the Planning Department staff to present a wide variety of projects that the Commission – the Planning Commission, the Historic Preservation Commission and Planning Department staff have approved over time. They looked at a wide variety from the late 70's to early 80's to just recently; the Commission approved a large addition on an auto support structure at their last hearing. We reviewed sort of or discussed the pros and cons of each of the projects, things we will do definitely in hindsight and just in general, how our review process has changed over time. There wasn't consensus amongst the Commission members on what will be inappropriate boilerplate approach to additions or facade retention for larger development projects, but the Commission has asked us to prepare a list of contextual factors or issues that project sponsors should consider when proposing a project that involves either retention of only a facade or a very large addition to a small-scale structure, that item will likely -that conversation will be continued or picked up again probably early summer once the Department has compiled that list of factors and we're certainly happy to share that with you. That concludes my comments, unless you have my questions. Thank you.

9. [2014-001179CWP](#) (T. OJEDA: (415) 558-6251)
HOUSING BALANCE REPORT - On April 21, 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the Planning Code to include a new Section 103 requiring the Planning Department to monitor and report on the "housing balance" between new market rate housing and new affordable housing production. The ordinance required that reports are to be submitted March 1 and September 1 of each year. This will be the third report in the series. The Ordinance also mandated an annual public hearing before the Board of Supervisors on the progress towards meeting the City's affordable housing goals. This **Informational Presentation** will highlight the Report's findings to the Commission.

Preliminary Recommendation: None - Informational

SPEAKERS: Teresa Ojeda – Staff presentation
 Sophie Hayward – MOH presentation
 Spike Kahn – Affordable housing unit loss
 Sue Hestor – Staff needs to do a better job
 Peter Cohen – Staff does a good job

ACTION: None – Informational

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:** Donald Dussup – Homelessness, shortage of housing
 Georgia Schuttish – Real estate blogs
1. Remodel in Mission Dolores on Oakwood hits market at \$9 million.
 2. Huge expansion of 2 unit building. 2nd unit reduced in size potentially absorbed into entire building.
 3. Loss of affordable, sound housing
 4. Turning 2-810 sq feet units into 4,000+ single family luxury home compounds housing problem in SF
 5. Reform of 317 process, staff review and potential analysis of scope of problem very necessary
 6. See list for Diamond St D.R on today's calendar of "remodels" in Noe Valley. Number greater and most probably demos (p49 on electronic packet)
 7. "Pretend" 2-unit mega-buildings should not be panacea for housing problem

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. (S. WERTHEIM: (415) 558-6612; C. HAW: (415) 558-6618; L. LYNCH: (415) 575-9045)
UPDATE ON PRODUCTION, DISTRIBUTION AND REPAIR (PDR) IN SAN FRANCISCO –
Informational Presentation on: (1) the State of Production, Distribution and Repair (PDR) Uses in San Francisco including a closer examination of PDR conversion in the Eastern Neighborhoods; and (2) the Department's enforcement of PDR including history, areas where complaints have been generated and how complaints are investigated.
Preliminary Recommendation: None - Informational

- SPEAKERS:** Joshua Switzky – Staff presentation
 Laura Lynch – Enforcement process
 Spike Kahn – Live/work lofts, loss of PDR
 Mary Eliza – Count is inaccurate, office conversions
 Allison Heath – Potrero Hill
 John Elberling – Failure of EN Plan
 Marie Sorenson – Luxury housing does not solve the crisis
 Sue Hestor – PDR, jobs, housing
 Sean Engels – Cumulative negative impacts
- ACTION:** None – Informational

11. [2014-000174CUA](#)

(A. PERRY: (415) 575-9017)

32 ORD STREET - west side between Ord Court and 17th Street; Lot 005 of Assessor's Block 2626 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 306.7, and interim zoning controls established under Resolution 76-15, proposing a horizontal and vertical addition to a single-family home that would increase the existing square footage by more than 100% and in excess of 3,000 square feet, and would increase the legal unit count from one- to two-units, within a 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 San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of March 3, 2016)

SPEAKERS: = Andrew Perry – Staff presentation
 + Jonathan Pearlman – Project presentation
 - (F) Speaker
 - Fabiola Cabrubins – Light
 - Sonya Rhener – Sunlight loss
 - Dirk Aguilar – Development issues
 - Olga Mautuso – Neighborhood opposition
 - Bill Holtsman – Split the baby
 - Grace Kellerman – Opposition
 - Susan Dettweiler – End is in sight
 - (M) Speaker – Opposition
 - Martin Birbich – Accurate documents
 + Pat Buskontch – Housing

ACTION: Approved with Conditions as amended to use a lighter color.

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

MOTION: 19609

12. [2015-010606CUA](#) (J. DISALVO: (415) 575-9182)
898 SOUTH VAN NESS AVENUE - northwest corner intersection of South Van Ness Avenue and 20th Street; Lot 010 in Assessor's Block 3595 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 711.27 to extend the hours of operation of an existing retail use authorized as a laundromat (d.b.a. Fiesta Laundromat). No expansion to existing facilities or other physical changes are proposed. The project is located within the NC-2 (Small-Scale Neighborhood Commercial) District and a 55-X Height and Bulk District. The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jonathan DiSalvo – Staff presentation
 + Adam Lesser – Project presentation

ACTION: Approved with Conditions

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

MOTION: 19610

13. [2015-000943CUA](#) (D. VU: (415) 575-9120)

15 GUY PLACE - south side between Lansing and 1st Streets; Lot 012 in Assessor's Block 3749 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 317 and 827.52, to demolish an unsound single-family residence and to construct a new six-story 65-foot tall 8,998 gross square foot building consisting of two dwelling units and a ground-level garage for one automobile parking and two Class 1 bicycle parking spaces. The subject property is located within the Rincon Hill Downtown Residential (RH-DTR) District and 65-X Height and Bulk Designation. 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: = Doug Vu – Staff presentation
 + Craig Nikitas – Project presentation
 ACTION: Approved with Conditions
 AYES: Wu, Antonini, Hillis, Moore, Fong, Johnson
 ABSENT: Richards
 MOTION: 19611

- 1314a. [2014-000609CUA](#) (M. BOUDREAUX: (415) 575-9140)
875 CALIFORNIA STREET/ 770 POWELL STREET - located on the south side of California Street and east side of Powell Street; Lots 017 and 016 in Assessor's Block 0256 (District 3) - Request for **Conditional Use Authorization** per Section 303, 155, 253 and 271 of the Planning Code to allow continuation of a curb cut on California Street, to allow height exceeding 50 feet in a RM district and to exceed bulk limitations per Code Section 270. The project proposes demolition of an existing two-story parking structure and demolition of a surface parking lot to construct a new 65-foot-tall, 7-story residential building with 44 residential units. An underground 48-space parking garage is proposed to be accessed from California Street. Additionally, 86 Class 1 bicycle parking spaces and 2 Class 2 bicycle parking spaces are proposed. Two lots are proposed for merger. The property is within a RM-4 (Residential-Mixed, High Density) Zoning District, Nob Hill Special Use District, and 65-A 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: = Marcelle Boudreaux – Staff presentation
 + Steve O'Connell – Project presentation
 + (M) Speaker – Design presentation
 = (M) Speaker – Transit, affordable units
 + Rob Poole – Support
 + Dillon Rogers – Support
 + Jack Ryder – Support
 ACTION: Approved with Conditions as amended by Staff:
 1. Minimize roof-top appurtenances by consolidating the roof access penthouses or other means;
 2. Provide three car-share spaces; and
 3. Improve bicycle parking.
 AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson
 MOTION: 19612

- 1314b. [2014-000609VAR](#) (M. BOUDREAUX: (415) 575-9140)
875 CALIFORNIA STREET/ 770 POWELL STREET - south side of California Street and east side of Powell Street; Lots 017 and 016 in Assessor's Block 0256 (District 3) - Request for **Variance** from Planning Code Sections 134(a) and 140 to allow a rear yard ranging from 0 feet lot depth to 53 feet 6 inch lot depth where the rear yard requirement ranges from 34 feet 4 inches to 31 feet of lot depth, and for dwelling unit exposure for four dwelling units. The project proposes demolition of an existing two-story parking structure and demolition of a surface parking lot to construct a new 65-foot-tall, 7-story residential building with 44 residential units, 48 underground parking spaces and 86 Class 1 bicycle parking spaces on two merged lots. The property is within a RM-4 (Residential-Mixed, High Density) Zoning District, Nob Hill Special Use District, and 65-A Height and Bulk District.

SPEAKERS: Same as item 14a.

ACTION: ZA closed the public hearing and indicated an intent to Grant

- 1415a. [2014.1121DNX](#) (T. CHANG: (415) 575-9197)
1601 MISSION STREET - southeast side of Mission Street, northwest side of South Van Ness Avenue; Lot 043 in Assessor's Block 3514 (District 6) - Request for **Downtown Project Authorization** and determination of compliance pursuant to Planning Code Section 309, with exceptions to the requirements for "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148). The Project includes the removal of an existing car wash and gas station and the new construction of a 12-story, 120-foot-tall, approximately 273,400 gross square foot, mixed use building, with 220 dwelling units, 5 retail spaces totaling approximately 7,336 square-feet, 97 off-street vehicular parking spaces, and 145 (131 Class 1 and 14 Class 2) bicycle parking spaces. The Project is located in a C-3-G (Downtown General) Zoning and 120-R-2 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
 + Jessie Stewart – Project presentation
 + Glen Rescalvo – Design presentation
 + (M) Speaker – Proximity of proposed building
 + (F) Speaker – Support
 + Javier Flores – Union support
 + D'Anthony Jones – Youth involvement

ACTION: Approved with Conditions as amended by Staff

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

MOTION: 19613

- 1415b. [2014.1121CUA](#) (T. CHANG: (415) 575-9197)
1601 MISSION STREET - southeast side of Mission Street, northwest side of South Van Ness Avenue; Lot 043 in Assessor's Block 3514 (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Section 151.1 to allow up to one parking space for every two dwelling units. The Project includes the removal of an existing car wash and gas station and the new construction of a 12-story, 120-foot-tall, approximately 273,400 gross square foot, mixed use building, with 220 dwelling units, 3 to 5 retail spaces

totaling approximately 7,336 square-feet, 97 off-street vehicular parking spaces, and 145 (131 Class 1 and 14 Class 2) bicycle parking spaces. The Project is located in a C-3-G (Downtown General) Zoning and 120-R-2 Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 15a.
 ACTION: Approved with Conditions as amended by Staff
 AYES: Wu, Antonini, Hillis, Moore, Richards, Fong, Johnson
 MOTION: 19614

- 4415c. [2014.1121VAR](#) (T. CHANG: (415) 575-9197)
1601 MISSION STREET - southeast side of Mission Street, northwest side of South Van Ness Avenue; Lot 043 in Assessor's Block 3514 (District 6) - Request for **Variance** from "Exposure" per Section 140 and "Active Street Frontages" per Section 145. The Project includes the removal of an existing car wash and gas station and the new construction of a 12-story, 120-foot-tall, approximately 273,400 gross square foot, mixed use building, with 220 dwelling units, 3 to 5 retail spaces totaling approximately 7,336 square-feet, 97 off-street vehicular parking spaces, and 145 (131 Class 1 and 14 Class 2) bicycle parking spaces. The Project is located in a C-3-G (Downtown General) Zoning and 120-R-2 Height and Bulk District.

SPEAKERS: Same as Item 15a.
 ACTION: ZA closed the public hearing and indicated an intent to Grant

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.

4516. [2014.1253DRP](#) (J. HORN: (415) 575-6925)
276 HARTFORD STREET - west side between 19th and 20th Streets; Lot 051 in Assessor's Block 3602 (District 7) - Requests for **Discretionary Review** of Building Permit Application No. 2013.12.11.3907 proposing to construct side, rear and vertical additions to the existing structure, designated as a two-family dwelling. The project proposes to convert the existing basement crawlspace into habitable space, rehabilitate the building interior, raise the existing front gable roof structure 1 foot in height, and increase the overall building depth through a 3-story rear horizontal addition. The property is currently used as a single family residence. The property is located within a RH-3 (Residential, House, Three-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 San Francisco Administrative Code Section 31.04(h).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Delvin Washington – Staff presentation
 - Ryan Patterson – DR presentation

- Sean Kiegran
+ Steve Williams

ACTION: Approved with Conditions as amended by Staff
AYES: Wu, Antonini, Hillis, Moore, Richards, Johnson
ABSENT: Fong
DRA: 0455

1617. [2014-004141DRP](#) (N. TRAN: (415) 575-9174)
1188 DIAMOND STREET – west side between Clipper and 26th Streets; Lot 006A in Assessor's Block 6556 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.03.23.1599 proposing to construct front, rear, side and vertical additions to the existing single-family dwelling. The project proposes lightwell infill, a fourth level addition with roof deck, approximately two feet of excavation at the garage and installation of a new floor plate between the existing garage and habitable floor above to create an additional level. Interior remodeling and exterior changes such as new windows and rear patio excavation are also proposed. The property is located within a 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 San Francisco Administrative Code Section 31.04(h).
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Delvin Washington – Staff presentation
- Ryan Patterson – Request for continuance
+ Brett Gladstone – Opposed to continuance
ACTION: Continued to April 21, 2016
AYES: Wu, Antonini, Hillis, Moore, Richards, Johnson
ABSENT: Fong

1718. [2015-003686DRP-03](#) (N. TRAN: (415) 575-9174)
437 HOFFMAN AVENUE - east side between 24th and 25th Streets; Lot 024 in Assessor's Block 6503 (District 8) - Requests for **Discretionary Review** of Building Permit Application No. 2014.04.11.3029 proposing to construct side, rear and vertical additions to the existing single-family dwelling. The project includes extensive interior remodeling and exterior changes such as raising the structure six feet for a new garage door, front porch, entry stairs and rear terrace/deck. The property is located within a 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 San Francisco Administrative Code Section 31.04(h).
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: Steve Williams – Continuance dates
David Silverman – Continuance date
Georgia Schuttish – Second Unit
ACTION: Continued to June 2, 2016
AYES: Wu, Antonini, Hillis, Moore, Richards, Fong
ABSENT: Johnson

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.

None

ADJOURNMENT – 6:34 PM