

# 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 21, 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 12:48P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Kate Conner, Colin Clarke, Andrew Perry, Todd Kennedy, Tom Disanto, Robin Abad, Veronica Flores, Claudine Asbagh, Seema Adina, 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. 2014-002414CUA (E. JONCKHEER: (415) 575-8728)  
3701 NORIEGA STREET - northwest corner of Noriega Street and 44<sup>th</sup> Avenue, Lot 001 in Assessor's Block 2081 (District 4) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 202.5 and 303, for a project proposing to demolish an existing automotive service station and construct a four-story, 45-foot tall, 46,164 gross square foot mixed use building with 12 dwelling units, 2 levels of below grade parking (42

spaces), 22 bicycle parking spaces, and a 9,694 square foot ground floor grocery retail space including basement storage on a lot of approximately 9,360 square feet. The project is located within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. NC-1 parcels along Noriega Street west of 19th Avenue with an active commercial use on the ground floor are allotted an additional 5 feet in height. 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: Pending*

**(Proposed continuance to April 28 May 12, 2016)**

SPEAKERS: None

ACTION: Continued to May 12, 2016

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

- 1b. 2014-002414VAR (E. JONCKHEER: (415) 575-8728)  
3701 NORIEGA STREET - southwest corner of Noriega Street and 44<sup>th</sup> Avenue, Lot 001 in Assessor's Block 2081 (District 4) - Request for a **Rear Yard Modification** from the Zoning Administrator per Planning Code Section 134. Planning Code Section 134 requires a 25% rear yard at grade level and each level or story of a building in the NC-1 (Neighborhood Commercial, Cluster) Zoning District. The project does not provide a rear yard at grade level due to the inclusion of a ground floor commercial space. The project proposes demolition of an existing automotive service station and construction of a four-story, 45-foot tall, 46,164 gross square foot mixed use building with 12 dwelling units, 2 levels of below grade parking (42 spaces), 22 bicycle parking spaces, and a 9,694 square foot grocery retail space including basement storage, on a lot of approximately 9,360 square feet. The project is located within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.  
**(Proposed for Continuance to April 28 May 12, 2016)**

SPEAKERS: None

ACTION: ZA Continued to May 12, 2016

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

2. 2015-02600ENX (J. BANALES: (415) 558-6339)  
915 MINNA STREET - located on the south side of Minna Street between 10<sup>th</sup> and 11<sup>th</sup> Streets, Lot 058 in Assessor's Block 3510 (District 6) – Request for **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of the existing buildings and the construction of two four-story residential buildings (measuring approximately 23,000 gross square feet) measuring 45-ft from existing grade to the roof (with an elevator and stair penthouses) with 44 dwelling units, 21 off-street parking spaces in a basement level, 44 Class 1 bicycle parking spaces, and 3 Class 2 bicycle parking spaces. The project includes private and common open space and associated landscaping. Under the Large Project Authorization, the project is seeking an exceptions including: 1) rear yard (Planning Code Section 134); 2) exposure (Planning Code Section 140); 3) open space (Planning Code Section 135); and 4) active uses (Planning Code 145.1(b)(2)). The subject property is located within the RED-MX (Residential Enclave-Mixed) Zoning District and Western SoMa Special Use District (Planning Code Section 823), and a 45-X Height and Bulk District. A Planning Commission approval at the public hearing would constitute the

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

*Preliminary Recommendation: Pending*

**(Proposed continuance to May 12, 2016)**

SPEAKERS: None

ACTION: Continued to May 12, 2016

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

3. 2016-000068IMP (A. PERRY: (415) 575-9017)  
MULTIPLE PROPERTIES OWNED OR LEASED BY THE SAN FRANCISCO ART INSTITUTE (SFAI) LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO – Notification by the Zoning Administrator of the filing of an **Institutional Master Plan (IMP)** for the San Francisco Art Institute (SFAI). Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing upon receiving a current IMP. This public hearing is for receipt of public testimony only. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and institutions' development plans. The IMP is available for viewing on the Planning Department's website at: <http://www.sfplanning.org>, click on "Resource Center", then "Department Publications A-Z", then scroll to "I" for Institutional Master Plans. The IMP is also available for public viewing at the Planning Department's Public Information Center located at 1660 Mission Street, 1<sup>st</sup> Floor, and at the Department's reception area located at 1650 Mission Street, 4<sup>th</sup> Floor.

*Preliminary Recommendation: None – Informational*

**(Proposed for Continuance to May 12, 2016)**

SPEAKERS: None

ACTION: Continued to May 12, 2016

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

4. 2014.1020CUA (D. VU: (415) 575-9120)  
1515 SOUTH VAN NESS AVENUE (AKA 3251 26<sup>TH</sup> STREET) - southeast corner of South Van Ness Avenue and 26<sup>th</sup> Street; Lots 001, 001A & 008 in Assessor's Block 3251 (District 9) - Request for **Conditional Use Authorization** of a Planned Unit Development pursuant to Planning Code Sections 121.1, 303 and 304 for demolition of an existing 31,680 square foot commercial/industrial building and construction of an approximately 180,277 square foot, five- to six-story, 65-foot tall building that includes up to 157 dwelling units, approximately 5,241 square feet of ground floor commercial space, 16,441 square feet of usable open space, and up to 81 basement level off-street parking spaces. The project is also requesting modifications from the rear yard, permitted obstructions and dwelling unit exposure requirements pursuant to Planning Code Sections 134, 136 and 140, respectively. The subject property is located within the Mission Street Neighborhood Commercial Transit (NCT) District and a 55-X and 65-X Height and Bulk Districts. This notice also meets Section 312 requirements for public notification. 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: Pending*

**(Proposed for Continuance to June 16, 2016)**

SPEAKERS: Jordan Gwendolyn-Davis – Affordable housing  
 + Eric Arguello – Support for continuance  
 + Marie Sorenson – Support for continuance  
 ACTION: Continued to June 16, 2016  
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

5. 2012.1531PRJ (C. GROB: (415) 575-9138)  
HOTEL CONVERSION ORDINANCE - **Informational Presentation** - Chapter 41 of the San Francisco Administrative Code, also known as the Hotel Conversion Ordinance or HCO, governs the conversion and demolition of residential hotel rooms. Staff will provide an overview of the HCO and the Permit to Convert process.  
*Preliminary Recommendation: None – Informational Only*  
**(Proposed for Continuance Indefinitely)**

SPEAKERS: None  
 ACTION: Continued Indefinitely  
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

## 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

6. [2015-016033CUA](#) (C. CLARKE: (415) 575-9184)  
3629 TARAVAL STREET - between 46<sup>th</sup> and 47<sup>th</sup> Avenues, Lot 041 in Assessor's Block 2379 (District 4) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [710.43](#), [781.1](#), and [303](#), to allow a change of use from a vacant 603 square foot tenant space (previously occupied by a Retail Use d.b.a. Sea Shack) to a Limited-Restaurant use (d.b.a. [Andytown Coffee Roasters](#)) on the ground floor of a one-story commercial building within a Neighborhood Commercial Cluster (NC-1) District, Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program ([CB3P](#)). 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: = Colin Clarke – Staff presentation  
 + Lauren Crab – Project presentation  
 + Ruth Selby – Support  
 + Eric Rewitzer – Support  
 + Annie Galvin – Support  
 + Peter Cochran – Support  
 + Wade Webster – Support  
 + Shane Cynan – Support  
 + (F) Speaker – Support  
 + Phil – Support

ACTION: After being pulled off of Consent, Approved with Conditions  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu  
MOTION: 19624

- 7a. [2015-006386CUA](#) (C. CLARKE: (415) 575-9184)  
1555 IRVING STREET - southeast corner of 17<sup>th</sup> Avenue, Lot 041 in Assessor's Block 1771 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [121.2](#), [730.21](#), and [730.81](#) to allow a use size greater than 2,500 square-feet in order to authorize an approximately 9,416 square-feet Large Institutional use (d.b.a. [Woodside International School](#)) on the first and second floors of an existing 6,698 square-feet two-story structure, with entire lot coverage, within the Inner Sunset Neighborhood Commercial District (NCD) and 40-X Height and Bulk District. The project expands the partial second floor within the existing building volume by approximately 2,718 square-feet to accommodate additional classroom space and adds a new roof deck with stair penthouse access. The school's classroom count will increase from 5 to 8 classrooms. This project was reviewed under the Community Business Priority Processing Program ([CB3P](#)). 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: None  
ACTION: Approved with Conditions  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu  
MOTION: 19621

- 7b. [2015-006386VAR](#) (C. CLARKE: (415) 575-9184)  
1555 IRVING STREET - southeast corner of 17<sup>th</sup> Avenue, Lot 041 in Assessor's Block 1771 (District 5) - Request for **Variances** pursuant to Planning Code Sections [305](#), and [145.1](#) (c)(3), (4), and (6), that require an active use within the first 25-feet of ground floor building depth and within the first 15-feet of second floor building depth, a minimum 10-foot floor-to-floor height, and minimum 60-percent transparency and fenestration; as well as a Variance from Section [155.2](#) for providing 18 of the 32 required Class-1 bicycle parking spaces, as part of the project to allow a Large Institutional use (d.b.a. [Woodside International School](#)) within the Inner Sunset Neighborhood Commercial District (NCD) and 40-X Height and Bulk District.

SPEAKERS: None  
ACTION: ZA Closed the PH and indicated an intent to Grant

8. [2015-013112CUA](#) (A. PERRY: (415) 575-9017)  
2222 MARKET STREET - northern side of Market Street and southern side of 15<sup>th</sup> Street, between Sanchez and Noe Streets, Lot 031 in Assessor's Block 3560 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 733.95 to allow the continued operation of a temporary Community Residential Parking Lot on a portion of the accessory parking for an existing Motel (d.b.a. Beck's Motor Lodge). The Planning Commission granted Conditional Use authorization for this use for a period of 2 years through Motion 18796. No physical changes are proposed; this temporary authorization would be valid for a period of 5 years. The project is located within the Upper

Market Neighborhood Commercial Transit (NCT) District and 40-X and 50-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*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu  
MOTION: 19622

9. [2015-000678CUA](#) (T. KENNEDY: (415) 575-9125)  
2324 MARKET STREET - northwest side of Market Street to the southwest of the intersection of 16<sup>th</sup> Street and Market Street, Lot 004 in Assessor's Block 3562 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 733.53 and 790.108 to change a use from a vacant retail to a Business or Professional Service (d.b.a. Berkshire Hathaway Home Services) that will occupy both the first and second floors of an existing tenant space and will occupy 587 square feet combined in both floors. There will be no exterior building expansion; all work will involve interior tenant improvements. The project is located within the Upper Market Neighborhood Commercial Transit District (NCT) and 50-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: Fong, Antonini, Hillis, Johnson, Moore, Wu  
RECUSED: Richards  
MOTION: 19623

## C. COMMISSION MATTERS

10. Consideration of Adoption:

- [Draft Minutes for March 31, 2016](#)

SPEAKERS: = Georgia Schuttish – Amendment to Item 8 of March 31  
ACTION: Adopted as Amended  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

- [Draft Minutes for April 7, 2016](#)

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

11. 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 Richards:**

A couple of quick things, first, New York City is going through what we're going through, in terms of affordable housing, they actually have a mandate, where they increased the density bonus 30%, it was in the Sunday New York Times. The thing that they are struggling with, are some of the things that we are struggling with here, as well as segregation. The article talked about highly segregated areas, if you don't have people move in, that are not of the same race, they remain segregated, however; if you move people in with market-rate housing, with an affordable housing requirement, it talks about the amount of the dominant minority leaving, being priced out of the neighborhood. It's really an interesting article. The takeaway from the article was, the answer at least for New York and maybe for San Francisco, is you build the affordable when you build the market-rate housing, and you actually get the best of both worlds, you get to keep as many people you have there, with some type of local preference, and you have more of a diversification, in terms of the mixture of the race of the people, a really interesting article if you haven't read it or want to see it. The last one is, I mentioned this, I believe at 1601 Mission about the number of gas stations dwindling, I still have a fossil fuel car it's a classic. I don't want to electrify, I don't want to trade it in, in the New York times it talks about, there's a large portion of Manhattan now, that doesn't have a single gas station, from the bottom of the tip of the island to 23<sup>rd</sup> Street, which is a hugely trafficked area, and its talking about people having to drive many many miles out of their way to get their gas and they are saying wow, we never really thought about this as all the gas prices went up, all the gas stations are going out of business, where do we buy our gas? It is something I brought up here, but New York is already struggling with. They have an area with no gas stations left, those are the two things I wanted to bring up.

**D. DEPARTMENT MATTERS**

**12. Director's Announcements**

**DIRECTOR RAHAIM:**

Commissioners, in the interest of time, nothing to report.

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

**LAND USE COMMITTEE:**

- **160282 Hearing - Bi-Annual Housing Balance Report - March 2016.** Sponsor: Kim. Staff: Rahaim, Rodgers, Ojeda.
- **160284 Bi-Annual Housing Balance Report - March 2016.** Sponsor: Kim. Staff: Rahaim, Rodgers, Ojeda.

First on the land use agenda was the Bi-Annual Housing Balance Report, which the Planning Commission heard on April 7th. At the land use hearing, Planning Staff presented the report to the LU Committee. There was no significant comment from the committee or public. At the end of the hearing, the item was forwarded to the Full Board with a recommendation to accept the report.

- **160255 Planning, Administrative Codes – Changing the Inclusionary Affordable Housing Fee and Requirements; Establishing Grandfathering Provisions; Requiring a Triannual Economic Feasibility Report; and Establishing Inclusionary Housing Technical Advisory Committee.** Sponsors: Kim, Peskin & Yee.

Second on the agenda was Supervisors Peskin and Kim's ordinance that would amend the inclusionary rates for project with 25 units or more. This is trailing legislation for a charter amendment that will be on the June ballot. The Planning Commission considered this ordinance on March 31 and recommended approval with multiple amendments, and also affirmed its support for increasing the supply of affordable housing in the City.

I will now describe the Commission's requested amendments as well as the responses by the legislative sponsors.

- **Commission asked to remove vague language that staff should "encourage" sponsors to "use best efforts" to achieve higher affordability when projects use the State Density Bonus Law.** The Sponsors did NOT make this change.
- **Commission asked for flexibility in the off-site AMI requirements similar to those in the on-site requirements, which allows a portion of the units to be dedicated to either very low and low income households, or moderate income households.** Sponsors DID make this change.
- **Commission asked for fair, uniform grandfathering provisions regardless of building type.** Sponsors did NOT make this change as building over 120' are still not allowed to use the grandfathering provisions.
- **Commission asked for uniform treatment of pipeline projects across the zoning districts.** Sponsors did make this change. The carve outs for the SoMa Youth & Family Zone and projects within the UMU district removing PDR were taken out prior to the hearing, and at the hearing Supervisor Peskin made a motion to remove the Mission NCT carve out from the ordinance. This motion passed unanimously.
- **Commission asked for grandfathered projects to have a full 3 years after planning approval to secure permits, instead of setting a hard and fast date of December 7, 2018.** Sponsors did NOT make this change.
- **Commission requested that the Planning Commission be required to initiate an ordinance revising inclusionary rates in response to the future feasibility studies.** Sponsors did NOT make this specific change. However, they did add in language referencing "consultation" with the Commission when the BOS reviews the feasibility study.
- **Commission asked for the ordinance to be revised so that when a project sponsor use the state density bonus, any project-specific feasibility study should not relate to the project's density; but instead should be tied to incentives & concessions, consistent with State Law.** Sponsors DID make this change.
- **Commission requested amendments to the Small Sites acquisition option so that it would be consistent with MOHCD implementation of their existing program.** Sponsors DID make this change at the hearing.
- **Commission requested that the UMU district should be tiered for both grandfathering and permanent rates.** Sponsors DID establish tiering within the grandfathering provisions. However, inadvertently, not in the permanent requirements. Further, the permanent requirements were also set such that some of the permanent requirements would be lower than those in the grandfathering provision.
- **Commission requested that the terms "middle" income and "moderate" income be consistently defined in the Planning Code.** Sponsors did NOT clear up this issue.



- **Commission requested exempting any project that is approved by Planning by June 7 from any higher fees.** Sponsor DID make some changes. Now the daft would exempt any project which was approved, including potential appeals, on or before Jan 12, 2016.
- **Commission also requested some minor technical amendments.** Sponsors DID make some but not all of these amendments.

The Land Use Committee hearing was lengthy and the regular Committee members<sup>1</sup> were also joined by Supervisors Kim & Farrell. There was discussion over the process for developing the ordinance and comparisons between the ordinance and the unanimous resolution that the BOS passed, which formed the basis for the Ordinance.

1 Chair Cohen, Supes Wiener & Peskin

During the hearing there were four amendments made, two of which were covered previously. Supervisor Peskin moved to remove the grandfathering carve out for projects in the Mission NCT and to add in more consistency with MOHCD's Small Sites Program. Both were unanimously approved.

Chair Cohen offered two amendments on behalf of Supervisor Farrell that would add additional grandfathering provisions as follows:

1. To grandfather development projects at a 15.5% Inclusionary Rate that have submitted environmental applications after January 12, 2016 or before June 6, 2016 on a property of 10 acres. This was approved unanimously approved; and
2. that the new inclusionary rates shall not apply to housing development projects with approved executed agreements signed before June 7, 2016 demonstrating that the housing units are not subject to the Costa Hawkins Rental Housing Act (Cohen – Aye, Wiener – Aye, Peskin – No).

Finally, Supervisor Wiener moved to recommend further clarifications to the grandfathering provisions including that

1. Projects that have filed an Environmental Evaluation application prior to January 1, 2013 shall comply with the current inclusionary requirements; and,
2. If an additional impact fee is required for special area plan or special use district, it would count towards the projects increase under grandfathering. This also passed unanimously.

Given all of the amendments, this item had to be continued one week to next Monday's Land Use Committee hearing.

#### **FULL BOARD:**

- **151085 Various Codes - Code Enforcement Procedures.** Sponsor: Wiener. Staff: D. Sanchez. PASSED Second Read
- **160150 Redevelopment Plan Amendment - Transbay Redevelopment Project Area - Zone One.** Sponsor: Mayor, Kim. Passed First Read
- **160188 General Plan Amendment - Downtown Area Plan Map 5 - Portions of Transbay Redevelopment Plan Blocks 1 and 2.** Sponsor: Planning Commission. Staff: Switzky/Haddadan. PASSED Second Read

#### **INTRODUCTIONS:**

There were no new introductions this week.

#### **BOARD OF APPEALS:**

The Board of Appeals did meet last night, but did not hear any appeals related to the Planning Commission. So, I don't have anything to report.

**HISTORIC PRESERVATION COMMISSION:**

The Historic Preservation Commission did meet yesterday, there is one item that may of interest to the Planning Commission, and that is a hearing on the informational presentation on the Academy of Art Universities and the existing sites technical memorandum, that is been published by the Planning Department in May, it will be coming before the Historic Preservation Commission on May 18<sup>th</sup> for their consideration, and they will be issuing a memorandum with their recommendations to the Planning Commission when it comes the following day on May 19<sup>th</sup> of this year.

**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.

**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.

14. [2016-004497PCA](#) (T. DISANTO: (415) 575-9113)  
**PLANNING DEPARTMENT FEES - Planning Code Amendment** to Sections 351-360 and Administrative Code Sections 31.22-31.23, to describe the process for adopting and annually adjusting Planning Department fees, delete the fees from the Planning and Administrative Codes, and adopt the existing fees, as currently indexed, in an uncoded section.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Deborah Landis – Staff presentation  
ACTION: Adopted a Recommendation for Approval  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Wu  
ABSENT: Moore  
RESOLUTION: 19625

15. 2015-018055CWP (R. ABAD: (415) 575-9123)  
**PLACES FOR PEOPLE PROGRAM - Informational Presentation** - San Francisco's Pavement to Parks Program has pioneered a nationally-emulated model for how City governments can facilitate grassroots, community-driven public space transformations. The Program's many projects throughout the City are powerful examples of how a community can create positive, meaningful change in their neighborhoods. The program has been the springboard for several local programs such as the Market Street Prototyping Festival and Living Innovation Zones, while complimenting existing programs such as Sunday Streets. The Planning Department is leading an interagency effort to consolidate these various initiatives into a single Program called Places for People. This will involve legislative

amendments to the Administrative, Public Works, and Transportation Codes. The goal of legislation is to lower barriers to participation and better allow the City to support the highest-needs neighborhoods by streamlining development, permitting, implementation, and operations of parklets, plaza, urban prototypes, and other related public spaces. Legislation will be introduced by Supervisor Weiner.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Neil Hrushowy – Staff presentation  
 = Robin Abad – Staff presentation  
 + Claude – Public Realm Action Plan  
 ACTION: None – Informational

16. [2015-014611CUA](#) (V. FLORES: (415) 575-9173)  
1100 OCEAN AVENUE - northern side of Ocean Avenue, between Plymouth and Phelan Avenues, Lot 005 in Assessor's Block 3180 (District 7); Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303.1, 703.3, and 703.4 to allow establish a new formula retail limited restaurant (d.b.a. Philz Coffee) in a currently vacant retail space at 1100 Ocean Avenue. The retail space measures approximately 2,346 gross square feet (gsf). There will be no exterior building expansion. The project also includes new signs. The project is located within the Ocean Avenue Neighborhood Commercial Transit (NCT) District and 55-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*

SPEAKERS: = Veronica Flores – Staff presentation  
 + (M) Speaker – Project presentation  
 + Phil – Community, minimum wage  
 + Louis Licera - Support  
 ACTION: Approved with Conditions  
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu  
 MOTION: 19626

## 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. [2015-015327DRM](#) (V. FLORES: (415) 575-9173)  
2027 MARKET STREET – south side of Market Street, at Dolores Street, Lot 016 in Assessor's Block 3535 (District 8); Request for **Discretionary Review** pursuant to Planning Code Sections 790.141 allow an existing Medical Cannabis Dispensary (MCD) (d.b.a. The Apothecarium) to relocate from its existing located at 2095 Market Street to 2027 Market Street (less than 500 feet away). The project will replace a vacant ground floor commercial space previously occupied by Shanghai Chinese until the restaurant closed circa Summer 2012. The proposed retail space is approximately 5,207 square feet in size, with 2,858

square feet accessible to patrons. The proposed MCD will dispense medical cannabis in various forms, but will not allow consumption of any kind on site, whether food or by smoking or vaporizing. The MCD will not cultivate cannabis on site. The proposed hours of operation are from 10 a.m. to 9 p.m. The subject commercial space has approximately 50 feet of frontage on Market Street and is within a NCT-3, (Moderate Scale Neighborhood Commercial Transit) Zoning District and 85-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: Full Discretionary Review

*Preliminary Recommendation: Take Discretionary Review and Approve with Conditions*

SPEAKERS: = Veronica Flores – Staff presentation  
+ (M) Speaker - Project presentation  
+ Brett Gladstone – Project presentation  
+ Arthur Friedman – Support  
+ David Bergeral – Support  
+ Angela Aiello – Support  
+ Henry Karnilowicz – Jobs, service  
ACTION: Took DR and Approved with Conditions  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu  
DRA No: 0457

- 18a. [2015-002243DRP](#) (C. ASBAGH: (415) 575-9165)  
1615-1633 GRANT AVENUE (12-26 MEDAU PLACE) - located on the west side of Grant between Filbert and Greenwich Streets, Lot 005 in Assessor's Block 0645 (District 3) – Request for **Discretionary Review** of Building Permit Application Nos. 2015.02.27.9626 & 9627 proposing alterations to the existing vacant buildings including the reconfiguration of 16 existing dwelling units (four would expand into ground-floor storage space), reconfiguration of the interior courtyard stairs, and the addition of roof-top decks and four stair penthouses within a RM-2 (Residential, Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Section 134) and dwelling unit exposure (Section 140). 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: Take Discretionary Review and Approve with Modifications*

SPEAKERS: None  
ACTION: Continued to May 12, 2016  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

- 18b. [2015-002243VAR](#) (C. ASBAGH: (415) 575-9165)  
1615-1633 GRANT AVENUE (12-26 MEDAU PLACE) - located on the west side of Grant between Filbert and Greenwich Streets, Lot 005 in Assessor's Block 0645 (District 3) – Request for **Variances** pursuant to Planning Code Sections 134 and 140 to allow the reconfiguration of stairs and dwelling units within the interior courtyard. The project is located in a RM-2 (Residential, Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None

ACTION: ZA Continued to May 12, 2016

19. [2014-004141DRP](#) (N. TRAN: (415) 575-9174)  
1188 DIAMOND STREET - west side between Clipper and 26<sup>th</sup> 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*  
**(Continued from regular hearing April 14, 2016)**

SPEAKERS: = Delvin Washington – Staff presentation  
= Georgia Schuttish – In support of the DR  
+ Brett Gladstone – Project presentation  
+ Laura Clarke – Support  
+ Austin Hunter – Support  
+ (F) Speaker - Support  
- Pat Buscowitch - Concessions  
ACTION: Did Not Take DR And Approved as proposed  
AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu  
ABSENT: Fong  
DRA No: 0458

20. [2015-009913DRM](#) (S. ADINA: (415) 575-8722)  
1 LA AVANZADA STREET - Sutro Tower, Lot 003 in Assessor's Block 2724 - **Mandatory Discretionary Review**, pursuant to Planning Code Section 306.9, of Building Permit Application No. 2015.07.21.2069, proposing the installation of one (1) low power FM antenna on Sutro Tower to service KQEA, Chinese Public Radio, on an existing antenna mount approximately 230 feet above ground level; within a RH-1 (D) (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: Full Discretionary Review  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = Seema Adina – Staff presentation  
+ Kristen Thal Petas – Project presentation  
+ (M) Speaker – Support  
- (F) Speaker – Radiation exposure  
- Siu Ling Chen - Opposed  
ACTION: Did Not Take DR and Approved as proposed  
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

DRA No: 0459

## 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))

ADJOURNMENT - 3:35 P.M.