

# SAN FRANCISCO PLANNING COMMISSION

## DRAFT – Meeting Minutes

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

**Thursday, June 2, 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 12:12 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Aaron Starr, Claudine Asbagh, Dan Sider, Diego Sanchez, Kimberly Durandet, Veronica Flores, Brittany Bendix, Nancy Tran, Jeffrey Speirs, Rich Sucre, and Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition

### A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2014.1279ENX (C. TOWNES: (415) 575-9195)  
249 PENNSYLVANIA AVENUE - east side of Pennsylvania Avenue between 18<sup>th</sup> and Mariposa Streets; Lots 010, 013, and 014 in Assessor's Block 3990- Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, to demolish two existing one-story warehouses (collectively measuring 19,125 square feet) and to construct a new 4-story, 40-foot tall, mixed-use building (measuring 76,070 gross square

feet) with 59 dwelling units and 3,426 square feet of ground floor commercial space. The project includes 44 below-grade off-street parking spaces, 2 car share parking spaces, and 78 bicycle parking spaces. Under the LPA, the project is seeking modification to certain Planning Code requirements, including: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); and 3) Horizontal Mass Reduction (Planning Code Section 270.1). The subject property is located within the UMU (Urban Mixed Use) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to June 30, 2016)**

SPEAKERS: None  
 ACTION: Continued to June 30, 2016  
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu  
 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. [2015-014314MAP](#) (A. STARR: (415) 558-6362)  
1493-1497 POTRERO AVENUE HEIGHT REZONING - Initiation of Planning Code and Zoning Map Amendments to correct an error in Section Map HT08 of the Zoning Map to rezone the Height and Bulk Designation for 1493-1497 Potrero Avenue, Block 4277, Lot 16, from OS (Open Space) to 55-X, as a result of the Eastern Neighborhoods Rezoning.  
*Preliminary Recommendation: Adopt a Resolution to Initiate, and schedule an adoption hearing on or after July 28, 2016*

SPEAKERS: None  
 ACTION: Adopted a Resolution Recommending Approval  
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu  
 ABSENT: Johnson  
 RESOLUTION: 19652

3. [2015-007396CUA](#) (C. ASBAGH: (415) 575-9165)  
1750 TAYLOR STREET - east side of Taylor Street, between Green and Vallejo Streets; lot 021 of Assessor's Block 0128 (District 3) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317 to merge two dwelling units within a 72 unit building. The project would merge a 935 square foot, two-bedroom, two-bath unit (#804) with a 2,330 square foot, three-bedroom, two and a half-bath unit (#805) within the RM-2 (Residential, Mixed, Moderate 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*

(Continued from Regular Meeting of May 12, 2016)

**NOTE: On May 12, 2016, after hearing and closing public comment, the Commission adopted a motion of intent to Disapprove and continued the item to June 2, 2016 by a vote of +4 -2 (Antonini, Hillis against; Fong absent).**

**SPEAKERS:** = Claudine Asbagh – Staff presentation  
 - Sue Hestor - Support for denial  
 + Alice Barkley – Available for questions

**ACTION:** After being pulled off of Consent and a Motion to Disapprove failed +3 -4 (Antonini; Hillis; Johnson; Fong against); Approved the original motion authorizing the merger with Conditions as amended to include a Finding to encourage reestablishing the merged units into two in the future

**AYES:** Fong, Antonini, Hillis, Johnson  
**NAYES:** Richards, Moore, Wu  
**MOTION:** 19653

## C. COMMISSION MATTERS

### 4. Consideration of Adoption:

- [Draft Minutes for May 12, 2016](#)

**SPEAKERS:** Sue Hestor – IMP  
**ACTION:** Adopted as Amended  
**AYES:** Fong, Richards, Antonini, Hillis, Moore, Wu  
**ABSENT:** Johnson

- [Draft Minutes for May 19, 2016](#)

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

### 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 Antonini:**

Today on my way into Planning, I drove by as I do almost every week, Commerce High School, well the former Commerce High School, which is across Van Ness Avenue and is in my opinion a beautiful building, needs a lot of repairs, but it is in the same Mission Revival Style as Mission High School, Galileo High School. It was probably built around the same time, actually maybe a little bit earlier, because there is a report from Jim Haas that part of Commerce maybe an earlier rendition was moved from the site of this City Hall for it to be

able to build on this site, but in any case, there was a plan some years ago for that to become School of the Arts, which was a wonderful plan. Unfortunately, the funding was not there when the time came for it to happen and School of the Arts is now up on Portola Drive, which is a long ways from too many arts activities. So, I think the original plan is a really good one, and I am hoping that the City restores that building in its entirety, because there was talk about part of it being torn down, which I think, I'd be terrible because it is a beautiful architectural building, much in the vain of John King's comments today in the Chronicle when he contrast some of the newer buildings that don't have a lot of style like some of the oldest buildings in the area of the new MOMA, so, anyway just hoping, that we'll see something done in that regard with very historic building in a perfect site for an educational institution that deals with the arts.

## D. DEPARTMENT MATTERS

### 6. Director's Announcements

#### **Director Rahaim:**

Good afternoon, Commissioners just a couple of announcements. One, I want to let you know that I drove down the Peninsula last week to testify at a Mountain View Council hearing, where they were having a hearing on the proposed development on the North Bay Shore Area, which is the area where Google is – where they're considering the development of 10,000 units of new housing, which has been a site that's been considered a while ago, but not until a year ago they move forward with an EIR. I testified to thank them for moving ahead with that project, and talked about that site, I thought was one of probably a dozen regionally that would really help move forward the housing for the region. They asked me to send a message back, which was that and first of all, they thanked me for coming and for the offer of assistance, but secondly, one of the council members in particular asked that I send a message back to the elected officials in San Francisco to stop beating up on them for not doing their part. So, I offered – I made a point of saying I'll accept that and that task from them. I also offered and I will move forward with this to convene a meeting of the cities around the region that has such sites that are closed to transit, close to jobs, to see how we can mutually be supportive in moving those sites forward. Secondly, a lot of the news lately and I know there has been some discussion lately about the Governor's proposal regarding as-of-right development. It is happening very quickly. We are looking at it right now. We are considering comments on it. Frankly it is happening very quickly is a trailing piece of legislation to the governor's budget, and so we will inform you as we move forward as to the progress on that. We are simply kind of digging through that ourselves and we will let you know about the details in an upcoming meeting. Thank you, that concludes my report.

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

The Board was on break this week for the Memorial Day Holiday, but did meet last week.

#### **LAND USE COMMITTEE:**

- **160346 Planning Code - Mid-Block Alley and Rooftop Screening and Enclosure Controls.**  
Sponsor: Planning. Staff: T. Chang.

At last week's Land Use Committee hearing, the Committee heard the Planning Commission sponsored ordinance that would allow for greater flexibility in the screening of rooftop mechanical equipment, and make mid-block alley controls more consistently applied throughout the zoning districts in which mid-block alleys are required.

The Planning Commission heard this item on March 24 of this year and voted unanimously to recommend approval. At the land use hearing Staff presented an overview of the ordinance. There was no public comment and no questions from the Committee members. The item was referred to the full board with a positive recommendation.

#### **FULL BOARD:**

- **160293 Planning Code - Landmark Designation - 35-45 Onondaga Avenue (aka Alemany Emergency Hospital and Health Center).** Sponsor: Avalos. Staff: Ferguson/Frye. Passed its First Read

#### **INTRODUCTIONS:**

- **160599 Interim Zoning Controls - Hotel Conversion Ordinance.** Sponsors: Peskin, Kim. Staff: TBD
- **160657 Planning, Administrative Code - Construction of Accessory Dwelling Units.** Sponsors: Farrell, Wiener. Staff: Haddadan
- **160656 Planning Code - Medical Service Use - Sacramento Street Neighborhood Commercial District.** Sponsor: Farrell. Staff: TBD. Ordinance amending the Planning Code to prohibit a change of use from a business or professional service use to a medical service use on the first floor or below in the Sacramento Street Neighborhood Commercial District

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

No Report

#### **HISTORIC PRESERVATION COMMISSION:**

Good afternoon Commissioners, Tim Frye, here to share with you a couple of items from yesterday's Historic Preservation Commission hearing. The Commission held its second hearing on two pending landmarks designations, one for 140 Maiden Lane, the V.C. Morris Gift Shop, this is the Frank Lloyd Wright Building on Maiden Lane that is currently designated, but only the exterior is protected under Article 10 of the Planning Code. The proposal is to amend the existing landmark designation to include the interior. Representatives from the ownership were on hand at the hearing and are supportive of the landmark designation which will now be forwarded to the Board of Supervisors for consideration. The Commission also forwarded a positive recommendation for the landmark designation of 1345 Ocean Avenue. This is the Ingleside Presbyterian Church, which also includes designating the collage mural by Reverend Gordon, titled The Great Cloud of Witnesses. It is a mural that extends throughout the entire interior of the church, except the sanctuary, and the Commission was also very supportive of that designation. Reverend Gordon was there in support of the proposed Article 10 designation as well as members from the community. Finally, the Commission provided review and comment on a code amendment that this Commission will review shortly regarding wireless facilities and our review of wireless facilities. In particular, the Commission was reviewing changes to the process for wireless facilities on buildings designated to Articles 10 and 11 of the Planning Code, and overall they were supportive of staff's recommendation for those amendments. That concludes any comments unless you have any questions.

**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.

None

**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.

8. [2006.1523PCA](#) (M. BOUDREAUX: (415) 575-9140)  
[40/50/62/78/88 1<sup>ST</sup> STREET, 512/516/526 MISSION STREET "OCEANWIDE CENTER"](#) -  
 (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6) -  
**Administrative and Planning Code Amendments**, establishing the new Downtown Neighborhoods Preservation Fund; including waivers to Planning Code Sections 413 and 415; requiring the Project to satisfy its affordable housing requirements in an alternative manner, by depositing an equivalent, or greater, amount into the Fund. The associated Project proposes demolition of three buildings, construction of two new towers with occupied building heights of 850 feet (First Street Tower) and 605 feet (Mission Street Tower) and retention, or partial retention, of two existing buildings, plus street vacation. In total, the Project proposes approximately 1.08 million gross square feet of office, 265 residential units, 169-room hotel, and ground floor retail and open space uses. The Project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts. The Planning Commission will consider a resolution recommending this to the Board of Supervisors; affirming environmental findings; adopting Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

**SPEAKERS:** = Marcelle Boudreaux – Staff presentation  
 + Dan Fratten – Project presentation  
 + Malcolm Young – Support  
 + Phil Chin – Support  
 + Mae Jong Kim – Support

**ACTION:** Adopted a Resolution Recommending Approval  
**AYES:** Fong, Richards, Antonini, Hillis, Johnson, Moore  
**RECUSED:** Wu  
**RESOLUTION:** 19654

9. [2016-001823PCA](#) (D. SÁNCHEZ: (415) 575-9082)

**PROHIBITING FORMULA RETAIL IN POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 160102] - Planning Code Amendment**, introduced by Supervisor Peskin, to prohibit formula retail in the Polk Street Neighborhood Commercial District; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings including findings of public necessity, convenience, and welfare under Planning Code Section 302 and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

*Preliminary Recommendation: Adopt a Recommendation for Approval with Modification*

- SPEAKERS:**
- = Diego Sanchez – Staff report
  - + Sunny Anguolo – Aide to Supervisor Peskin
  - + Stan Hayes – Support
  - Richard Cordello – Opposition
  - Sara Tater – Enough protection
  - Lori Ungeretti – CU process is working
  - Mindy Boxer – Strongly opposed
  - John Ritch – Blanket bans are not appropriate these days
  - Anne Rubaker – Competition only makes us strong
  - Frank Carr – Opposed, existing CU process
  - + Brian Wallace – We don't want formula retail
  - + Joe LazaRetti – Support
  - + Jolisa Hernandez – Support
  - (F) Speaker – Polk is blighted street. Peskin should clean up the street first
  - + Gail Baugh – Support without modification to square footage
  - Adam Smith – Whole Foods opposition
  - Rob Twyman – Whole Foods opposition
  - Greg McKenny – Wholesome groceries
  - + Lynne Newhouse Segal – Support
  - + Frank Canada – Support, plenty of markets within 6 blocks
  - Leslie Gould – Current processes, why limit our choice
  - = Sharon Solomon – Allow Whole Foods
  - (M) Speaker - There is not a saturation of formula retail on Polk Street
  - Emily Harold – Affordability of daily life
  - (F) Speaker – No ban on formula retail, CU process works
  - Pamela Mendelsen – Competitive prices, wider selection
  - Charles Pendell – Opposition
  - + Stephen Hornell – CU process does not work
  - + Henry Karmlowicz – Support
  - Michael Scholnick – Retail blight
  - Miko Moorland – Opposed full ban
  - Nick Harcroft – Opposed
  - Madeline Southet – Opposition
  - Rebeca Evans – Village
  - + Marlene Morgan – Support
  - + Paul Werner – Support
  - + Dan Trennert – Village in the City
  - + Tony Giogonzaga - \_\_\_ shop concerns, support

- Judith Ronny – Empty store fronts
- + Serena Bardell –
- + Chris Schulman – Partner with developers
- + Chris Gambinski – Village in the City
- Deedee Workman – Opposed to full ban
- + Mitchell Berg –
- + Kathleen Dooley – Increase in rents
- + Ray Baer – Support
- + Joseph Omran –
- + (M) Speaker – Working in other neighborhoods
- Rob Issakson – Whole Foods site
- (F) Speaker -

**ACTION:** Adopted a Resolution Recommending Disapproval with Commission Comments incorporated as findings

**AYES:** Fong, Antonini, Hillis, Johnson

**NAYES:** Richards, Moore, Wu

**RESOLUTION:** 19655

10. [2014.0599ENX](#) (K. DURANDET: (415) 575-6816)  
540 DE HARO STREET - west side between Mariposa and 18<sup>th</sup> Streets; Lot 002 of Assessor's Block 4008 (District 9) - Request for **Large Project Authorization** pursuant to Planning Code Section 329 to permit the demolition of the existing industrial building and the new construction of a 40 feet tall, 41,772 square foot building with 17 dwelling units, 16 off-street parking spaces and 17 Class I bicycle parking spaces. The project involves a dwelling unit mix consisting of (15) 2-bedroom, and (2) 1-bedroom units in the UMU (Urban Mixed Use) Zoning District, and 40-X Height and Bulk District. The proposed project is seeking a rear yard exception per Section 134 for the ground floor which has full lot coverage and permitted obstructions per Section 136. 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:**

- = Kimberly Durandet
- + Steve Vettel – Project presentation
- = Amy Baker – Light to sacred space
- = Vernon Edwards – Light to the church
- = Paul Fromberg – Why the light is significant vs a 14' x 14' kitchen area
- = John Goldman – Church Architect
- = (F) Speaker – Significance of light
- = Rich Fabien – Founding rector, public treasure
- = Olivia Kuzar – Columbarian
- = Mark Pritchard – Project notification
- = Jen Blecka – Columbarian relocation
- = Julia McCray- Goldsmith – St. Gregory's
- = Sam Soffman – Reduced light
- = John Baker – Light
- = Sara Miles – Food pantry
- = Ceatris Polite – Do not put the light out in God's house



- = (F) Speaker – St. Gregory’s light
- = Carl Nolan – Natural light
- = Katherine Kreps – Preserve the light
- = Carmela Ciccone – Place of refuge
- = (M) Speaker –
- Spice Khan – Preserve PDR
- = John Spangler – Alameda process, comprehensive policies to meet face to face, no public benefit here
- Alison Heath – Condition of approval
- Mary Eliza – Loss of PDR

**ACTION:** Approved with Conditions as amended to include:

1. A 14’x14’ (196 sq ft) carve out at the fifth floor to provide direct light to the adjacent property;
2. Require transparent railings or parapets for the 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> level setbacks, now permitted to become decks;
3. Provide access to the south wall of the Church after demolition for repair; and
4. Develop a protection plan for the Church and Columbarium prior to excavation and foundation work

**AYES:** Fong, Richards, Antonini, Hillis, Moore, Wu  
**ABSENT:** Johnson  
**MOTION:** 19656

- 11a. [2014-002548CUA](#) (V. FLORES: (415) 575-9173)  
14-16 LAIDLEY STREET - south side of Laidley Street, at 30<sup>th</sup> Street; Lot 004 in Assessor’s Block 7538 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Section 209.1, for the retention of a second unit on a lot greater than 6,000 square feet in the RH-1 district. Pursuant to Planning Code Section 317, the project scope is tantamount to the demolition of a unit; however, by granting the Conditional Use Authorization the unit will be reestablished through its reconstruction. There are currently two units in a single building located in the front of the subject property. The project proposes two family-sized units in two distinct structures: one unit in the front of the property created by combining the existing units, and one unit in a newly constructed structure in the rear of the property. There will be a central courtyard between the two units. The subject 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
*Preliminary Recommendation: Approve with Conditions*

**SPEAKERS:** None  
**ACTION:** Continued to June 30, 2016  
**AYES:** Fong, Antonini, Hillis, Johnson, Moore, Wu  
**NAYES:** Richards

- 11b. [2014-002548VAR](#) (V. FLORES: (415) 575-9173)  
14-16 LAIDLEY STREET - south side of Laidley Street, at 30<sup>th</sup> Street; Lot 004 in Assessor’s Block 7538 (District 8) - Request for **Variance** pursuant to Planning Code Section 132. The subject property is located within a RH-1 (Residential – House, One Family) District and 40-X Height and Bulk District.

SPEAKERS: None  
 ACTION: ZA Continued to June 30, 2016

12. [2015-003686CUA](#) (N. TRAN: (415) 575-9174)  
437 HOFFMAN AVENUE - east side of Hoffman Avenue, between 24<sup>th</sup> and 25<sup>th</sup> Streets, Lot 024 in Assessor's Block 6503 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 (tantamount to demolition), for a project proposing to demolish an existing three-story over basement, single-family residence and construct additions to create a three-story over basement building with two dwelling units. Exterior changes such as raising the structure ~6 feet for a new garage door, front porch, entry stairs, rear terrace/deck as well as extensive interior remodeling are also proposed. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. These actions constitute the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular Meeting of April 7, 2016)

SPEAKERS: Georgia Schuttish – 437 Hoffman  
 (F) Speaker – No notice of continuance  
 Derrick Law – No notice of continuance  
 ACTION: Continued to June 30, 2016  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Wu  
 NAYES: Richards

13. [2014.1604CUA](#) (B. BENDIX: (415) 575-9114)  
1848-1850 GREEN STREET - north side of Green Street between Octavia and Laguna Streets; Lot 012 in Assessor's Block 0543 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317(d), to allow a major alteration that is tantamount to the demolition of a three-story two-family dwelling within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal includes vertical and horizontal additions, renovation of the front façade, and demolition of the detached garage. The resulting four-story building will contain two dwelling units. 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: Continued to June 30, 2016  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Wu  
 NAYES: Richards

14. [2014-000550CUA](#) (B. BENDIX: (415) 575-9114)  
2920 FRANKLIN STREET - east side of Franklin Street, between Chestnut and Lombard Streets; Lot 020 in Assessor's Block 0498 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317(d), to allow the demolition of a two-story single-family dwelling and the new construction of a four-story two-family dwelling 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Continued to June 30, 2016  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Wu  
 NAYES: Richards

#### 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.

- 15a. [2015-002243DRP](#) (C. ASBAGH: (415) 575-9165)  
1615-1633 GRANT AVENUE & 12-26 MEDAU PLACE - 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*  
 (Continued from Regular Meeting of May 12, 2016)

SPEAKERS: None  
 ACTION: Continued to June 30, 2016  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Wu  
 NAYES: Richards

- 15b. [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.  
 (Continued from Regular Meeting of May 12, 2016)

SPEAKERS: None  
 ACTION: ZA Continued to June 30, 2016

- 16a. [2015-002632DRP](#) (J. SPEIRS: (415) 575-9106)

1152 POTRERO AVENUE - west side of Potrero Avenue, south of 23<sup>rd</sup> Street, north of 24<sup>th</sup> Street; Lot 011 in Assessor's Block 4211 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2015.02.24.9220, proposing the addition of two dwelling units with vertical and horizontal additions to an existing one-unit residential building within a RH-3 (Residential - House, Three-Family) 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.

Staff Analysis: Abbreviated Discretionary Review

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: None

ACTION: Continued to June 30, 2016

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

NAYES: Richards

- 16b. [2015-002632VAR-02](#) (J. SPEIRS: (415) 575-9106)  
1152 POTRERO AVENUE - west side of Potrero Avenue, south of 23<sup>rd</sup> Street, north of 24<sup>th</sup> Street; Lot 011 in Assessor's Block 4211 (District 9) - Request for **Variations** pursuant to Planning Code Sections 132 to construct within the required front setback. The Project includes the addition of two dwelling units with vertical and horizontal additions to an existing one-unit residential building within a RH-3 (Residential - House, Three-Family) Zoning District and 55-X Height and Bulk District.

SPEAKERS: None

ACTION: ZA Continued to June 30, 2016

## H. 3:30 P.M.

Items listed here may not be considered prior to the time indicated above. It is provided as a courtesy to limit unnecessary wait times. Generally, the Commission adheres to the order of the Agenda. Therefore, the following item(s) will be considered at or after the time indicated.

- 17a. [2013.0677CUA](#) (R. SUCRE: (415) 575-9108)  
2000-2070 BRYANT STREET - located along the west side of Bryant Street at 18<sup>th</sup> Street, Lots 001, 002, and 021 in Assessor's Block 4022 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, for the demolition of three existing dwelling units. The subject property is located within the UMU (Urban Mixed-Use) Zoning District, and 68-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*

**(Continued from Regular Meeting of May 19, 2016)**

SPEAKERS: = Rich Sucre – Staff report  
 + Nick Podell – Project presentation  
 - Spike Khan – Org. Opp. PPR  
 - Peter Papadopoulos – Org. Op. EIR  
 - Luis Hernandez – Org. Opp.  
 - Larry Mazola Jr. – Building Trades opposition

- = Michael Theriot – Union assurances
- David A. Gibson – Mission not designed for this kind of housing
- Jordan Gwendelyn Davis – Mission should choose its own density
- + Rob Poole – Support
- + Candace Owens – Support
- + (F) Speaker – Support
- + (F) Speaker - Support
- Eduardo Palomo – Affordable housing in the Mission
- (M) Speaker – PDR, labor, precedence
- Deepa Verma – Get enough in return
- (M) Speaker – Displacement, homelessness
- Susan Marsh – Mission is a vibrant neighborhood
- Christy – Affordability
- (M) Speaker – Issues of the community
- Rachel Lieberman – Artists
- Vander Hill – Cell space, danced space
- Krista Award – Community space
- (F) Speaker – Housing inatability
- Tommy Arecola Mecca – Tenant rights
- Kathrin Gibson – Affordable housing
- Scott Weaver – EIR, PDR, neighborhood character
- Shia Bhukta – No future because of the housing crisis
- Mari Eliza – Disapprove the project, drainage
- Jesus Gomez – Skin in the game
- Marina Delta – Sustainable community
- Sarah Bradley – Mission culture, community based planning
- Lou DeMatais – Community input
- Allison Heath – PDR loss, replacement, full EIR
- Magie – Do the right thing
- + Ron Yuen – Union workforce
- Tony Ray – Project does not give back to the community
- Mary McGee – Economic apartheid
- Mark Harris – SF values – “America is taking basic necessity of the mases to make luxury for the classes”
- (F) Speaker – Gentrification, over-scaled architecture
- + Mary Martinez – Union contractors
- Amy Reynolds – Housing, crisis, better beast
- (M) Speaker – Displacement and racism
- + Jay Bradshaw – Union jobs, now is the time to approve the project
- Kristen Ponti – We do not need another luxury housing project
- Aaron Bustamente – Homelessness
- Josh Wolfe – More than 50% at affordable rates
- Tracy Rosenberg – Commission’s role, projects in compliance with the plan
- (M) Speaker – Commission’s role
- Eric Arguello – Opposed
- Vy Nguyen – Beauty on Bryant

- (F) Speaker – Rubber stamping Commission
- Susan Siertat – Spanish speaking families of the Mission
- Jonathan Ute – Cell space
- (M) Speaker – Few with so much, many with so little
- Jim Salinas – 100% union
- Maria Sorenson – More affordable housing
- Rich Hall – EN plan is obsolete, CPE
- (M) Speaker – Cell spaced
- Cindy Saison – Vote from the heart
- + Adrian Simi – How much money can we squeeze out of Nick Podell
- (M) Speaker – Loss of tremendous resource
- Alex Landsberg – History of this project
- Sue Hestor - Opposition

ACTION: Approved as amended Motion (errata) with conditions as amended to include 12,000 sq ft of PDR on the market rate site

AYES: Fong, Richards, Antonini, Hillis, Johnson

NAYES: Moore, Wu

MOTION: 19657

17b. [2013.0677X](#) (R. SUCRE: (415) 575-9108)

2000-2070 BRYANT STREET - located along the west side of Bryant Street at 18<sup>th</sup> Street, Lots 001, 002, and 021 in Assessor's Block 4022 (District 9) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of the existing buildings on the project site, and the new construction of a six-story mixed-use building (measuring approximately 203,656 gross square feet; approximately 68-ft tall) with up to 199 dwelling units, approximately 7,007 square feet of ground floor retail, 3,938 square feet of ground floor PDR space, up to 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, 18 Class 2 bicycle parking spaces, and private and common open spaces. Under the LPA, the project is seeking a modification to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-modification of the accessory use provisions of Planning Code 803.3(b)(1)(c) (Planning Code Sections 329(d)(10)). The subject property is located within the UMU (Urban Mixed-Use) Zoning District, and 68-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

**(Continued from Regular Meeting of May 19, 2016)**

SPEAKERS: Same as item 17a.

ACTION: Approved with Conditions

AYES: Fong, Richards, Antonini, Hillis, Johnson

NAYES: Moore, Wu

MOTION: 19658

## I. 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))

None

ADJOURNMENT – 11:17 P.M.