

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 16, 2016

12:00 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT RICHARDS AT 12:17 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Colin Clarke, Wayne Farrens, Audrey Harris, Omar Masry, Kimia Haddadan, Menaka Mohan, Tina Chang, Kimberly Durandet, Erika Jackson, Nancy Tran, Delvin Washington, 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. 2015-018387CUA (E. SAMONSKY: (415) 575-9112)
461 VALENCIA STREET - located on the east side of Valencia Street, between Sparrow Street and 16th Street; Lot 019 Assessor's Block 3554 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 145.4(e) and 303 to permit a change of use of a 3,153 square foot vacant commercial space (previously occupied by an art gallery) to a Business

and Professional Service use, doing business as Keller Williams Realty, at the ground floor of the subject property. The project also includes interior and exterior tenant improvements. The subject property is located in the Valencia Street Neighborhood Commercial Transit (NCT) 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 San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of March 10, 2016)

(Proposed for Continuance to July 14, 2016)

SPEAKERS: None
 ACTION: Continued to July 14, 2016
 AYES: Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Fong, Johnson

2. 2014.1020CUA (D. VU: (415) 575-9120)
1515 SOUTH VAN NESS AVENUE (AKA 3251 26TH STREET) - southeast corner of South Van Ness Avenue and 26th 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 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

(Continued from Regular Meeting of April 21, 2016)

(Proposed for Continuance to July 21, 2016)

SPEAKERS: None
 ACTION: Continued to July 21, 2016
 AYES: Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Fong, Johnson

- 3a. 2015-006356CUA (W. FARRENS: (415) 575-9172)
336 PIERCE STREET - east side between Oak and Page Streets; Lot 020 in Assessor's Block 0844 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to reconstruct an existing garage with one dwelling unit at the rear of the lot behind an existing 8 unit building. The subject property is within a RM-1 Zoning District and 40-X Height and Bulk District. The proposal was heard previously as a Mandatory Discretionary Review (Case No. 2015-006356DRM) at the Planning Commission hearing of March 10, 2016. The Planning Commission voted to continue the project to June 16, 2016. Due to recent legislative changes, the proposal will now be heard as a request for

Conditional Use Authorization. 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.

(Continued from Regular Meeting of March 10, 2016)

(Proposed for Indefinite Continuance)

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

- 3b. 2015-006356VAR (W. FARRENS: (415) 575-9172)
336 PIERCE STREET - east side between Oak and Page Streets, Lot 020 in Assessor's Block 0844 - Request for a **Variance** pursuant to Planning Code Section 134 to allow reconstruction of a two-story garage with one dwelling unit located in the required rear yard. The project site is located within a RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular Meeting of March 10, 2016)
(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely

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

4. [2016-002479CND](#) (W. FARRENS: (415) 575-9172)
1205 4TH AVENUE - southwest corner of Lincoln Way and 4th Avenue; Lot 001 in Assessor's Block 1746 (District 5) - Request for **Condominium Conversion Subdivision** to convert a three-story, six-unit building into residential condominiums 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 Section 31.04(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Fong, Johnson
 MOTION: 19661

5. [2016-001813CUA](#) (C. CLARKE: (415) 575-9184)
1601 CASTRO STREET - between Clipper and 26th Streets, Lot 024 in Assessor's Block 6554 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [186](#), [710.53](#), [728.53](#), and [303](#), to allow a change of use from a vacant 1,185 square-foot

Retail tenant space (previously occupied by a Laundromat/Drycleaner) to a 'Business or Professional Service Office' Use (Graphic Design Studio d.b.a. Studio19.us) with an Accessory Retail Use (less than one-third of floor area) on the ground floor of a three-story-over-basement mixed-use building within a RH-2 (Residential House, Two Units) District 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: None
 ACTION: Approved with Conditions
 AYES: Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Fong, Johnson
 MOTION: 19662

C. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes for June 2, 2016](#)

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

7. 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 want to comment on items 16a & b, which was taken and resolved amicably by the opposing party. I'd like to use that as an example that the commission can support constructive dialogue, give some direction and comments that lead for reconsideration on how DRs are approached and I want to elevate that as an example. I'm sorry, item 19, you are correct. It is 3790-3792 21st Street, a long drawn out conflict. I'm glad to see it resolved.

D. DEPARTMENT MATTERS

8. [Director's Announcements](#)

Good afternoon Commissioners. The only announcement I have today is a request to adjourn the meeting in honor of Carla Johnson. Carla was the Director of the Mayor's Office of Disability. She passed away on Sunday after a short illness. Carla was much too young to

have passed from us at this point; she was a very tireless advocate for the disabled in San Francisco. She actually had a long career with City Government going all the way back as working as a carpenter for Public Works and many different jobs in City Government, and her most recent stint, she was a strong advocate for the disabled, so I would ask that we adjourn the meeting today in her honor.

9. [Streamlining Affordable Housing Proposals](#) – Proposed Government Code Section 65913.3

SPEAKERS: = Anmarie Rodgers – Staff Report
 = Kate Connor – Staff Report
 = Steve Vettel – Objective standards
 = Peter Cohen – Timelines, getting housing built
 + (M) Speaker – Desperately needed
 = Iris Biblowitz – Real affordable housing
 - (M) Speaker – Emergency situation

ACTION: None - Informational

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

LAND USE COMMITTEE:

- **150969 Planning Code – Affordable Housing Bonus Programs.** Sponsor: Mayor; Tang. Staff: Dischinger. Sent with no Recommendation
- **160347 General Plan Amendment – Affordable Housing Bonus Programs.** Sponsor: Mayor. Staff: Dischinger. Recommended

This week the Land Use Committee considered the Affordable Housing Bonus Program, which is sponsored by Mayor Lee and Supervisor Tang. It consists of two ordinances: a General Plan Amendment and a Planning Code Amendment. Commissioners, you considered this item at multiple hearings, most recently on February 25. At that hearing, you unanimously recommended approval of the General Plan Amendment[1]. On the Planning Code ordinance, you took no action on the program as a whole, but did provide recommendations on six topics: program eligibility, infrastructure support, urban design, public review and commission approval, preservation of small business, and affordability levels.

[1] This ordinance would add notes to the General Plan that the BOS “may adopt ordinances that would allow additional height/density in conjunction with additional affordability”.

This week at committee, Supervisor Tang introduced the following amendments to the program. First, for the mixed-income program she asked that the committee add the following:

- 1) prohibit the demolition of existing residential units (including rent-controlled units);
- 2) require approval via conditional use authorization;
- 3) direct the City to explore establishing a small business relocation fee, “right-of-first-refusal”, and other small business preservation tools,
- 4) require that early notification be given to commercial tenants and OEWD at least 18 months in advance;
- 5) add a findings section with reference to existing tools and other support available to small business tenants; and

6) include certain active uses to be replaced at the same square footage.

For the 100% Affordable program Supervisor Tang asked that one amendment be added, which is to prohibit the demolition of existing residential units and reminded the public that these projects would already be prohibited in RH-1 and RH-2 Districts. The Committee added these amendments.

The Supervisor also requested to divide the Planning Code file so that only the 100% affordable component would be forwarded to the Full Board in conjunction with the General Plan amendment. The Committee moved to forward the Planning Code amendment without recommendation. On the General Plan amendment, the Committee moved this out with a positive recommendation—despite Supervisor Peskin's reservations.

Supervisor Peskin described his alternative proposal introduced on June 7. He described his proposal as the "Density Done Right; Development Without Displacement Program". The proposal would help with the agreed upon goal to increase housing starts and is part of his broader housing solution that includes the now adopted Prop. C. He proposed duplicating Supervisor Tang's proposal again so that he could delete much of the substance for the 100% affordable program and replace it with his alternative. He stated that this would still allow for CEQA review by the Planning Department, but would remove the need for a Planning Commission hearing. It would also allow the Board to consider his proposal alongside the Mayor & Supervisor Tang's proposal. The Committee rejected this motion.

Supervisor Wiener explained his vote by saying that the City has a deep affordability crisis. And, that the AHBP is an elegant way to put housing on the ground. Supervisor Wiener said that he would prefer that the full AHBP program for both mixed-income and for 100% affordable be sent to the Full Board for consideration; however, he deferred to Supervisor Tang's desire to only forward the 100% affordable program. Supervisor Peskin stated that the political reality is that the program will fail without his amendments.

Supervisor Cohen objected the assertion that the Committee was wasting it's time and said that the Committee's votes would create a public record for future generations to evaluate. On the alternative proposal, Supervisor Cohen asked if neighborhood AMIs could have unintended consequences like concentrating poverty in certain neighborhoods.

Supervisor Tang again expressed her desire to collaborate on a solution while urging Board Members to avoid placing new barriers on 100% Affordable Projects. Next week the Full Board will take up the 100% affordable portion of the AHBP program and the General Plan amendment. The remaining mixed-income portion of the AHBP was continued to the call of the Chair. Supervisor Peskin's alternative was transmitted to the Department and is currently awaiting Commission review.

FULL BOARD:

- **160423 Administrative Code - Short-Term Residential Rentals and Hosting Platforms.**
Sponsors: Campos; Peskin, Avalos and Mar. Staff: Not Staffed. PASSED Second Read
- **160346 Planning Code - Mid-Block Alley and Rooftop Screening and Enclosure Controls.**
Sponsor: Planning. Staff: T. Chang. PASSED Second Read
- **160527 Hearing - Appeal of Conditional Use Authorization - 313-323 Cumberland Street.**
Staff: Rodgers.

The Board then considered the CU appeal for 313-323 Cumberland Street. At the hearing, the Board voted to overturn the Commission's CU appeal and add the following conditions in addition to the conditions placed on the project by the Planning Commission. The new conditions require the Project Sponsor to:

- o install operable shutters at the front façade of the second above-grade floor;
- o reduce the thickness of the “lip,” pending review from structural engineers during the building permit phase;
- o increase the front set back of the “lip” by two feet;
- o increase the front set back of the first and second above-grade glass façade walls by one foot;
- o increase the side set back along the western edges of 311 Cumberland Street and 660 Sanchez Street by two feet; and
- o apply greening and/or planting treatment to the entryway.

- **160534 Hearing - Appeal of Conditional Use Authorization - 32 Ord Street. Staff: Rodgers.**
Continued for 1 week.

INTRODUCTIONS:

- **160698 Initiative Ordinance - Planning Code - Requiring Conditional Use Authorization for Replacement of Production, Distribution, Repair, Institutional Community, and Arts Activities Uses.** Sponsor: Kim. Staff: TBD

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

No Report

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.

11. (A. HARRIS: (415) 575-9136)
[2015 HOUSING INVENTORY](#) – **Informational Presentation** - ANNOUNCING THE PUBLICATION OF THE 2015 HOUSING INVENTORY - This report is the 46th in the series and describes San Francisco’s housing supply. Housing Inventory data accounts for new housing construction, demolitions, and alterations in a consistent format for analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas covered include affordable housing production, condominium conversions, and changes to the residential hotel stock. In addition, lists of major housing projects completed and approved for construction in 2015 are provided. A list of affordable housing projects in the pipeline (projects in various

stages of review or pre-construction planning) is included to provide a picture of likely housing construction activity in the near future. Report is available for the public at the Planning Department and on the website.

Preliminary Recommendation: None - Informational

SPEAKERS: = Audrey Harris – Staff presentation

+ Rob Poole – Interesting data

ACTION: None - Informational

12. [2014-001711PCA](#) (O. MASRY; (415) 575-9116)

WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES – Planning Code Amendment to:

1) define Wireless Telecommunications Services (WTS) Facilities; 2) create distinct WTS Facility land use controls; 3) require a conditional use authorization (CU) for Macro WTS Facilities in most Article 2, 7 and 8 Districts; 4) regulate Micro WTS Facilities in all Districts; 5) require that a WTS Facility's CU shall expire after ten years; 6) regulate WTS Facilities in certain Mission Bay Districts and P Districts; 7) exempt certain telecommunications equipment accessory uses from height limitations; 8) allow screening elements for WTS Facilities to exceed height limits, consistent with existing height limit exemptions for antennas; 9) define and regulate Temporary WTS Facilities; 10) allow the Historic Preservation Commission to delegate determinations on applications for Administrative Certificates of Appropriateness and Minor Permits to Alter to Planning Department staff; 11) affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and 12) Make Findings under Planning Code Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Omar Masry – Staff report

ACTION: Adopted a Recommendation for Approval as amended with a finding encouraging Wireless Companies to use clean energy

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

ABSENT: Fong

RESOLUTION: 19666

13. [2016-004042PCA](#) (K. HADDADAN; (415) 575-9068)

CITYWIDE ACCESSORY DWELLING UNITS - Planning Code Amendment to allow the construction of Accessory Dwelling Units (ADUs, also known as Secondary or In-Law Units) on all lots in the City in areas that allow residential use; amending the Administrative Code to revise the definition of "rental unit" as it applies to ADUs; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; adopting findings under Planning Code, Section 302; and directing the Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: = Kimia Haddadan – Staff Report

+ Lee Hepner, Aide to Supervisor Peskin – ADU's

+ Supervisor Mark Ferrell – ADU's

- + Supervisor Scott Weiner – More affordable housing
- + Jeremy Paul – Oddball units
- + Tom Radulovich – Existing and new in-law units
- + Steve Goss – More units
- + Mike Eggy – Support
- + Georgia Schuttish – Expansion into the rear yard
 1. Protect rear yard open space at the mid-block.
 2. Prohibit a deck above the ADU that expands into the yard.
 3. Insure that ADU is not incorporated or “Absorbed” into main body of house.
 4. Maintain 2 units in those properties that exist already by eliminating that 25% allowance for unit mergers.
 5. P.11 “Newly built housing is generally smaller than the existing housing stock” – Is this true for new multi-unit buildings – Probably yes - But not Sure for the single family homes or homes with an extra unit – Witness monster homes in Noe Valley so this is a premise that should not be taken at face value. To justify blanket ADUs or pretend second units.
- + Christy Wong – Suggestions
- + Brooke Wiers – Support
- + Mark Hogan – Support
- + Austin Hunter – Support
- + Matt Berker – Support
- + Peter Cohen – Support
- + Rob Poole – Support
- + Mitchell Schwartz – Additional affordable housing
- = Hiroshi Fukuda - Concerns

ACTION: Adopted a Recommendation for Approval with Staff Modifications as Amended:

1. Included, with a recommendation to establish a minimum unit size;
2. Excluded;
3. Excluded;
4. Included;
5. Excluded;
6. Request for further study;
7. Excluded; and
8. Included

AYES: Richards, Johnson, Moore, Wu

NAYES: Antonini

RECUSED: Hillis

ABSENT: Fong

RESOLUTION: 19663

14. [2016-004077PCA](#) (M. MOHAN: (415) 575-9141)
DWELLING UNIT MIX OPTION IN LARGE BUILDINGS - Planning Code Amendment to add an additional option for the dwelling unit mix of large buildings in specified zoning districts to allow developers to have a mix of two- and three-bedroom units that results in at least 50% of the bedrooms being in units that have more than one bedroom; affirming the Planning Department’s determination under the California Environmental Quality Act; and

making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: = Menaka Mohan – Staff report
 + Jen Lo, Aide to Supervisor Yee – Ordinance description
 ACTION: Adopted a Recommendation for Approval as amended to include a minimum percentage floor for three bedroom units
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu
 ABSENT: Fong
 RESOLUTION: 19667

15a. [2013.1753PCA](#) (T. CHANG: (415) 575-9197)

1066 MARKET STREET - north side of Market Street, east of Jones Street, south of Golden Gate; Lot 003 in Assessor's Block 0350 – **Planning Code Amendment** to waive the Inclusionary Affordable Housing requirements set forth in Planning Code Section 415 et seq., exempting 21,422 square feet from the calculation of gross floor area pursuant to Planning Code Section 124 to allow the additional floor area, and exempting 21,422 square feet from Planning Code Sections 123 and 128 to reduce any required transferable development rights by such amount, for a project located at 1066 Market Street in San Francisco, in exchange for the dedication of certain real property to the San Francisco Mayor's Office of Housing and Community Development at no cost; authorizing actions in furtherance of this ordinance; and adopting findings regarding the Final Mitigated Negative Declaration under the California Environmental Quality Act; making findings under Planning Code Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: None

SPEAKERS: = Tina Chang – Staff presentation
 + Supervisor Jane Kim – Project description and ordinance
 + Kate Hartley – Affordable housing component
 + (F) Speaker – Project presentation
 + Don Faulk – TNDC
 + (M) Speaker – 101 Hyde, amazing deal
 + Jackie Jenks – Support
 + Jalinda Yure – Support
 + Wendy Click – Support
 + Gonllett – Support
 + (F) Speaker – Support
 + Kim Mistero – Support
 + Erick Markon – Support
 + Reginald Meadows – Support
 + (M) Speaker –
 + Michael Nulty – Support
 + Mike Anderer – Shorestein
 + Donnel Boyd – Support
 + (M) Speaker – Union support
 + (M) Speaker - Support

ACTION: Adopted a Recommendation for Approval
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu
 ABSENT: Fong
 RESOLUTION: 19664

- 15b. [2013.1753X](#) (T. CHANG: (415) 575-9197)
1066 MARKET STREET - north side of Market Street, east of Jones Street, south of Golden Gate; Lot 003 in Assessor's Block 0350 - Request to modify a **Downtown Project Authorization** under Planning Code Section 309, approved on March 17, 2016, Motion No. 19593, to amend the Section 415 findings and conditions of approval for affordable housing and to allow land dedication instead. The associated Project includes the removal of an existing two-story, vacant retail space and at grade parking lot, and the new construction of a 12-story, 14-level, 120-foot-tall, 297,350 gross square foot, mixed use building, with 304 dwelling units, approximately 4,540 square-feet of ground-floor retail space, 102 off-street vehicular parking spaces and 322 (304 Class 1 and 18 Class 2) bicycle parking spaces. 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: Same as Item 15a.
 ACTION: Approved with Conditions
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu
 ABSENT: Fong
 MOTION: 19665

- 16a. [2014.1201ENX](#) (K. DURANDET (415) 575-6816)
2435-2445 16TH STREET - south side of 16th Street, between Florida and Bryant Streets, Lots 031 & 032 (formerly 021) in Assessor's Block 3965 (Supervisorial District 9) - Request for **Large Project Authorization (LPA)** pursuant to Planning Code Section 329 to demolish a 10,000-square-foot (sf), one-story, 20-foot-tall auto repair and services shop and to construct of a seven-story, 68-foot-tall mixed-use building with 53 dwelling units and 5,961 ground floor PDR and commercial space and below grade parking within the UMU (Urban Mixed Use) Zoning and 68-X Bulk Districts. Under the LPA the project is seeking exceptions for required Rear Yard (Sec. 134), Permitted Obstructions (Sec. 136), Dwelling Unit Exposure (Sec. 140), and Street Frontages (Sec. 145). 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: = Kimberly Durandet – Staff presentation
 + Steve Vettel – Project presentation
 + Juancho Sedora – Design presentation
 - Mari Eliza – Design elements
 = (M) Speaker = Continuance request, displacement
 = Peter Papadapolous – Continuance for review
 + Nick Virheas – Support
 = (F) Speaker – Negative impacts
 ACTION: After hearing and closing public comment; Continued to June 23, 2016
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu

ABSENT: Fong

- 16b. [2014.1201SHD](#) (K. DURANDET: (415) 575-6816)
2435-2445 16TH STREET - south side of 16th Street, between Florida and Bryant Streets, Lots 031 & 032 (formerly 021) in Assessor's Block 3965 (Supervisory District 9) - Adoption of **Shadow Findings**, pursuant to Planning Code Section 295, regarding the study that concluded the construction of a seven-story, 68-foot-tall mixed-use building (approximately 54,552 gsf) with 53 dwelling units, ground floor PDR and commercial space (approximately 5,961 gsf) and below grade parking (approximately 7,140 gsf) would not be adverse to the use of Franklin Square, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the UMU (Urban Mixed-Use Zoning District) and 68-X Height and Bulk District in the Mission Area Plan.

Preliminary Recommendation: Adopt Findings

SPEAKERS: Same as Item 16a.

ACTION: After hearing and closing public comment; Continued to June 23, 2016

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

ABSENT: Fong

17. [2015-006857CUA](#) (E. JACKSON: (415) 575-6383)
4529 18TH STREET - south side of 18th Street, between Douglass and Clover Streets, Lot 40 in Assessor's Block 2691 (District 8) - Request for **Conditional Use Authorization** to reactivate a discontinued limited commercial use per Planning Code Sections 186(g) and 303 within the RH-2 (Residential House, Two Units) District and 40-X Height and Bulk District. The limited commercial use was terminated in 1965. The Proposed Project also includes a three-story vertical addition on top of the existing single-story structure containing a single-family unit and the proposed commercial space, which is currently occupied by an interior designer showroom/office. 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: = Erika Jackson – Staff presentation

+ Michael Zehner – Project presentation

- (F) Speaker – Opposition

- (F) Speaker – Opposition

- Karen Ameson – Opposition

- Leo Petroni – Out of Character

ACTION: After hearing and closing public comment; Continued to September 15, 2016

AYES: Richards, Antonini, Hillis, Moore, Wu

ABSENT: Johnson, Fong

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.

18. [2015-003610DRP](#) (N. TRAN: (415) 575-9174)
2181 9TH AVENUE - west side of 9th Avenue, between Mendosa and Mesa Avenues Lot 004 in Assessor's Block 2860 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2015.03.19.1328, proposing to construct a new two-story over two level basement single-family residence on a vacant lot located at 2181 9th Avenue. The proposed structure's footprint will be approximately 4,345 gross square foot and includes excavation for the first two levels (basement), a new curb cut and associated landscaping. The project is within a RH-1(D) (Residential House, One-Family-Detached) 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.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do NOT Take Discretionary Review and Approve as Proposed

SPEAKERS: = Nancy Tran – Staff report
 - Agnes Hong – DR presentation
 - Dirk Schenken – Opposition
 - Marsha Elias – Opposition
 - Paul Bessiert – Opposition
 + Elizabeth Moore – Project presentation
 - Elizabeth Moore – Project presentation
 + Rick Hills – Code compliant
 + Kathleen Darling – Support
 + Patrick O'Donnell – Support
 + Veronica Bell – Support

ACTION: Took DR and approved the project without the fourth floor roof deck

AYES: Richards, Antonini, Hillis, Moore, Wu

ABSENT: Johnson, Fong

DRA No: 0464

19. [2015-004434DRP](#) (N. TRAN: (415) 575-9174)
3790-3792 21ST STREET - northeast corner of 21st and Noe Streets; Lot 026A in Assessor's Block 3604 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.04.10.3305, proposing a third story addition with roof deck, lightwell infill, basement excavation and exterior changes on the existing two-family dwelling which 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

(Continued from Regular Meeting of April 28, 2016)

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do NOT Take Discretionary Review and Approve as Proposed

(Continued from Regular Hearing of April 28, 2016)

WITHDRAWN

20. [2015-002131DRP](#) (N. KWIATKOWSKA: (415) 575-9185)

11 SURREY STREET - south side between Diamond and Castro Streets; Lot 018 in Assessor's Block 6741 - Request for **Discretionary Review** of Building Permit Application No. 2015.02.17.8442, proposing to construct a two-story horizontal addition at the rear of the existing two-story, single-family dwelling 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do NOT Take Discretionary Review and Approve as Proposed

SPEAKERS: = Delvin Washington – Staff report
 - Joan Duffy – DR presentation
 + Suzanne Walsh – Project presentation
 + Jody Knight – Project presentation
 ACTION: Did NOT Take DR, approve as proposed
 AYES: Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson, Fong
 DRA No: 0465

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 - 9:01 P.M. – In Honor of Carla Johnson and Orlando, Florida victims