

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, August 4, 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 12:30 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Rich Sucre, Colin Clarke, Veronica Flores, Andrew Perry, Rachel Schuett, Doug Vu, Rich Sucre, Carly Grob, Ella Samonsky, Christopher May, Nicholas Foster, Seema Adina, Jeff Horn, Wayne Farrens, Sharon Young, 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 - located on the east side of Pennsylvania Avenue between 18th and Mariposa Streets; Lots 010, 013, and 014 in Assessor's Block 3990 (District 10) - 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 construct a new four-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 Production, Distribution and Repair (PDR) space. The project [includes](#) 44 below-grade off-street parking spaces, 2 car share parking spaces, and 80 bicycle parking spaces. Under the LPA, the project is seeking exceptions 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 a 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

(Continued from Regular Meeting of June 2, 2016)

(Proposed for Continuance to September 15, 2016)

SPEAKERS: None
 ACTION: Continued to September 15, 2016
 AYES: Fong, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson, Richards

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. [2016-006961CUA](#) (C. CLARKE: (415) 575-9184)
1977B UNION STREET - between Buchanan Street and Charlton Court, Lot 038 in Assessor's Block 0542 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [725.43](#) to allow a change of use from a 818 square-foot vacant Retail Use (previously occupied by Pacific Heights Place furniture store) to a Limited-Restaurant d.b.a. Globo, on the ground floor of the one-story building within the Union Street Neighborhood Commercial District (NCD) 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: Fong, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson, Richards
 MOTION: 19688

3. [2016-003525CUA](#) (V. FLORES: (415) 575-9173)
1150 OCEAN AVENUE - north side of Ocean Avenue between Plymouth and Phelan Avenues; Lot 003 in Assessor's Block 3180 (District 7) - Request for **Conditional Use Authorization** pursuant to Planning Code Section 303, 703.3, and 704.4 to allow a Type 41

ABC License in the existing formula retail grocery store (d.b.a. Whole Foods Market). The retail space measures approximately 24,175 gross square feet (gsf), with the bona fide eating establishment measuring at 1,595 gsf. There will be no exterior building expansion, interior renovations, or changes to the exterior signage. The subject property is located within the Ocean Avenue Neighborhood Commercial Transit Zoning District and 55-A 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: Approved with Conditions
AYES: Fong, Antonini, Hillis, Moore, Wu
ABSENT: Johnson, Richards
MOTION: 19713

4. [2016-002498CUA](#) (A. PERRY: (415) 575-9017)
1092 POST STREET & 1104 POLK STREET - northeast corner of Polk Street and Post Street; Lot 012 in Assessor's Block 0692 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 178, 723.41 and 788 to expand an existing Bar (d.b.a. Jackalope), currently located at 1092 Post Street, into the adjacent storefront at 1104 Polk Street. The Lower Polk Street Alcohol RUD does not allow any new Bars or Liquor Stores, however, the existing Bar's Type 48 ABC License may be transferred to the expanded location through Conditional Use authorization. The subject property is located within the Polk Street Neighborhood Commercial District, the Lower Polk Street Alcohol Restricted Use District, and 130-E 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: Approved with Conditions
AYES: Fong, Antonini, Hillis, Moore, Wu
ABSENT: Johnson, Richards
MOTION: 19714

C. COMMISSION MATTERS

5. Consideration of Adoption:
• [Draft Minutes for July 21, 2016 – Joint Hearing w/SFMTA](#)

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

- [Draft Minutes for July 21, 2016](#)

SPEAKERS: None
ACTION: Adopted

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

6. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Antonini:

The Commissioners should have been in receipt of information I sent them, produced by Pablo Peterson of the Planning staff, and it's a follow up on earlier information he had provided on the percentage or number of units built in both the Eastern Neighborhoods and the Mission District, those that have been entitled and those that are under construction, as a percentage of the preferred option, and also he went into the amount of PDR space that has been converted since the passage of Eastern Neighborhoods, as a percentage of the Option C, which is what the Planning Commission approved in 2008. So, anyway this is even more emphatic because what he did is factored out those projects that had been approved prior to the Eastern Neighborhoods EIR, constructed afterward, which distorted the figures to some degree, making it appear that more was built and more PDR change occurring. So, after this was done, we come up with figures of less than one percent of the allowable PDR that was analyzed under the Eastern Neighborhoods Plan for the Mission has been taken out of PDR use. So, that is important as we go forward with projects we may hear today and in the next few weeks, to realize what the true facts are about this. In terms of units built, only 13 percent of that analyzed under the preferred plan, which is a lower number of units, I believe it is approximately 2,100 units on the preferred plan, I'm not sure of that exact figure, whatever it is only about 13 percent of those that have been built, and when you consider those entitled and those under construction it is still only about 30 percent. So, there will be -- you also analyzed those who have pooled their environmental -- the initial environmental papers, but that is a much larger number, but as we know pulling the papers and getting a project approved, there is a long road until that happens. So, the point of this discussion is, that we have to know what the facts are when we are talking about issues involving, particularly the Mission District but all the Eastern Neighborhoods in terms of how much has actually been entitled or built. I also had a very good discussion with Enrico Moretti, a very -- a well-known economist from the University of California, a Mission District resident himself, and we talked a little bit about the relationship between new housing and rental prices, and he said, they are inversely proportioned, and he pointed two examples from three cities, and he picked out cities that were boom cities, where there was a lot of technology, where there were a lot of new residents coming in to them, and big pressures on the existing housing: Boston, Texas, Seattle, Washington, and San Francisco, California. Boston did the best. They built the most new housing and their rental prices failed the most precipitously. Seattle did middle ground. They still built a lot of new housing, rental prices stay pretty stable maybe fell a little bit in the existing housing and San Francisco did the worst and their prices have increased dramatically in the existing housing. As I mentioned, there's been so little built, we really can't assess the effects of what is being built in San Francisco,

particularly the Mission District. So, since so little has been built and inconsistent with his analysis, building very little housing has the effect of driving up rental prices, which only makes sense, and we also had a little bit of discussion, this was exacerbated by the rent control in San Francisco, which we're not talking about whether it is good thing or bad thing, but in truth, people will stay in rent-controlled units longer, because the prices are relatively stable, regardless of their income levels. So, that leaves a smaller existing amount of housing units that more people compete for because there are few units coming on the market every year as a result of people moving out of their existing units. So, it's even more pronounced in San Francisco especially in the fact we're not building enough new housing. So, I really appreciate the work that was done by Pedro Peterson and Mr. Ionin has copies of those figures and they certainly will be available to the public, and all the other Commissioners have those. And another couple of things just while I'm at, in -- from 2009 to 2015 of the people who move from the Mission District existing residents, almost 2/3 of them, 65 percent relocated within San Francisco, which is a significant number, and we really don't know exactly where the others went or whether they have still have jobs in the City, or if they ever did, whether they are closer to jobs in the areas that they now live in. So, absent any kind of statistics on that that is an important thing to know about. And also during that same period of time we -- that period when I said only 13 percent of the housing that was analyzed under the preferred Mission Plan was built in the Mission, 37.3 percent of that was affordable housing, so much of what we built is affordable, but we really built not enough market-rate to satisfy, or begin to satisfy the huge demand of these 5,000 new residents who were coming into the Mission District every year, most of whom have high buying power and can out price the existing residents, and that figure of the 37.3 percent does not include the 134, 100 percent affordable units that we passed last week at 2070 Folsom, so that figure is probably even a little bit higher now. It should give us a good background, hopefully for the discussions we will have today and next week and future weeks in regards to housing issues. Thank you very much.

Commissioner Fong:

Okay Commissioners, Thank you. One item I have, and I want to acknowledge Commissioner Moore for serving on the Civic Design Review Committee for a number of years and she has since stepped off of serving that term. I have spoken to all you individually about which seat from the Planning Commission, from our group here, which one will take that seat, largely because there is great skills and concern for the City and design, Commissioner Hillis along with his longest tenure right now on this Commission is going to accept that seat and serve on that Committee for us. Congratulations to you and thank you Commissioner Moore.

Commissioner Wu:

Commissioners, next week I'll be at a community development conference in Detroit, and so today will be my last Planning Commission meeting. I'm not one for big speeches, but I think I should say a couple words. I was sworn in four and a half years ago at the International Hotel, that was a really deliberate choice to honor the struggles of the Filipino and Chinese Seniors who were evicted from there and today is the 39th year anniversary evictions of the I-Hotel, so it is somewhat fitting. I came to this work because of the work that I do in Chinatown, because of a commitment to working with grassroots folks on planning and land use issues. I've had the pleasure to work now with the Mission, the Tenderloin and Bayview and many neighborhoods. I think that's really been a blessing in learning about the City. I'm very thankful for working with all of you, especially you

Commissioner Fong, and when we served as President and vice President, for all those years, that was a really wonderful partnership, for working with Director Rahaim, and Jonas, thank you for your all your support and all of the staff. I think that we can continue to push the boundaries here about what planning is, about using land use tools as a way to really think about social justice. I would really push every single staff person, every single commissioner to continue to think about that. I will continue to be working on all these issues and I will see all of you. So with that, thank you!

Commissioner Fong:

Thank you and congratulations and looking forward to your next endeavors, either in the nonprofit world or volunteer world, the pay world.

Commissioner Moore:

In descending order Commissioner Wu, thank you. It has been a pleasure, it has been inspiring and you helped raise the awareness of affordable housing and the knowledge that you have brought for all us to be totally open and sensitive and fight for it as fervently as you have. I will miss you for many reasons including that one. On a more somber note, I'd like to ask this Commission to close today's hearing in memory of Joan Austin Burke, a north beach activist, a journalist and a person with a profound knowledge of the history of the Waterfront and the Port. She passed away on Monday at the age of 87, she vigilantly watched what we have been doing for years and years, she sometimes showed here, she was a diminutive, small person, with a very strong and consistent voice, she will be deeply missed at the age of 87 it was time for her perhaps to say goodbye to us. I ask to close in her memory tonight. And my last comment is, I'm very happy to see Commissioner Hillis to step on the civic design. It is wonderful thing to do. It is time consuming, their meeting times getting longer and longer. They only meet on this once a month but you got to be prepared. So, here you have a pile like this ever once a month, so it will -- after two years I just had to ask to step off, because it just gets a lot of extra work, but have fun.

Commissioner Fong:

He can handle it.

Commissioner Antonini:

I'd like to echo the comments of Commissioner Moore, it's been wonderful working with Commissioner Wu, I'll greatly miss her, but I am sure we'll see her in the future and continuing her good works, both in her profession and civically. She's been very pleasant to work with and very responsible and hardworking, so thank you for service.

Commissioner Richards:

I just wanted also say thank you very much for everything that you've taught me, I didn't have anything prepared, but I came in to this Commission after 30 years of tech, and I had certain of mind set, and after serving with you, you really opened my eyes to what some other issues are, I think I've leaned a little bit more away from where I was when I started, and I have you to thank. I wish you all the success in your new endeavors, and look forward to reading about you in the newspaper again.

Commissioner Hillis:

I just want echo everybody's thanks for Commissioner Wu. She's taught us a lot. I've been here, I've seen this Commission in action over the years before I was a commissioner, I think you've kind of lead the charge in making this commission productive and thoughtful

in tackling some of the big issues that we have to tackle on it, in a very sensible way, so thank you for that and what you've taught us all.

D. DEPARTMENT MATTERS

7. [Director's Announcements](#)

Director Rahaim:

Commissioners, I don't have department report. But, I thought I'll have one more week to say goodbye, so, I am no prepared I will add my thanks to Commissioner Wu and I will really miss you, I really will. You've taught a lot, I think you thought the Department a lot, and I really admire and appreciate how you've pushed us to broaden the scope as you said, what the Planning Department does and how we do our work and I think a lot of us have taken that to heart, and I appreciate it very much, and I hope you'll keep on pushing us, as you continue. I certainly hope we'll stay in contact over the coming years. Thank you so much.

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

LAND USE COMMITTEE:

- **160799 Planning Code - Interim Zoning Controls for Pharmacy and Medical Uses in Castro Street Neighborhood Commercial District. Sponsor: Wiener. Staff: Not Staffed.**

First on the Land Use agenda was a resolution imposing interim controls in the Castro NCD that would require CU for Pharmacy and Medical Uses. This item was heard and forwarded to the Full Board with a positive recommendation.

- **160828 Interim Zoning Controls - Conditional Use Requirement and Replacement of Production, Distribution, Repair, Institutional Community, and Arts Activities Uses. Sponsor: Cohen. Staff: Not Staffed.**

Also on the agenda was a resolution imposing interim controls to require replacement space and conditional use authorization for conversion of Production, Distribution, and Repair Use, Institutional Community Use, and Arts Activities Use. It's our understanding that this is in response to the proposed ballot initiative that would achieve the same thing, with the hope that it would stop the ballot initiative from moving forward. This item was continued to the call of the chair.

FULL BOARD:

- **160477 Planning Code - Wireless Telecommunications Services Facilities. Sponsor: Avalos. Staff: Masry. PASSED Second Read**

- **160773 Hearing - Appeal of Determination of Exemption from Environmental Review - Proposed Project at 2000-2070 Bryant Street. Staff: Jones.**
- **160777 Hearing - Appeal of Conditional Use Authorization - 2000-2070 Bryant Street Projects. Staff: Rodgers.**

The appeal of the CU and Environmental Determination for 2000-2070 Bryant Street were continued to September 13, 2016

- **160882 160698 Hearing and Consideration - Initiative Ordinance - Planning Code - Requiring Conditional Use Authorization for Replacement of Production, Distribution, Repair, Institutional Community, and Arts Activities Uses. Sponsor: Kim. Staff: Not Staffed.**

Next on the agenda was a hearing and consideration of an initiative ordinance that would require PDR uses to be replaced with CU. This item is sponsored by Supervisor Kim. During public comment there were eight members of the public who spoke in favor of this ordinance, and no one in objection. After the public comment the Board voted 7 to 4 to place this item on the ballot with Supervisors Cohen, Farrell, Tang and Wiener dissenting.

- **160799 Planning Code - Interim Zoning Controls for Pharmacy and Medical Uses in Castro Street Neighborhood Commercial District. Sponsor: Wiener. Staff: Not Staffed. Unanimously Adopted**

INTRODUCTIONS:

- No

BOARD OR APPEALS:

Board of Appeals didn't meet last night or yesterday.

HISTORIC PRESERVATION COMMISSION:

The Historic Preservation Commission did meet. It essentially had two items on its calendar but more specifically, it made or adopted recommendations for approval for the Legacy Business Registry Applications and maybe most notably there were some several restaurants and bars, The Roxy Theater was included as well as the Twin Peaks Gas Station.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS:

- Moe Jamille – Expanding bars in the Polk
- Sue Hestor – Out of control documents from the Planning Department
- Walter Caplan – Public service
- D'Airo Romero – Mission, continue items until after the election
- Rjick Hall – Housing
- (M) Speaker – Mission
- Marie Sorenson – Commissioner Antonini's report
- Spike Khan – Public service

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.

- 9a. [2012.0726PCA](#) (R. SCHUETT: (415) 575-9030)
TRANSPORTATION DEMAND MANAGEMENT PROGRAM - Planning Code Amendment to establish a citywide Transportation Demand Management (TDM) Program, to require Development Projects to incorporate design features, incentives, and tools that support sustainable forms of transportation; to create a new administrative fee to process TDM Plan applications and compliance reports; and to make conforming amendments to various sections of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act, and making 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
 (Continued from Regular Meeting of July 14, 2016)

SPEAKERS:

- = Sarah Jones – Staff introduction
- = Wade Wietgreffe – Staff report
- + Ed Riesken – Support
- + Tilly Chang – Support
- + Deborah Cass – Support
- + Megan Walsh Shui – Support
- Debbie Lerman – Organized Opposition City funded community based neighborhood services
- Calvin Welch – HOV vs pedestrian
- Peter Cohen – Constructive feedback
- + Logan Harris – Support
- + Ratna Amin – SPUR support
- + Corey Smith – Support
- = Alice Rogers – More work
- = Tom Radoulovich – Walking undervalued
- = Rich Hall – Uber/Lyft
- = Sue Hestor – AAU compliance/review
- + Michael Schwartz – Vehicle miles traveled

ACTION: Adopted a Recommendation for Approval
AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards, Wu
RESOLUTION: 19715

- 9b. [2012.0726PCA](#) (R. SCHUETT: (415) 575-9030)
TRANSPORTATION DEMAND MANAGEMENT PROGRAM - Adoption of Planning Commission Standards for the Transportation Demand Management (TDM) Program (TDM Program Standards) - to establish the specific requirements necessary for compliance with the Ordinance initiated by the Planning Commission amending the Planning Code to establish a citywide TDM Program. The adoption of the TDM Program Standards would be conditioned upon approval of the Planning Code amendments by the Board of Supervisors.
Preliminary Recommendation: Adopt
 (Continued from Regular Meeting of July 14, 2016)

SPEAKERS: Same as Item 9a.
ACTION: Adopted
AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards, Wu

RESOLUTION: 19716

- 10a. [2014.1041DNX](#) (D. VU: (415) 575-9120)
390 1ST STREET - northwest corner of 1st and Harrison Streets; Lot 058 in Assessor's Block 3749 (District 9) - Request for **Downtown Project Authorization** pursuant to Planning Code Sections 309.1 and 827 to demolish an automotive service station and construct an approximately 174,448 gross square feet, fourteen-story and 138-foot 6-inches tall residential building consisting of up to 180 dwelling units, approximately 610 square feet of ground floor commercial space, and up to 95 underground parking spaces. The project is also requesting exceptions to the permitted obstructions and dwelling unit exposure requirements pursuant to Planning Code Sections 136 and 140, respectively. The subject property is located within the Rincon Hill Downtown Residential (RH-DTR) District and 45/65-R and 65/400-R Height and Bulk Districts. This 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: Approve with Conditions

(Continued from Regular Meeting of April 28, 2016)

NOTE: On April 28, 2016, after hearing and closing public comment, the Commission continued the matter to August 4, 2016 by a vote of +7 -0.

SPEAKERS: = Doug Vu – Staff report
 + John Kevlin – Project presentation
 + Jonathan Cohen – Design presentation
 - Elise Derojur – Garage entrance
 - Jason Caymen – Traffic impacts
 - (F) Speaker – Traffic
 - (F) Speaker – Outreach, traffic
 - (F) Speaker – Traffic, density
 - (F) Speaker – Commuter traffic, continuance
 = (M) Speaker – Notification
 = (M) Speaker – Traffic, foot traffic
 = (F) Speaker – Traffic, continuance
 = (F) Speaker – Traffic, continuance
 = (F) Speaker - Continuance

ACTION: Approved with Conditions

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

MOTION: 19717

- 10b. [2014.1041CUA](#) (D. VU: (415) 575-9120)
390 1ST STREET - northwest corner of 1st and Harrison Streets; Lot 058 in Assessor's Block 3749 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.5 and 303 for the conversion of an automobile service station to allow the demolition of all existing structures and construction of a new approximately 174,448 gross square feet, fourteen-story and 138-foot 6-inches tall residential building consisting of up to 180 dwelling units, approximately 610 square feet of ground floor commercial space, and up to 95 underground parking spaces. The subject property is located within the Rincon Hill Downtown Residential (RH-DTR) District, and 45/65-R and 65/400-

R Height and Bulk Districts. This notice also meets Section 312 requirements for public notification.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of April 28, 2016)

NOTE: On April 28, 2016, after hearing and closing public comment, the Commission continued the matter to August 4, 2016 by a vote of +7 -0.

SPEAKERS: Same as Item 10a.

ACTION: Approved with Conditions

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

MOTION: 19718

- 11a. [2014-000601ENX](#) (R. SUCRE: (415) 575-9108)
2675 FOLSOM STREET - located along the east side of Folsom Street, between 22nd and 23rd Streets, Lots 006, 007, and 024 in Assessor's Block 3639 (District 9) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of the three existing buildings, and the new construction of a four-story residential building (measuring approximately 127,082 gross square feet; approximately 40-ft tall) with 117 dwelling units, approximately 786 square feet of art gallery, 90 off-street parking spaces, 118 Class 1 bicycle parking spaces, 7 Class 2 bicycle parking spaces, and a publically-accessible mid-block alley. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) off-street freight loading (Planning Code Section 152.1); and, 4) horizontal mass reduction (Planning Code Section 270.1). The project site is located within a UMU (Urban Mixed-Use), RH-2 (Residential, House, Two-Family), RH-3 (Residential, House, Three-Family) Zoning Districts 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 July 7, 2016)

SPEAKERS: = Rich Sucre – Staff report
 + Victor Marquez – Project presentation
 + (M) Mohammed – Project presentation
 + Theo Olefaunt – Project presentation
 + David Baker – Design presentation
 - Eric Arguello – Request for continuance
 - Spike Khan – Continuance
 - Dairo Romero – Continuance
 + Pat Delgado – Park, good project
 + Alex Lansberg – Union work
 + Milo Trauss – Support for additional housing
 + John Schwerck – Support\
 + Darryl Bishop – Future carpenters
 - Marie Eliza – Appropriate mitigations
 + Dante Johnson – Carpenter's support
 + Jake Badiardi – Carpenter's support
 + Jay Bradshaw – Carpenter's support
 + Corey Smith – Support, location

- Raylene Biedenis – Cultural appropriation
- (F) Speaker – Latino Cultural District
- Wendy Barsley – Gentrification
- Marie Sorenson – Negative impacts
- Mary Lynne Duran – No more luxury housing
- Susan Marsh – Negative impacts
- Charlie Shamas – Equity and displacement
- (F) Speaker – Negative impacts
- (F) Speaker – Negative impacts, EIR
- Gabrielle Medina – Continuance
- (F) Speaker – Labor laws
- Marina Dusack – Negative impacts
- (M) Speaker – Postpone
- Rick Hall – Better project
- (M) Speaker – Investment properties

ACTION: After hearing and closing public comment; Continued to September 22, 2016

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

NAYES: Antonini

- 11b. [2014-000601CUA](#) (R. SUCRE: (415) 575-9108)
2675 FOLSOM STREET - located along the east side of Folsom Street between 22nd and 23rd Streets, Lots 006, 007, and 024 in Assessor's Block 3639 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303, and Planning Commission Resolution No. 19548, allow the dwelling unit density at a ratio of one dwelling unit per 1,000 square feet of lot area in the RH-3 Zoning District, and allow new construction of more than 75 dwelling units per the Mission 2016 Interim Zoning Controls. The proposed project includes the new construction of a four-story, 40-ft tall, residential building with 117 dwelling units and 90 off-street parking spaces. The project site is located within a UMU (Urban Mixed-Use), RH-2 (Residential, House, Two-Family), RH-3 (Residential, House, Three-Family) Zoning Districts and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of July 7, 2016)

SPEAKERS: Same as Item 11a.

ACTION: After hearing and closing public comment; Continued to September 22, 2016

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

NAYES: Antonini

12. [2014.1552CUA](#) (C. GROB: (415) 575-9138)
2815 POLK STREET- west side of Polk Street between Chestnut Street and Francisco Street; Lot 003 in Assessor's Block 0478 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 317 for the demolition of an existing 2,443 square foot, one-story over basement single family home and construction of an approximately 6,273 square foot, three-story over garage residential building with three dwelling units and four off-street parking spaces. The subject property is located within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. This action

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

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Carly Grob – Staff report
 + Maurice Lombardo – Project presentation
 = (M) Speaker – US Constitution
 - (M) Speaker – Negative impacts
 + (M) Speaker – Neighbor collaboration
 + Chris Schulman – Support

ACTION: Approved with Conditions as amended to include:
 1. Eliminate the stacker to reduce the height;
 2. Reduce the third floor terrace three feet off of the south property line;
 3. Reduce the roof-deck three feet from on the north side, five feet on the south side, and 16 feet on the east; and
 4. Eliminate the roof-top penthouse.

AYES: Fong, Antonini, Hillis, Moore, Richards, Wu
 ABSENT: Johnson
 MOTION: 19719

- 13a. [2016-001512CUA](#) (E. SAMONSKY: (415) 575-9112)
201-203 ROOSEVELT WAY - south side at the intersection with 15th Street and Park Hill Avenue; Lot 114 in Assessor's Block 2614 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317, to allow the dwelling unit merger and tantamount to demolition of an existing 3,111 square foot, three-story two family home and its replacement with an approximately 3,267 square foot, three-story one family home within a RH-2 (Residential House, Mixed, 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 with Conditions

SPEAKERS: = Ella Samonsky – Staff report
 + William Flyschacker – Project presentation
 + Tom McElroy – Design presentation

ACTION: After hearing and closing public comment; Continued Indefinitely

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

- 13b. [2016-001512VAR](#) (E. SAMONSKY: (415) 575-9112)
201-203 ROOSEVELT WAY - south side at the intersection with 15th Street and Park Hill Avenue; Lot 114 in Assessor's Block 2614 (District 6) - Request for **Variances**, pursuant to Planning Code Section 134 to modify the rear yard requirement in the Residential House, Two-Family District, to allow the expansion and conversion of the detached garage structure into a 1,090 square foot dwelling. The project site is located within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 13a.

ACTION: ZA after hearing and closing public comment, indicated an intent to Grant.

- 14a. [2015-009279CUA](#) (C. MAY: (415) 575-9087)
1433 BUSH STREET - south side of Bush Street, between Van Ness Avenue and Polk Street; Lot 024 in Assessor's Block 0670 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253, 253.2, 271 and 303, to modify a previously-approved project (Case No. 2009.1074C, Planning Commission Motion No. 19159 approved May 22, 2014) to construct an 11-story building with 47 dwelling units above two ground floor retail spaces totaling 1,996 square feet. The project would include a rooftop deck, eight vehicular parking spaces in a below grade garage, accessed via Fern Street, and 53 bicycle parking spaces. The project is located within a RC-4 (Residential-Commercial, High Density) District, the Van Ness Avenue Special Use District and 130-V 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 July 14, 2016)
NOTE: On June 9, 2016, after hearing and closing public comment, the Commission continued the matter to July 14, 2016 by a vote of +6 -0 (Fong absent).
On July 14, 2016, without hearing continued to August 4, 2016 by a vote of +7 -0.

SPEAKERS: = Chris May – Staff report
 + Nick Cranker – Project presentation
 + Corey Smith – Support
 + Cris Schulman - Support
 ACTION: Approved with Conditions
 AYES: Antonini, Johnson, Moore, Richards, Wu
 ABSENT: Fong, Hillis
 MOTION: 19720

- 14b. [2015-009279VAR](#) (C. MAY: (415) 575-9087)
1433 BUSH STREET - south side of Bush Street, between Van Ness Avenue and Polk Street; Lot 024 in Assessor's Block 0670 (District 3) - **Request for Modification** of rear yard requirements pursuant to Planning Code Section 134 to provide a rear yard less than 25 percent of lot depth. The Project proposes to construct an 11-story building with 47 dwelling units above two ground floor retail spaces totaling 1,996 square feet. The project would include a rooftop deck, eight vehicular parking spaces in a below grade garage, accessed via Fern Street, and 53 bicycle parking spaces. The project is located within a RC-4 (Residential-Commercial, High Density) District, the Van Ness Avenue Special Use District and 130-V Height and Bulk District.
 (Continued from Regular Meeting of July 14, 2016)
NOTE: On June 9, 2016, after hearing and closing public comment, the Zoning Administrator continued the matter to July 14, 2016.
On July 14, 2016 without hearing continued to August 4, 2016.

SPEAKERS: Same as Item 14a.
 ACTION: ZA after hearing and closing public comment, indicated an intent to Grant.

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

15. [2014-001259DRP-02](#) (N. FOSTER: (415) 575-9167)
60 RUSSELL STREET - north side of Russell Street, between Eastman Place and Hyde Street, Lot 009 in Assessor's Block 0123 (District 3) - Request for **Discretionary Review** of Building Permit Application No. 2014.11.07.1023 proposing a two-story vertical addition to an existing one-story (over non-habitable space) structure, currently used as a single-family residence, 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
 (Continued from Regular Meeting of July 14, 2016)
NOTE: On June 23, 2016, after hearing and closing public comment, the Commission continued the matter to July 14, 2016 by a vote of +4 -1 (Antonini against; Johnson and Fong absent).
On July 14, 2016, without hearing continued to August 4, 2016 by a vote of +6 -1 (Johnson against).

- SPEAKERS: = Nick Foster – Staff presentation
 + (M) Speaker – DR presentation
 + (F) Speaker – DR presentation
 - Chris Bigelow – RDT constructions
 - Lillian Chau – Tallest building on the block
 - (M) Speaker – Height and privacy concerns
 - Nick Hoff – Lower building by one story
 + Roland Nist – Building doesn't fit in the neighborhood
 - Natara Lum –
 - Rachel Daly – Concern about privacy
 - John Croes – Demolition calculations
 - Karen Yee – Parking machine
 - Julie McKearny – Read an statement on behalf of Bob Curtis: Concerned about parking machine
 - Sara Chow – Spoke on behalf of her grandmother: Concerned about light
 + Terrance – Support
 + Daniel Chow – Support
 - Nina Cardoza – Lower height, eliminate parking machine
- ACTION: Took DR and Approved the project as modified including:
 1. Reduce the overall height of the building by a reduction of the stairs and parapet;
 2. Extend the lightwell to match the bottom of the adjacent lightwell;
 3. Setback the top floor 1.5" at the rear; and
 4. Setback the middle floor 3' at the rear.

AYES: Antonini, Hillis, Johnson, Moore, Richards, Wu
 ABSENT: Fong
 DRA No: 0474

16. [2016-004805DRM](#) (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. 2016.02.16.9635 and 2016.02.16.9652, proposing the installation of a four foot parapet wall extension as well as the removal of five (5) existing antennas on the roof and the relocation of the remaining twenty-one (21) existing antennas to new locations on the roof of its transmission building, and the installation of new landscaping as part of overall site improvements; 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: None
 ACTION: Continued to November 3, 2016
 AYES: Fong, Antonini, Hillis, Moore, Richards, Wu
 ABSENT: Johnson

17. [2015-004447DRP](#) (J. HORN: (415) 575-6925)
3880-3882 19TH STREET - north side of 19th Street at Sanchez Street; Lot 027A in Assessor's Block 3585 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.01.20.6104 a fourth story vertical addition and a two-story horizontal addition (Per Planning Code Section 136(c)(25)) to an existing two-story-over-garage two-family residence, consisting of two flats (approximately 1400 sq. ft. each). The project also includes façade renovations, interior remodel and conditioning of the basement to be incorporated into the expansion of unit 1. The proposed Unit 1 would be increased in size to 2406 square feet and proposed Unit 2 would be increased to 2366 square feet. The addition will add approximately 1,659 square feet of floor area to the existing 2,802 square feet, for a total of approximately 4,461 square feet. The property is located within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

(Continued from Regular Meeting of June 30, 2016)

NOTE: On July 28, 2016, after hearing and closing public comment, the Commission continued the matter to August 4, 2016 by a vote of +4 -0 (Hillis, Johnson and Fong absent).

SPEAKERS: = Jeff Horn – Staff report
 + (M) Speaker – Project sponsor presentation
 - (M) Speaker – DR presentation
 ACTION: Took DR and Approved with an eight foot reduction of the second level terrace at the rear.

AYES: Antonini, Moore, Richards, Wu
 ABSENT: Fong, Hillis, Johnson
 DRA No: 0475

18. [2015-006696DRP](#) (W. FARRENS: (415) 575-9172)
259 AVILA STREET - west side between Beach Street and Capra Way; Lot 002B in Assessor's Block 0441A (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2015.05.13.6187, proposing construction of a one-story vertical addition above a two-story single-family house. The project also includes minor façade changes and interior renovations. 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 Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and Approve
 (Continued from Regular Meeting of July 28, 2016)

SPEAKERS: = David Lindsay – Staff report
 - (M) Speaker – DR presentation
 + (M) Speaker – Project presentation
 ACTION: Did not take DR and Approved as proposed
 AYES: Antonini, Hillis, Moore, Richards, Wu
 ABSENT: Fong, Johnson
 DRA No: 0476

19. [2015-015913DRP](#) (S. YOUNG: (415) 558-6346)
473 HAIGHT STREET - south side between Fillmore and Webster Streets; Lot 038 in Assessor's Block 0859 (District 5) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.19.3094, proposing interior and exterior alterations to a legal non-conforming medical cannabis dispensary and retail use (d.b.a. SPARC) located in an approximately 1,131 square foot ground-floor commercial space within a NC-2 (Small-Scale Neighborhood Commercial) Zoning District, Lower Haight Alcohol Restricted Use District, and 40-X Height and Bulk District. The commercial space was previously occupied by a medical cannabis dispensary and retail tobacco store (d.b.a. Good Fellows Smokeshop), which the Planning Commission approved following a Mandatory Discretionary Review hearing in November, 2006. 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: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Sharon Young – Staff presentation
 - Azam Khan – DR presentation
 - Brian Brooks – Opposed
 - Matt Osbourne – Opposed
 - Oliver Maddux – Opposed
 - Corey Zito – Opposed
 - Willam Allen – Did not receive notification, parking
 - Susie Kendall – Violent crime

- (M) Speaker – Opposed
 - Kirk Wilder – Opposed
 - (F) Speaker – Requested a continuance
 - Marvin Flores – Safety
 - Kasha – Opposed
 - John Keys – Opposed
 - Rene – Opposed
 - Stella Logan – Opposed
 - Sam Ahmad – Terrible idea, no community outreach
 - (M) Speaker – Opposed
 - + Tom Tunney – Project presentation
 - + Adrian – Support
 - + Steve Thomas – Support
 - + Ramon Flores – Convenient for him to obtain his medicine
 - Scott – Illegal distribution of marijuana on the street
 - + Bob Martinez – Discrimination
 - (F) Speaker – Opposed
 - + (F) Speaker – Support
 - + Ryan Kim – Support
 - + (M) Speaker – Support
 - + Jody – Will help to reduce the crime in the neighborhood
 - + Steve Schoviach, Property owner – Support
- ACTION: Did not take DR and Approved as proposed
 AYES: Antonini, Hillis, Moore, Richards, Wu
 ABSENT: Fong, Johnson
 DRA No: 0477

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 – 12:30 A.M.