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, October 6, 2016
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: **Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:14 P.M.

STAFF IN ATTENDANCE: John Rahaim - Planning Director – Andrew Perry, Carly Grob, Brittany Bendix, Kirsten Dischinger, Tina Chang, Menaka Mohan, Mathew Snyder, Ella Samonsky, Esmeralda Jardines, and Jonas P. Ionin - Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1a. 2012.1409DRP (T. CHANG: (415) 575-9197)
799 CASTRO STREET - east side of Castro Street at 21st Street; Lot 024 in Assessor's Block 3603 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2014.0919.6883 proposing the change of use of an existing one-story commercial structure to a four-story single-family dwelling unit. The project also proposes a lot

subdivision, resulting in two separate lots; the front lot containing a single family dwelling unit and the rear lot containing the existing two-unit residential structure. The property is within a RH-2 (Residential, House, Two-Family) Zoning 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
(Continued from Regular Meeting of May 12, 2016, and July 14, 2016)
(Proposed for Continuance to November 10, 2016)

SPEAKERS: None
ACTION: Continued to November 10, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

1b. 2008.0410V (T. CHANG: (415) 575-9197)
799 CASTRO STREET - east side of Castro Street at 21st Street; Lot 024 in Assessor's Block 3603 (District 8) - Request for **Variance** pursuant to Planning Code Section 121 for establishing a lot smaller than the minimum lot size; 132 for providing a front setback less than required; and 134 for providing a rear yard less than 45 percent of lot depth. The property is within a RH-2 (Residential, House, Two-Family) Zoning and 40-X Height and Bulk District.
(Continued from Regular Meeting of May 12, 2016 and July 14, 2016)
(Proposed for Continuance to November 10, 2016)

SPEAKERS: None
ACTION: Acting ZA Continued to November 10, 2016

2. 2012.0107C (C. CAMPBELL: (415) 575-575-8732)
460 TOWNSEND STREET - north side of Townsend Street between 5th and 6th Streets; Lot 023 in Assessor's Block 3785 (District 6) – Request for **Conditional Use Authorization,** pursuant to Planning Code Sections 303 and 845.32; for the conversion from Production, Distribution, and Repair (PDR) to an Educational Services use by the Academy of Art University. The project proposes to legalize the conversion from industrial/wholesale to educational services for classrooms, studios, student and faculty lounges within a WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and 85-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to November 17, 2016)

SPEAKERS: None
ACTION: Continued to November 17, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

3. 2012.0720C (S. ADINA: (415) 575-8722)
466 TOWNSEND STREET –north side Townsend Street between 5th and 6th Streets; Lot 005 in Assessor's Block 3785 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 845.32, for the conversion from Production,

Distribution and Repair (PDR) to an Educational Services use by the Academy of Art University. This project proposes to legalize the conversion from a Data/Telecommunications facility to educational services for classrooms, labs/art studios, an art store, and student and faculty lounges within a WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and 85-X Height and Bulk District.
Preliminary Recommendation: Pending
(Proposed for Continuance to November 17, 2016)

SPEAKERS: None
ACTION: Continued to November 17, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

4. 2014.1183CUA (C. MAY: (415) 575-9087)
2444 LOMBARD STREET - located on the north side of Lombard Street between Divisadero and Scott Streets and on the east side of Divisadero Street between Lombard and Chestnut Streets, Lot 014 in Assessor's Block 0936 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 303 and 304, to allow a Planned Unit Development (PUD) for the demolition of the existing one-story commercial building and the construction of a four-story mixed-use building with 41 dwelling units above approximately 2,500 square feet of ground floor retail space within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. The PUD process would allow for modifications to the rear yard and dwelling unit exposure requirements of Planning Code Sections 134 and 140. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)

SPEAKERS: None
ACTION: Continued Indefinitely
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
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

5. 2016-007216CUA (A. PERRY: (415) 575-9017)
1116 POLK STREET – located on the east side of Polk Street between Post and Hemlock Streets, Lot 012 in Assessor's Block 0692 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 723.27 to allow an extension to the hours of operation until 4 a.m. daily, for an existing Limited Restaurant (d.b.a. Mustafio's Pizza). No other changes are proposed. The subject property is located in the Polk Street Neighborhood Commercial District (NCD), the Lower Polk Street Alcohol

Restricted Use District, and 130-E Height and Bulk District. The Project is not subject to the California Environmental Quality Act (CEQA) as the extension of hours is not considered a project under CEQA.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of September 29, 2016)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson
MOTION: 19752

C. COMMISSION MATTERS

6. Consideration of Adoption:
   - Draft Minutes for September 22, 2016

SPEAKERS: None
ACTION: Adopted
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

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'd like to talk about 3790 21st Street. Do you all remember that building? We spent a lot of time relieving it, from its mega mansioning, into something which responsible addressed the proper addition of a second dwelling unit, and we spent a lot of time on it, an extraordinary amount of time. That was 3790 21st Street - that is in Noe Valley.

Commissioner Richards:
Corner of Noe and 21st

Commissioner Moore:
I want to show you go something. I just pulled, just by coincidence in the real estate section, that building is now in the market for $2.89 million. I just wanted to inform you of that.

Commissioner Richards:
I guess there is three ways to make money in this business, one is to acquire land and sell it at a higher price after you acquired the land or the building and you've entitled it, as you just mentioned there on that building, you sell it at a higher price, because you've gone through the entitlement process, and the third

way is, to actually build the building, and make your money that way, we are looking at case study number two, on that building. I actually walked by it and saw the sign as well.

Commissioner Moore:
That makes the unit that we had kind of identified as being more affordable, de-facto out of reach of normal people altogether.

Commissioner Richards:
I think a couple of meetings ago, I went through the Housing Element, mentioned sound housing and affordability, and all of that, this would be a classic example, on how not affordable these "remolitions" actually are.

D. DEPARTMENT MATTERS

8. Director's Announcements

Director Rahaim:
Good afternoon, Commissioners no new announcements today, thanks.

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

LAND USE COMMITTEE:

- **160960 Planning Code – Temporary Homeless Shelters in Certain Industrial and Mixed-Use Districts. Sponsor: Mayor. Staff: Starr.**
- **160961 Summary Street Vacation – 25th Street Temporary Navigation Center for Homeless Residents. Sponsor: Mayor. Staff: Samonsky.**

At the this week's Land Use Committee hearing, the Committee heard the an ordinance, sponsored by the mayor, that would amend the Planning Code to allow temporary Homeless Shelters in PDR, WMUO, and SALI zoning districts subject to conditional use authorization. This Commission heard this item on September 22 of this year and voted unanimously to recommend approval.

At the hearing Sam Dodge, Deputy Director for the Department of Homelessness, gave an overview of the proposed temporary navigation center that would be located in the Dog Patch neighborhood, which this commission also heard on September 22. There was one speaker during public comment that represented the Dog Patch Neighborhood Association and voiced support for the proposed ordinance and navigation center. After some supportive comments from each committee member, the committee voted then to forward the item to the Full Board with a positive recommendation.

FULL BOARD:

- **160321 Planning Code – Amendments to the Housing Balance Report. Sponsor: Kim. Staff: D. Sanchez. PASSED Second Read**

- **160426 Planning Code, Zoning Map - Rezoning Midtown Terrace Neighborhood. Sponsor: Yee. Staff: Starr. PASSED Second Read**

- **160509 Planning Code, Zoning Map - Rezoning 2070 Folsom Street. Sponsor: Campos. Staff: Salcedo. Passed First Read**

- **161044 Urging City Agencies to Monitor And Review Any Development Proposal For The Brisbane Baylands Area And Urging The City of Brisbane To Prepare A Complete Environmental Impact Report And Approve A Responsible Land Use Plan. Sponsor: Kim; Peskin and Campos. Staff: Unstaffed.**

  Also at the Full Board hearing, the Board considered a resolution urging The City of Brisbane to include housing in the proposed Brisbane Badlands development. As has been covered in the news, the City of Brisbane is considering the approval of a 684-acre commercial development west of Highway 101 without any housing, even though the Developer has asked that housing be included. Given the regional housing crisis, many SF Supervisors have expressed frustration and concern over the plan. Some have even considered the idea of San Francisco annexing this portion of Brisbane to ensure that housing is built on the site.

  During General Public Comment, Mayor Clifford Lentz of the City of Brisbane read a letter from the City Council in opposition to the Resolution, and Clay Holsten, the City Manager of Brisbane also spoke in opposition.

  The Board did not end up voting on the resolution. Instead, the sponsor of the resolution, Supervisor Kim, asked that this item be re-referred to the Land Use and Transportation Committee.

INTRODUCTIONS:

- **161079 Hearing - Cannabis State Legalization Task Force Update.** Sponsor: Wiener. Staff: Sider/Starr. Hearing on the local impacts of the Adult Use of Marijuana Act if approved by the voters in November, including areas of legislative and administrative need, and requesting the Cannabis State Legalization Task Force to report. The Planning Department is represented on the Cannabis State Legalization Task Force and will likely take part in this hearing.
- **140877 REINTRODUCTION Planning Code - Downtown Support Special Use District; Fees in Lieu of On-Site Open Space. Sponsor: Kim. Staff: TBD.** This ordinance would allow for the Intercontinental hotel to pay a fee in the amount of 2.5 million to remove their Privately Owned Public Open Space.

BOARD OF APPEALS:
No Report

HISTORIC PRESERVATION COMMISSION:
The Historic Preservation Commission did meet yesterday. There were a few noteworthy items that might of interest to the Planning Commission. The first is the Historic Preservation Commission initiated landmark designation for the Sacred Heart Parish Complex, which includes the former rectory, a church school and convent buildings. They approved some Mills Acts contracts, and also adopted recommendations for legacy business applications, that include The Escape from New York Pizza establishment, The Gypsy Rosa Lee Wigs and Vintage establishment, as well as the Oddball Films Archive.

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: Ron Miguel – Welcome Commissioner Koppel and Melgar
Sue Hestor – Housing

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, expediters, and/or other advisors.

10. 2015-009690CWP (M. SNYDER: (415) 575-6891)
EXECUTIVE PARK BACKGROUND AND THE STREETSCAPE MASTER PLAN – **Informational Presentation** on background to Executive Park and on the Executive Park Streetscape Master Plan. The Executive Park Subarea Plan Area is located in the southeastern part of San Francisco, just east of U.S. Highway 101 and along the San Francisco/San Mateo County border. It is generally bounded by Highway 101 to its west, Bayview Hill to its North, Jamestown Avenue to its east (but not those lots fronting on Jamestown), and Harney Way to its south. Parcels that would be regulated by the Streetscape Master Plan are bordered by Executive Park Boulevards West, North, and East on the west, north, and east respectively and Harney Way on the south and include Assessor's Block and Lots 4991 / 074, 075, 085, and 086 (the existing office park portion of the site). The presentation will provide information on (1) the regulatory structure of Executive Park as approved in 2011, of which the project at 5 Thomas Mellon (2015-009690CUADNX) is subject; and (2) the Executive Park Streetscape Master Plan, which is required to have an informational presentation before the Commission prior to the first entitlement under the Executive Park Plan.
Preliminary Recommendation: None - Informational

SPEAKERS: = Mathew Snyder – Staff Report
Michael Burke – High rise relocation
ACTION: None - Informational

11. 2015-017206GPA (M. MOHAN: (415) 575-9141)
COMMERCE AND INDUSTRY ELEMENT - Adopt **General Plan Amendments** to the Commerce and Industry Element updating the guidelines regarding over-concentration of Eating and Drinking Establishments in a single area; 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.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Menaka Mohan – Staff Report
- Paul Webber – Reject amendments
ACTION: After hearing and closing public commnet; Continued to December 1, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

12. 2014.0926GPA (T. CHANG: (415) 575-9197)
THE MISSION / 9TH STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT - Located on the north side of Mission Street, east of Laskie Street, Lots 020 and 021 in Assessor's Block 3701 (District 6) - Consideration of a Resolution of **Intent to Initiate** an amendment to the General Plan pursuant to Planning Code Section 304 to amend Map 5 (Height and Bulk Map) of the Downtown Area Plan. The amendment would reflect the proposed height associated with the project within the proposed Mission / 9th Street Affordable Housing Special Use District.
Preliminary Recommendation: Initiate

SPEAKERS: = Tina Chang – Staff Report
= Sue Hestor – Expedited housing
ACTION: Initiated and scheduled a hearing on or after October 27, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson
RESOLUTION: 19753

13. 2016-000388CUA (C. GROB: (415) 575-9138)
1526 POWELL STREET - located on the east side of Powell Street between Vallejo Street and Green Street (aka Beach Blanket Babylon Boulevard), Lot 025 in Assessor's Block 0130 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 722.21, 722.24, 722.44 and 780.3 to establish a Restaurant use in the North Beach NCD, to establish a use between 2,000 and 3,999 square feet, and to operate an Outdoor Activity Area. The project proposes a change of use from light industrial (d.b.a. Delucchi Sheet Metal) to a 3,989 square foot restaurant with accessory brewing and an ABC License Type 75. The proposed restaurant would occupy the ground floor and existing mezzanine, and the industrial use would remain at the basement level and second floor. Alterations to the building include interior tenant improvements and the replacement of a non-original roll-up door on the front façade. The subject property is located in the North Beach NC (Neighborhood Commercial) Zoning District, the North Beach Special Use 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: = Carly Grob – Staff Report
+ Allan Tse – Project presentation
+ Richard Jones – Project presentation
= Ed Chin – Issues and concerns
- Rose Gee – Quality of life, congestion
ACTION: Approved with Conditions as amended requiring staff to continue working with the sponsor on separating the interior and exterior spaces, and a written report back in one year from the date of operation.

AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson
MOTION: 19754

14a. 2015-009690CUA (E. SAMONSKY: (415 575-9112)
5 THOMAS MELLON CIRCLE - west side of Thomas Mellon Circle between Executive Park Boulevard and Alanna Drive; Lot 075 in Assessor's Block 4991(District 10) - Request for **Conditional Use Authorization** to authorize a Planned Unit Development (PUD) pursuant to Planning Code Sections 303 and 304 for demolition of an existing commercial/office building and construction of five residential buildings (ranging in height from six to seventeen stories tall) with up to 586 dwelling units, approximately 4,727 square feet of ground floor commercial space, 53,729 square feet of usable open space, and up to 756 off-street parking spaces. The project includes modifications to the following Planning Code requirements: dwelling unit density (Section 209.3), measurement of height (Section 260), street frontage (Section 145.1) and off-street parking (Section 151). The project is located within a RC-3 (Residential-Commercial, Medium Density) Zoning District, Executive Park Special Use District and 65/240-EP Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Andrea Bruss, Aide to Supervisor Cohen – Request for Continuance
Michael Burke – Continuance
ACTION: Without hearing; Continued to October 27, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

14b. 2015-009690DNX (E. SAMONSKY: (415 575-9112)
5 THOMAS MELLON CIRCLE - west side of Thomas Mellon Circle between Executive Park Boulevard and Alanna Drive; Lot 075 in Assessor's Block 4991(District 10) - Request for **Permit Review in the Executive Parking Special Use District,** pursuant to Planning Code Sections 309.1 and 309.2, for demolition of an existing commercial/office building and construction of five residential buildings (ranging in height from six to seventeen stories tall) with up to 586 dwelling units, approximately 4,727 square feet of ground floor commercial space, 53,729 square feet of usable open space, and up to 756 off-street parking spaces. The project is located within a RC-3 (Residential-Commercial, Medium Density) Zoning District, Executive Park Special Use District and 65/240-EP Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 14a.
ACTION: Without hearing; Continued to October 27, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

15a. 2015-009928SHD (E. JARDINES: (415) 575-9144)
75 ARKANSAS STREET - located at the northeast corner of Arkansas and 17th Street; Lot 001B in Assessor's Block 3952 - Request for **Adoption of Findings,** pursuant to Planning Code Section 295, regarding the shadow study that concluded the new construction of a four-story mixed-use building (approximately 64,339 gsf), approximately 48 feet in height with 30 dwelling units (student housing) would not be adverse to the use of Jackson

Playground, 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 48-X Height and Bulk District in the Showplace Square/Potrero Hill Area Plan.
Preliminary Recommendation: Adopt Findings

SPEAKERS: = Esmeralda Jardines – Staff Report
+ Suzanne Brown – Project presentation
+ Simon Blackwell – Project presentation
+ David Meckell – Project presentation
+ Richard Stacy – Design presentation
+ Jeremy Drucker – Small business
+ Speaker – Architecture
+ Ron Miguel – Responsible institution
+ Tim Colen – Support
+ Carlos Durand – Local 22, Support
+ Dennis Lumsy – Local 22, Support
+ J.R. Eppler – Potrero Boosters – Support, student housing
= Sue Hestor – Issues and concerns
ACTION: Adopted Findings
AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore
MOTION: 19755

15b. 2015-009928ENX (E. JARDINES: (415) 575-9144)
75 ARKANSAS STREET - located on the northeast of Arkansas and 17th Street, Lot 001B in Assessor's Block 3952 (District 10) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329, for demolition of an existing warehouse and new construction of a four-story mixed-use building (measuring approximately 64,339 gross square feet), 48 feet tall (exclusive of elevator and stair penthouses), with 30 dwelling units (student housing), 4 commercial units and a ground floor multipurpose room, 80 Class 1 bicycle parking spaces, and 14 Class 2 bicycle parking spaces. The project includes common open space, sidewalk widening, bulb-out and associated landscaping. Under the Large Project Authorization, the project is seeking an exception to certain Planning Code requirements including: 1) rear yard (Planning Code 134). The subject property is located within the UMU (Urban Mixed Use) Zoning District and a 48-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: Same as Item 15a.
ACTION: Approved with Conditions
AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore
MOTION: 19756

16. 2015-013617CUA (B. BENDIX: (415) 575-9114)
471 24TH AVENUE - located on the west side of 24th Avenue between Clement Street and Geary Boulevard, Lot 013 in Assessor's Block 1456 (District 1) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish a two-story single family dwelling through a major alteration within a RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The project will construct

horizontal additions at the front and rear of the existing structure, construct a two-story vertical addition, renovate the front façade and establish two addition dwelling units. The resulting 40-foot tall building will contain three dwelling units. 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 hearing of September 29, 2016)

SPEAKERS: None
ACTION: Continued to October 20, 2016
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore
ABSENT: Johnson

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, expediters, and/or other advisors.

17. 2015-003768DRP-02 (B. BENDIX: (415) 575-9114)
2462 FILBERT STREET - north side between Scott and Pierce Streets; Lot 009B in Assessor's Block 0513 (District 2) - Requests for **Discretionary Review** of Building Permit Application No. 2015.03.25.1848, proposing construction of a three-story rear addition, interior alterations, the addition of a rooftop elevator penthouse, and legalization of a roof deck above a three-story single-family house within a RH-1 (Residential, House, Single-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
(Continued from Regular Meeting of September 15, 2016)

SPEAKERS: = Brittany Bendix – Staff Report
+ Jim Reuben – Project presentation
+ Lewis Buttler – Design presentation
- Paul Richle – Roof deck access
- Stephanie Richle – Roof deck access
- Dick Oppenheimer – Roof deck access
- Marette Leiman – Opposed
+ Tucker Hyatt – Support
+ Nancy Harlow – Support
+ Ronald John Paully – Support
- Malcolm Kauffman – Views
- Samantha Chapman – Roof penthouse
- Linda Dalton – Opposed to penthouse

ACTION: Took DR and approved the project, requiring the sponsor continue working with staff on the detailing of the elevator and railing.

AYES: Fong, Hillis, Johnson, Koppel, Melgar
NAYES: Moore, Richards
DRA No: 0484

18a. 2015-002632DRP (J. SPEIRS: (415) 575-9106)
1152 POTRERO AVENUE - west side of Potrero Avenue, south of 23rd Street, north of 24th 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
(Continued from Regular Meeting of June 30, 2016)

SPEAKERS: = Jeffrey Speirs – Staff Report
- Jesus Gomez – DR
- Speaker – Opposed
- Silvia Johnson – Overlaps
- Brian Lopez – Negative impact
- Sue Hestor – Impacts to low income residents
- Evangeline Lopez – Lower the height of the building
- Berta Lopez –

+ John Kevlin – Revised project
+ Speaker – Support
+ Shada - Support

ACTION: Took DR and approved the project as modified
AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore
DRA No: 0485

18b. 2015-002632VAR-02 (J. SPEIRS: (415) 575-9106)
1152 POTRERO AVENUE - west side of Potrero Avenue, south of 23rd Street, north of 24th Street; Lot 011 in Assessor's Block 4211 (District 9) - Request for **Variances** 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.
(Continued from Regular Meeting of June 30, 2016)

SPEAKERS: Same as Item 18a.
ACTION: ZA, after hearing and closing public comment, indicated an intent to Grant

19. 2015-006150DRP-02 (A. PERRY: (415 575-9017)
1865 STOCKTON STREET- located on the west side of Stockton Street between Lombard and Greenwich Streets, Lot 002 in Assessor's Block 0076 (District 3) - Requests for **Discretionary Review** of Building Permit Application No. 2015.04.21.4175, proposing construction of a 3-story horizontal addition at the rear of the existing 3-story building, as well as construction of a new 4th floor vertical addition with roof deck above, while

maintaining the existing unit count of the building at two dwelling units, within the 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 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: = Andrew Perry – Staff Report
- Marla Knight – DR 1 presentation
- Yuk Fai Chan – DR 2 presentation
- Mo Jameel – Huge addition on a historic building
- Silvia Johnson – Inaudible
- Jeff Vanburen – Elevator location
- Speaker – Intent?
- Yu Wai Chan – Opposition
- Li Yin – Opposition
- Lan Yik Yen – Opposition

+ Justin Yonker – Project presentation
+ Laura Fuller – Support
+ Jim Jaquinto – Support
+ Leassa Beckham – Support
+ Jennie Vasquez – Support
+ Eric Dunn – Support
+ Michael Fuller – Support
+ Speaker – Support
+ Jenniffer Dunn – Project presentation

ACTION: Took DR and approved the project, with the following conditions:
1. Eliminate the front deck and railing;
2. Replace the doors with windows;
3. Setback the roof deck 9'-7"; and
4. Setback the top floor addition 12' from the front property line

AYES: Fong, Richards, Hillis, Johnson, Koppel
NAYES: Melgar, Moore
DRA No: 0486

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 6:13 P.M.