

# 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, December 1, 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 1:04 P.M.**

**STAFF IN ATTENDANCE:** John Rahaim - Planning Director , Stephanie Skangos, Nicholas Foster, Jeffrey Spears, Maggie Wenger, Paolo Ikezoe, Christy Alexander, Laura Ajello, Ella Samonsky, Michael Christensen, 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. 2015-004567CUA (E. JONCKHEER: (415) 575-8728)  
470 WEST PORTAL AVENUE - west side of West Portal Avenue between 15th Avenue and Sloat Boulevard, near the intersection of Portola Drive, Sloat Boulevard, and West Portal Avenue; Lots 008 and 009 in Assessor's Block 2484 and Lot 001 in Assessor's Block 2540

(District 7) – Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Sections 132, 134, 155.2, 209.1, 303 and 304, to allow a two-phase expansion of the San Francisco Waldorf School that would provide additional on-site facilities for academic and recreational uses while also modifying the current parking lot configuration and access to the main school entrance. Phase 1 proposes the construction of a new multi-purpose gymnasium along West Portal Avenue, and Phase 2 proposes an addition beneath the footprint of the existing building at the northwest portion of the site and a ground floor level lobby connection between the gymnasium and the existing building. The proposed project would be designed to accommodate a potential increase in the school's enrollment by 90 for a total enrollment of up to a maximum of 240 students. The project seeks expansion of the secondary school (an institutional use) in a RH-1(D) District, and modifications from the Planning Code's front setback, rear yard and Class-1 bicycle parking space requirements via the CUA/PUD process. The project sponsor is seeking a ten-year authorization timeline. The project site is within a RH-1(D) (Residential, House Districts, One-Family, Detached) 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*

**(Proposed for Continuance to December 15, 2016)**

SPEAKERS: None  
ACTION: Continued to December 15, 2016  
AYES: Fong, Hillis, Koppel, Melgar, Moore  
ABSENT: Johnson, Richards

- 2a. 2014.0011X (D. VU: (415) 575-9120)  
1298 HOWARD STREET - northeast corner of 9th and Howard Streets – Lots 019, 024, 025, 086 & 087 in Assessor's Block 3728 - Request for **Large Project Authorization**, pursuant to Planning Code Section 329 and 823 including exceptions from the rear yard, usable open space and dwelling unit exposure requirements pursuant to Planning Code Sections 134, 135 and 140, respectively, for the proposed construction of a 45- to 55-ft. tall, five-story mixed-use development consisting of two buildings totaling 139,516 square feet that include 124 dwelling units, approximately 13,850 sq. ft. of ground floor commercial space, 9,050 sq. ft. of common and public open space partially through a 30-ft. wide mid-block alley and a 30,395 sq. ft. basement for 71 automobile and 188 Class 1 bicycle parking spaces. The subject properties are located in the Regional Commercial (RCD), WSoMa Mixed Use-General (WMUG) and Residential Enclave-Mixed (RED-MX) Districts and 45-X and 55-X Height and Bulk Districts. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Pending*

**(Proposed for Continuance to January 26, 2017)**

SPEAKERS: None  
ACTION: Continued to January 26, 2016  
AYES: Fong, Hillis, Koppel, Melgar, Moore  
ABSENT: Johnson, Richards

- 2b. 2014.0011C (D. VU: (415) 575-9120)

1298 HOWARD STREET - northeast corner of 9th and Howard Streets – Lots 019, 024, 025, 086 & 087 in Assessor's Block 3728 - Request for **Conditional Use Authorization** of a **Planned Unit Development**, pursuant to Planning Code Sections 121.1, 121.2, 121.7, 202.5, 303 and 304 for the conversion of an automobile service station, demolition of all existing structures, merger of lots and the construction of a 45- to 55-ft. tall, five-story mixed-use development consisting of two buildings totaling 139,516 sq. ft. that include 124 dwelling units, approximately 13,850 sq. ft. of ground floor commercial space, 9,050 sq. ft. of common and public open space partially through a 30-ft. wide mid-block alley and a 30,395 sq. ft. basement for 71 automobile and 188 Class 1 bicycle parking spaces. The Project is also requesting modifications from the rear yard, usable open space and dwelling unit exposure requirements pursuant to Planning Code Sections 134, 135 and 140, respectively. The subject properties are located in the Regional Commercial (RCD), WSoMa Mixed Use-General (WMUG) and Residential Enclave-Mixed (RED-MX) Districts and 45-X and 55-X Height and Bulk Districts.

*Preliminary Recommendation: Pending*

**(Proposed for Continuance to January 26, 2017)**

SPEAKERS: None  
 ACTION: Continued to January 26, 2017  
 AYES: Fong, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards

3. 2016-001528CUA (N.KWIATKOWSKA: (415) 575-9185)  
2645 OCEAN AVENUE – at 19<sup>th</sup> Avenue, Lot 023 in Assessor's Block 7226 (District 7) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710.21 to convert the existing individual medical uses into one large medical service of 26,181 gross square feet in an existing three-story structure within a NC-1 (Neighborhood Commercial Cluster) District, 26-X Height and Bulk District. The proposal includes interior alterations and new signage. The proposed use size requires CUA pursuant to Planning Code Section 710.21 since it is greater than 2,999 square feet. 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 November 10, 2016)

**NOTE: On November 10, 2016, after hearing and closing public comment, the Commission adopted a motion of intent to Disapprove and continued the item to December 1, 2016 by a vote of +6 -1 (Hillis against).**

**(Proposed for Continuance to February 2, 2017)**

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson, Richards

4. 2015-018150CUA (C. MAY: (415) 575-9087)  
137 CLAYTON STREET - west side of Clayton Street, between Grove and Hayes Streets, Lot 006 in Assessor's Block 1194 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story, single-family dwelling and construct a new four-story, 3-unit residential building within a RH-3

(Residential – House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Meeting of November 3, 2016)

**NOTE: On November 3, 2016, after hearing and closing public comment, the Commission adopted a motion of intent to Disapprove and continued the item to December 1, 2016 by a vote of +7 -0.**

**(Proposed for Continuance to February 9, 2017)**

SPEAKERS: None

ACTION: Continued to February 9, 2017

AYES: Fong, Hillis, Koppel, Melgar, Moore

ABSENT: Johnson, Richards

5. 2015-012722PCA (D. SANCHEZ: (415) 575-9082)

**INCLUSIONARY AFFORDABLE HOUSING PROGRAM {BOARD FILE NO. 150911} - Planning Code Amendment**, introduced by Mayor Lee and Supervisors Farrell and Tang to provide revised geographic, timing, pricing and other requirements for the off-site alternative to the Inclusionary Affordable Housing Fee; create a new option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate projects to direct the Affordable Housing fee to small sites projects; create an option for project sponsors of on- and off-site housing to provide higher amounts of affordable housing at higher levels of affordability termed “dialing up”; revise certain definitions and operating procedures related to the Inclusionary Housing Program and make conforming changes; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan , Planning Code Section 302 and the eight priority policies of Planning Code Section 101.1.

*Preliminary Recommendation: Pending*

(Continued from Regular Meeting of September 15, 2016)

**(Proposed for Continuance to March 2, 2017)**

SPEAKERS: None

ACTION: Continued to March 2, 2017

AYES: Fong, Hillis, Koppel, Melgar, Moore

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

6. [2016-003461CUA](#) (S. SKANGOS: (415) 575-8731)

**2000 VAN NESS AVENUE** - east side of Van Ness Avenue, between Pacific Avenue and Jackson Street, Lot 005 of Assessor’s Block 0595 (District 3) - Request for a **Conditional Use**

**Authorization**, pursuant to Planning Code Sections 303(c) and 209.3, to: (1) legalize the modification of an existing AT&T Mobility Wireless Telecommunications Services Facility consisting of the installation of three (3) new antennas for a total of nine (9) antennas mounted on an existing rooftop behind existing screening, and (2) modify the existing facility consisting of the removal and replacement of five (5) existing antennas, installation of three (3) new Radio Relay Units (RRUs) and other equipment upgrades as part of the AT&T Mobility Wireless Telecommunications Network. The subject property is located within a RC-4 (Residential – Commercial, High Density) Zoning District, Van Ness Special Use District, and 80-D Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Meeting of November 17, 2016)

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
ABSENT: Johnson  
MOTION: 19800

7. [2016-011223CUA](#) (N. FOSTER: (415) 575-9167)  
1844 MARKET STREET - north side of Market, between Octavia Boulevard and Laguna Street, Lot 016 in Assessor's Block 0871 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, and 790.110 to establish a new Financial Services Use (ATM vestibule) for a formula retail establishment (d.b.a. "Bank of America") within the ground-floor of in a newly-constructed mixed-use building. This development was previously approved by the Planning Commission in 2006 (Case No. 2004.0892ECK); construction concluded in 2013. The ATM vestibule would be situated within a vacant commercial tenant space measuring approximately 500 square feet, within the existing building envelope. Minor interior tenant improvements are proposed, with no expansion of the existing building. The subject property is located within a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Meeting of November 17, 2016)

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
ABSENT: Johnson  
MOTION: 19801

8. [2016-010652CUA](#) (J. SPEIRS: (415) 575-9106)  
2417 MISSION STREET - east side of Mission Street, between 20th and 21st Streets, Lot 029 in Assessor's Block 3610 (District 9) - Request for **Conditional Use Authorization** Conditional Use Authorization under Planning Code Sections 249.60, 303, 608.14 and 736.41 to relocate an existing liquor establishment (d.b.a Doc's Clock) within the Mission Alcoholic Beverage Special Use District, and designate & relocate an existing Vintage Sign from its current location to the new location within the Mission Street NCT (Neighborhood Commercial Transit) 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*

SPEAKERS: None  
ACTION: Approved with Conditions  
AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
ABSENT: Johnson  
MOTION: 19802

## C. COMMISSION MATTERS

### 9. Consideration of Adoption:

- [Draft Minutes for November 10, 2016](#)
- [Draft Minutes for November 17, 2016](#)

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

### 10. 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 Fong:**

Commissioners, I hope you join me in closing this meeting in memory of Germaine Jackson, Jr., a Public Works employee, who unfortunately was shot and died while performing his work, doing graffiti removal in San Francisco, and our condolences to his family and two kids, and let's hope that this does not continue.

#### **Commissioner Richards:**

I just have one item to note, an item in this week's Chronicle on Monday, we talked about historic preservation last week or last hearing we had and the story that it told, given that the resources were not in the original shape that they were when the story was there, an interesting article, Little Known Artist Colony Helps Redefine Preservation in the Russian River, in Guerneville. There was an artist colony starting in the 40s and went to the 50s and 60s and there was a famous artist who actually taught classes there. Even though the buildings were not in good shape, the fact that they actually told a story is how they will be making the site historic. And that's an interesting parlay in the conversation we had two weeks ago, so the way we looking at how do we define what historic preservation is, not just, is the building intact, it is also culturally and what happened and what's the story that it told.

**D. DEPARTMENT MATTERS****11. Director's Announcements****Director Rahaim:**

Good afternoon, Commissioners, just two announcements today related to court decisions this week. I think you may have heard about one of them, the Court of Appeals made two determinations this week on two key projects; one is the Warriors Arena Project where the court upheld the environmental impact report and the land use impacts that were both challenged by the appellants. The court found that both of those challenges were not appropriate and so that project -- the project EIR was upheld. It is not clear whether the appellants will seek to go to the State Supreme Court that is still to be determined. The second case, which you may not heard about was the appeal and litigation related to the MTA's T-line and the loop, if you recall, the T-line is supposed to loop around 20<sup>th</sup> I think, on top of 3<sup>rd</sup> is supposed to loop back, so that trains don't have to go the entire distance, but some trains can go part of the way, and turn back. That loop had been challenged in court that went all the way to the Court of Appeals and the court also upheld that EIR, so that project can go forward as proposed. Those were two decisions related to your work that happened this week, and I want to thank Audrey Pearson from the City Attorney's Office and the entire City team, for the work on these appeals and these litigation procedures, required tremendous amount of work, by staff and the City Attorney's team who does a great job on these, so, I just want to thank them for their work on that.

**12. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission****LAND USE COMMITTEE:**

- **161095 Planning Code, Zoning Map - 1493-1497 Potrero Avenue. Sponsor: Planning Commission. Staff: Starr.**

At this week's land use hearing, the Commission heard the height and bulk rezoning for 1493-1497 Potrero Avenue. The item would fix an error in the height map that occurred in the Easter Neighborhood's rezoning, which zoned the subject property to OS from 40-X. This commission heard this item on June 2 of this year and recommended approval with modifications. The modification was to rezone the property to 40-X instead of 55-X, as the property owner had originally wanted. At the land use hearing the only public comment came from a representative of the property owner. The Land Use Committee had some basic clarification questions, which were answered by planning staff and then the item was forwarded to the Full Board with a positive recommendation.

- **161184 General Plan Amendment - Downtown Area Plan Map 5. Sponsor: Kim. Staff: Chang. Item 3**

- **161067 Planning Code, Zoning Map - Mission and 9th Street Special Use District. Sponsor: Kim; Peskin. Staff: Chang. Item 4**

Also at land use was the proposed Mission and 9th Street SUD sponsored by Supervisor Kim. The SUD would do three things; first it would increase the on-site affordable unit requirement from 13.5% to 21.5%; second, the SUD would waive floor area ratio limits, exempting the project from having to purchasing Transferrable Development Rights; and third, the SUD would permit a certain portion of usable open space required to be

provided off-site within 900 feet of the SUD boundaries. The Planning Commission heard this item on October 27 of this year and recommended approval with the modification that an additional 3.5% be made affordable to households whose incomes do not exceed 150% AMI for a total of 25%. The Commission's recommended change was not incorporated into the ordinance. At the hearing, there was no public comment and no questions from the committee members. The item was forwarded to the full board with a positive recommendation.

• **160925 Planning Code - Transportation Demand Management Program Requirement.** Sponsor: Avalos. Staff: Schuett/Wietgreffe. Item 5

Finally, the Land Use Committee heard the TDM Ordinance, which establishes a citywide Transportation Demand Management Program. The Ordinance was initiated by the Planning Commission April 28th, and unanimously recommended for approval by the Planning Commission August 4th. Since that time, Supervisor Avalos has signed on as a sponsor and the Ordinance. At the Land Use hearing, various members of the public spoke in support of the Ordinance, while seeking specific amendments primarily to the TDM Program Standards. Some amendments were proposed to the Ordinance by the Committee, with the most significant amendments related to the phasing in of the TDM requirements. The item was continued to next Monday's committee hearing so that the proposed amendments could be incorporated into the ordinance.

**FULL BOARD:**

• **160510 Planning Code - Student Housing Exemption from Inclusionary Housing Requirements.** Sponsor: Wiener. Staff: Starr. Passed First Read

• **161146 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed Project at 2675 Folsom Street. 3:00 PM Special Order.** Staff: Gibson.

The appeal hearing for the Environmental Determination for 2675 Folsom was continued to December 13

• **161150 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 2675 Folsom Street.** Staff: Rodgers. Continued to December 13

• **161277 Adopting Findings Reversing the Community Plan Exemption Determination - Proposed Project at 1515 South Van Ness Avenue.** Sponsor: N/A. Staff: Rodgers. Adoption, Item 54

Finally, the Board considered the adoption of findings reversing the community plan exemption determination for 1515 South Van Ness. At the hearing Supervisor Campos indicated that the findings in the motion did not represent his intent when the Board rescinded the approval for the CPE for this item. Therefore, Campos proposed amendments to the motion that: Rescinded the prior disapproval of the CPE; Asked that the Planning Department provide the requested additional information directly to the Board; and at which time the Clerk will schedule this item for a second appeal hearing. With these amendments the project's entitlements remain intact for now. This action by the Supervisors does change the procedure by essentially keeping the appeal alive, which means that the Board could still reject the appeal and uphold the CPE, depending on what it decides after receiving the additional requested information from Planning. Because these amendments are extensive, the item was continued to next week so that the motion could be revised and properly noticed.

**INTRODUCTIONS:**

• **160185 Planning Code - Unauthorized Units; Demolition of Single-Family Homes.**  
**Sponsor: Avalos. Staff: Haddadan.** Ordinance amending the Planning Code to delete the limits on the number of Unauthorized Units that are allowed to be legalized on a single lot; delete the prohibition on legalization of Unauthorized Units in buildings with an eviction history; and clarify that the demolition of a single-family homes determined to be unsound is exempt from the Conditional Use authorization requirement. As this is a duplicate ordinance from the original ordinance, and these changes were already considered and recommended by this commission this item not come back to for your review and recommendation

**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.

**SPEAKERS:** Georgia Schuttish  
Francisco Da Costa – Shut down City Hall  
Anastasia Yovanapolous – Article 7 NCD controls  
Ozzie Brown – RDG's, NCD controls

**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.

13. [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*

(Continued from Regular Meeting of October 6, 2016)

**NOTE: On October 6, 2016, after hearing and closing public comment, the Commission continued the item to December 1, 2016 by a vote of +6 -0 (Johnson absent).**

SPEAKERS: = Aaron Starr – Staff Report  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar  
 NAYES: Moore  
 RESOLUTION: 19803

14. (M. WENGER: (415) 575-9126)

[LOCAL COASTAL PROGRAM AMENDMENT PROCESS](#) - In 2015, the Planning Department was awarded grants from the California Coastal Commission and the State Ocean Protection Council to amend the City's Local Coastal Program (LCP) to address sea level rise and coastal erosion. The LCP is a state-mandated land use plan governing development along the City's western shoreline. The LCP Amendment will cover the entire Coastal Zone, but implementation will largely occur south of Sloat Boulevard, where coastal vulnerabilities are most acute. **Informational presentation** on the community and interagency processes used to develop LCP policy amendments and the local and state certification process.

*Preliminary Recommendation: None - Informational*

(Continued from Regular Meeting of November 17, 2016)

SPEAKERS: = Maggie Wenger – Staff Report  
 = Francisco Da Costa – PUC infrastructure along the Great Highway  
 - Dennis Hall – Manage retreat  
 ACTION: None – Informational

15. (P. IKEZOE: (415) 575- 9137)

[COMMERCE AND INDUSTRY INVENTORY 2015](#) - **Informational presentation** - This 22<sup>nd</sup> Inventory is one of the Department's reports on the economy and land use. It contains a 10-year time-series of data for calendar years 2006-2015, including population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity. The Inventory is available for the public at the Planning Department and can be downloaded from the website at [http://commissions.sfplanning.org/cpcpackets/2015 Commerce and Industry Inventory FINAL.pdf](http://commissions.sfplanning.org/cpcpackets/2015%20Commerce%20and%20Industry%20Inventory%20FINAL.pdf)

*Preliminary Recommendation: No Action required. Informational only*

(Continued from Regular Meeting of November 17, 2016)

SPEAKERS: = Paolo Ikezoe – Staff Report  
 = Francisco Da Costa – Carbon footprint  
 ACTION: None – Informational

16. [2015-018056AHB](#) (C.ALEXANDER: (415) 575-8724)

[1296 SHOTWELL STREET](#) - west side of Shotwell Street between Cesar Chavez and 26<sup>th</sup> Streets; Lot 051 in Assessor's Block 6571 (District 9) - Request for **100% Affordable Housing Bonus Program Authorization** to allow for the demolition of an existing 1-story building and construction of a new nine-story 100% affordable residential building for seniors and formerly homeless seniors with 94 units, pursuant to Planning Code Sections 206 and 328. The Project requests development bonuses for 1) increased height above that which is principally permitted by the zoning district and 2) reduced dwelling unit exposure pursuant to Planning Code Section 140. The Project also requests an exception for the rear

yard requirement pursuant to Planning Code Section 134. This Project is within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS:

- = Christy Alexander – Staff Report
- + Sheila Chung-Hayen, Aide to Supervisor Campos – Support
- + Elaine Yee – Project presentation
- + Speaker – Design presentation
- Connie Ramirez Webber – Too full, parking
- + Maltidea Tayez – Support, affordable housing for seniors
- + Evalina – Dignified living for the elderly
- + Antonio Gonzalez – I cannot find affordable housing, I'm living on the streets
- + Elenor Morales – We need this space
- + Olivia Orleana – The project is needed
- + Maria Flores – Support
- + Maya Consuello – I have nowhere to live
- + Speaker – Affordable housing
- + Speaker – Support for seniors and homeless
- + Speaker – We need affordable housing
- + Speaker – Affordable housing
- + Speaker – Support for seniors
- + Speaker – Support
- + Maria Sorzano – Support
- + Olga Ovella – Support
- Craig Webber – Opposition to a nine-story building
- + Spike Khan – Support
- + Fran Taylor – Support
- + Iris Biblowitz – Support
- + Speaker – Parking
- + Susan York – Support
- + Shira Bhakta – Support
- + Erin Arguello – Support
- + Chelsea Boyler – Support
- + Loren – Moral obligation
- + Sonja Transs – Support
- + Vincent – Support
- + Benjamin Pence – Support
- + Joanna Matero – Support
- + Charlie Shamus – Support
- + Mario Transs – Support
- + Speaker – Support
- + Speaker – Support
- + Speaker – Support
- + Jessica Leyman – Support
- + Marilyn – Support
- + Jesse Fernandez – Support
- + Tony Robles – Support

- + Jackie – Support
- + Jeremy Meadow – Support
- + Speaker – Affordable housing
- + Speaker – Affordable housing
- + Speaker – Support for seniors and homeless
- + Laura Clarke
- + Speaker – Opposed to the additional height
- + Francisco Da Costa –
- + Speaker – Support
- + D'Airo Romero -

ACTION: Approved with Conditions  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19804

17. [2016-009074CUA](#) (L. AJELLO: (415) 575-9142)  
701 HAIGHT STREET - southwest corner of Haight and Pierce Streets; Lot 001 in Assessor's Block 0862 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 710.27, to extend the hours of operation from 11 p.m. to 12 a.m. on Sunday through Wednesday nights and from 11 p.m. to 2 a.m. on Thursday through Saturday nights, for an existing brew pub restaurant (d.b.a. Black Sands Brewery). The project is located within the NC-1 (Neighborhood Commercial Cluster) 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: = Laura Ajello – Staff Report  
 + Robert Peterson – Project presentation  
 + Francisco Da Costa – Support  
 ACTION: Approved with Conditions As Amended  
 AYES: Fong, Richards, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis  
 MOTION: 19805

- 18a. [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 585 dwelling units, approximately 9,845 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), and street frontage (Section 145.1). 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*  
 (Continued from Regular Meeting of October 27, 2016)

SPEAKERS: = Ella Samosnky – Staff Report  
 = Yoyo Chan, Aide to Supervisor Cohen – Tenant displacement  
 + George Yurbe – Project presentation  
 + Mike Burke – Project presentation  
 + Terry Merk – Design presentation  
 + Carlos Duran – Union support  
 + Francisco Da Costa – Support  
 + Danny Campbell – Union support  
 ACTION: Approved with Conditions As Amended  
 AYES: Fong, Richards, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis  
 MOTION: 19806

- 18b. [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 Park 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 585 dwelling units, approximately 9,845 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*  
 (Continued from Regular Meeting of October 27, 2016)

SPEAKERS: Same as item 18a.  
 ACTION: Approved with Conditions As Amended  
 AYES: Fong, Richards, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis  
 MOTION: 19807

## 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.

19. [2016-006839DRM](#) (M. CHRISTENSEN: (415) 575-8742)  
160 GILBERT STREET - southwest side of Gilbert Street, south of Brannan Street; Lot 025 in Assessor's Block 3784 (District 9) - **Mandatory Discretionary Review** of Building Permit Application No. 2016.05.05.6621, proposing a change of use from warehouse to a Medical Cannabis Dispensary (MCD) on the ground floor of the subject property. The MCD would be delivery only with no retail component and no on-site cultivation. The property is within the SALI (Service/Arts/Light Industrial) District and 40/55-X Height and Bulk District.

This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco

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

SPEAKERS:       = Michael Christensen – Staff Report  
                      + Brenden Hallinan – Project presentation  
                              Sweeney – Project presentation  
                      = Brendan Grant – Nature of delivery  
                      - Pam England – Parking  
                      - Alexandra Watkins – One lane dead end street  
                      - Clive Over – Street issues  
ACTION:       After hearing and closing public comment; Continued to March 9, 2017  
AYES:         Fong, Richards, Melgar, Moore  
NAYES:       Johnson, Koppel  
ABSENT:       Hillis

## 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 – 6:04 P.M.

