

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, November 2, 2017
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:07 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Esmeralda Jardines, Andrew Perry, Nancy Tran, Michael Christensen, Mary Woods, Carly Grob, Jonathan DiSalvo, David Weissglass, Sharon Young, Linda Ajello-Hoagland, 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. 2008.0586E (T. CHANG: (415) 575-9197)
ACADEMY OF ART UNIVERSITY - Academy of Art University (AAU) is a private postsecondary academic institution that occupies buildings throughout the City (predominantly in the northeast quadrant). AAU plans on expanding its facilities and programs to accommodate a projected on-site student enrollment of approximately 17,282 students and 3,511 faculty

and staff by 2020, resulting in a total increase of approximately 6,100 students and 1,220 faculty and staff. The Proposed Project consists of four general components: study area growth, project site growth, legalization of prior unauthorized changes, and shuttle service expansion. Study area growth consists of approximately 110,000 net square feet (sf) of additional residential uses (to house approximately 400 students, equivalent to about 220 rooms) and 669,670 sf of additional institutional space in 12 geographic areas (study areas) where AAU could occupy buildings to accommodate future growth. The study areas generally include the following areas: Study Area 1 (SA-1), Lombard Street/Divisadero Street; SA-2, Lombard Street/Van Ness Avenue; SA-3, Mid Van Ness Avenue; SA-4, Sutter Street/Mason Street; SA-5, Mid-Market Street; SA-6, Fourth Street/Howard Street; SA-7, Rincon Hill East; SA-8, Third Street/Bryant Street; SA-9, Second Street/Brannan Street; SA-10, Fifth Street/Brannan Street; SA-11, Sixth Street/Folsom Street; and SA-12, Ninth Street/Folsom Street. Project site growth consists of six additional sites that have been occupied, identified, or otherwise changed by AAU since publication of the September 2010 Notice of Preparation (NOP) for this EIR. The six project sites would include a total of 411,070 sf of institutional, bus storage, and community facility uses. The project sites include the following addresses: 2801 Leavenworth Street (The Cannery) (Assessor's Block/Lot: 0010/001); 700 Montgomery Street (Assessor's Block/Lot:0196/028); 625 Polk Street (Assessor's Block/Lot:0742/002); 150 Hayes Street (Assessor's Block/Lot:0811/022); 121 Wisconsin Street (Assessor's Block/Lot:3953/004); and 2225 Jerrold Avenue (Assessor's Block/Lot:5286A/020). The Proposed Project also includes extension of AAU's shuttle service to serve growth in the study areas and at the project sites. The Proposed Project also includes legalization of changes in use and/or appearance undertaken without benefit of permits prior to issuance of the NOP at 28 of AAU's 34 existing sites. The Proposed Project includes the occupation and use of existing buildings, as well as construction activities that would be limited to interior tenant improvements, exterior modifications such as signage, window replacements, and security system installation, and in limited circumstances, seismic upgrades. Adoption of **CEQA Findings** for the Department Proposed Project, which reflects revisions in the Proposed Project to include only residential conversions where the conversion to student housing serves a higher intensity use than what would otherwise be located on the subject site; support conversion of industrial to institutional uses only where the conversion to institutional remains industrial in nature or maintains an industrial component and is therefore best situated on the subject site rather than elsewhere in the City; support conversions of commercial to institutional uses only where the conversion to institutional use maintains a publicly-accessible, active use, and therefore is best situated on the subject site rather than elsewhere in the City; and support conversions of office uses where the institutional use is office in nature, such as the institution's administrative headquarters, and is appropriate for the subject site. Based on these policy determinations, the Department Proposed Project includes review of all Program-Level Growth and Project-Level Growth analyzed in the EIR. However, the Department Proposed Project would result in the full legalization of 29 of AAU's 40 existing and project sites, with 3 pending recommendations.

Preliminary Recommendation: Adopt Findings

(Continued from Regular Hearing of 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Sue Hestor – Delay consideration of continuances w/AAU IMP
 Tony Robles – Housing issues and ramifications
 Theresa Flandrick – Support for continuance
 Jennifer Feeber – Support for continuance

ACTION: Continued Indefinitely

AYES: Hillis, Fong, Johnson, Koppel, Melgar

NAYES: Moore

ABSENT: Richards

- 2a. 2016-007198PCA (T. CHANG: (415) 575-9197)
ADOPTION OF PLANNING CODE TEXT CHANGES INITIATED BY THE PLANNING DEPARTMENT AND RELATED TO THE ACADEMY OF ART UNIVERSITY - Consideration of **Planning Code Amendments** related to Academy of Art University (AAU) - The Planning Commission will consider the adoption of an Ordinance amending the Planning Code to allow a limited conversion of Existing Housing to Student Housing Use for two specific properties. The Ordinance recommended for Adoption would waive the applicability of the prohibition on conversion of Residential Units to Student Housing set forth in Planning Code Section 317(e) to 2209 Van Ness Avenue (Lot 005 in Assessor's Block 0570) and 2211 Van Ness Avenue (Lot 029 in Assessor's Block 0570). The proposed Ordinance would also establish criteria for conditional use authorization applicable to conversions to Student Housing for 2209 Van Ness Avenue and 2211 Van Ness Avenue; make findings under the California Environmental Quality Act; make findings under Planning Code Section 302 of public necessity, convenience, and welfare; make findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and provide for expiration of the provision by operation of law three years after its effective date.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Regular Hearing of July 27, 2017)
NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent). (Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.

ACTION: Continued Indefinitely

AYES: Hillis, Fong, Johnson, Koppel, Melgar

NAYES: Moore

ABSENT: Richards

- 2b. 2016-000559PCA (T. CHANG: (415) 575-9197)
ADOPTION OF PLANNING CODE TEXT CHANGES PROPOSED BY AND RELATED TO THE ACADEMY OF ART UNIVERSITY - A Consideration of **Planning Code Text Amendments** related to Academy of Art University (AAU). The Planning Commission will consider the proposal from the Academy of Art University to adopt an Ordinance that includes a grandfathering provision applicable to former Planning Code Section 317(f) to enable the unauthorized conversion of Residential Units to Student Housing for the following properties: 1080 Bush Street (Lot 015 in Assessor's Block 0275); 1153 Bush Street (Lot 026 in Assessor's Block 0281); 1916 Octavia Street (Lot 011 in Assessor's Block 0640); 1055 Pine Street (Lot 009 in Assessor's Block 0275); 860 Sutter Street (Lot 006 in Assessor's Block

0275); 2209 Van Ness Avenue (Lot 005 in Assessor's Block 0570) and 2211 Van Ness Avenue (Lot 029 in Assessor's Block 0570). The proposed Ordinance incorporates the already established conditional use authorization criteria for Residential Conversion pursuant to former Planning Code Section 317(f)(2).

Preliminary Recommendation: Disapprove

(Continued from Regular Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 2c. 2012.0646PCA (T. CHANG: (415) 575-9197)
ACADEMY OF ART UNIVERSITY - A Consideration of **Planning Code Text Amendments** related to Academy of Art University (AAU). The Planning Commission will consider the proposal from the Academy of Art University to adopt an ordinance that expands the grandfathering provision to Section 175.5(b) to enable the legalization of the unauthorized conversion of Office space to Institutional use for 601 Brannan Street (Lot 132 in Assessor's Block 3785).
Preliminary Recommendation: Disapprove
 (Continued from Regular Hearing of July 27, 2017)
NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).
(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 3a. 2007.1082C (T. CHANG: (415) 575-9197)
2209 VAN NESS AVENUE - located on the west side of Van Ness Avenue between Broadway and Vallejo Streets, Lot 029 in Assessor's Block 0318 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of one Residential Unit to 22 Student Housing rooms within a Residential-Commercial, Medium Density (RC-3) Zoning and 80-D 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 Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 3b. 2007.1083C (T. CHANG: (415) 575-9197)
2211 VAN NESS AVENUE - located on the west side of Van Ness Avenue between Broadway and Vallejo Streets, Lot 029 in Assessor's Block 0318 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of two Residential Units and one Commercial Unit to three Dwelling Units and 8 Student Housing rooms within a Residential-Commercial, Medium Density (RC-3) Zoning and 80-D 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 Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 3c. 2007.1073C (C. CAMPBELL: (415) 575-8732)
1916 OCTAVIA STREET - located on the east side of Octavia Street between Broadway and Vallejo Streets, Lot 011 in Assessor's Block 0640 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 20 Residential Units to Student Housing. The project proposes to legalize the conversion of one Residential Unit to 22 Student Housing rooms 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 the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Disapprove

(Continued from Regular Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without

hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).
(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
ACTION: Continued Indefinitely
AYES: Hillis, Fong, Johnson, Koppel, Melgar
NAYES: Moore
ABSENT: Richards

- 3d. 2007.1074C (C. GROB: (415) 575-9138)
1055 PINE STREET - located on the south side of Pine Street between Jones and Taylor Streets, Lot 009 in Assessor's Block 0275 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2, 303 and 317 for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of 59 Residential Hotel rooms to Student Housing rooms within a Residential-Mixed, High Density (RM-4) Zoning District, Nob Hill Special Use District and 65-A Height and Bulk District. The project proposes to establish a total of 81 student housing rooms. The project is associated with a Planning Code Text Amendment proposed by the Academy of Art University. The adoption hearing for the subject Planning Code Amendment will also be heard on September 22, 2016 (2016-000559PCA). 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: Disapprove
(Continued from Regular Hearing of July 27, 2017)
NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).
(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
ACTION: Continued Indefinitely
AYES: Hillis, Fong, Johnson, Koppel, Melgar
NAYES: Moore
ABSENT: Richards

- 3e. 2007.1077C (C. GROB: (415) 575-9138)
860 SUTTER STREET - located on the north side of Sutter Street between Leavenworth and Jones Streets, Lot 006 in Assessor's /Block 0281 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3, 303 and 317, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of 50 Residential Hotel rooms and 39 Tourist Hotel rooms to 89 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 80-A Height and Bulk District. The project is associated with a Planning Code Text Amendment proposed by the Academy of Art University. The adoption hearing for the subject Planning Code Amendment will also be heard on September 22, 2016 (2016-000559PCA). 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: Disapprove

(Continued from Regular Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 3f. 2007.1070C (S. ADINA: (415) 575-8722)
1080 BUSH STREET - located on the north side of Bush Street between Leavenworth and Jones Streets, Lot 015 in Assessor's Block 0276 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 15 Residential Hotel Rooms to Student Housing. The project proposes to legalize the conversion of 15 Residential Hotel rooms to 15 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 65-A 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: Disapprove

(Continued from Regular Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 3g. 2007.1071C (S. ADINA: (415) 575-8722)
1153 BUSH STREET - located on the south side of Bush Street between Leavenworth and Hyde Streets, Lot 026 in Assessor's Block 0280 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 15 Residential Hotel Rooms to Student Housing. The project proposes to legalize the conversion of 15 Residential and Residential Hotel rooms to 15 Student Housing rooms within a RC-4 (Residential-Commercial, High Density) Zoning and 65-A 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: Disapprove

(Continued from Regular Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 3h. 2012.0107C (C. CAMPBELL: (415) 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 the WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and 85-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).

(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

- 3i. 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 the WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and 85-X Height and Bulk District.

Preliminary Recommendation: Pending

(Continued from Regular Hearing of July 27, 2017)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent). On July 27, 2017 without

hearing, the Commission continued the matter to November 2, 2017 by a vote of +5 -0 (Hillis, Melgar absent).
(Proposed for Indefinite Continuance)

SPEAKERS: Same as Item 1.
ACTION: Continued Indefinitely
AYES: Hillis, Fong, Johnson, Koppel, Melgar
NAYES: Moore
ABSENT: Richards

4. 2017-005067CUA (E. JARDINES: (415) 575-9144)
245 VALENCIA STREET - east side of Valencia Street, Lot 091 in Assessor's Block 3532 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303 and 752 to allow the temporary conversion of an existing parking garage (currently accessory to a church "Annunciation Cathedral") into a commercial parking garage open to the general public (DBA Comb Parking) and to allow a non-residential use size larger than 4,000 square feet within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-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 14, 2017)

SPEAKERS: Same as Item 1.
ACTION: Continued Indefinitely
AYES: Hillis, Fong, Johnson, Koppel, Melgar
NAYES: Moore
ABSENT: Richards

5. 2014.0936DRP (E. JARDINES: (415) 575-9144)
590 LELAND AVENUE - located on the north side of Leland Avenue and west of Hahn Street; Lots: 061, 062, 063, 064, 065 in Assessor's Block 6243 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2014.06.06.7762, proposing the demolition of an existing church and construction of five new three-story, single-family homes (addressed as 579, 583, and 589 Raymond Avenue, and 586 and 596 Leland Avenue). The Project 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 San Francisco Administrative Code Section [31.04\(h\)](#).
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Revised
(Continued from Regular Meeting of January 12, 2017)
(Proposed for Continuance to January 18, 2018)

SPEAKERS: Same as Item 1.
ACTION: Continued Indefinitely
AYES: Hillis, Fong, Johnson, Koppel, Melgar
NAYES: Moore
ABSENT: Richards

6. 2015-009163CUA (A. PERRY: (415) 575-9017)
77 GEARY STREET - southeast corner of Geary Street and Grant Avenue; Lot 008 in Assessor's Block 0312 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service general office use with approximately 24,159 square feet of total space at the second and third floors of the existing building. This application seeks to abate Planning Enforcement Case No. 2015-009163ENF for unauthorized office use in the subject space. The space is currently occupied for office use by a software company (d.b.a. MuleSoft) and by an existing ground floor retailer in the building (d.b.a. Nespresso). The project is located within the C-3-R (Downtown – Retail) District, Downtown Plan Area, and 80-130-F 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\(h\)](#).
(Proposed for Continuance to February 1, 2018)

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

7. 2016-003507DRP (N. TRAN: (415) 575-9174)
775-777 SANCHEZ STREET - eastern side of Sanchez Street, between Liberty and 21st Streets, Lot 023 in Assessor's Block 3605 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.12.21.5574, proposing to construct additions to the existing two-family residential building. Work includes interior remodeling, exterior changes such as a new 4th floor, windows, garage door and roof deck 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 San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Review

Preliminary Recommendation: Do not take Discretionary Review and approve as proposed
WITHDRAWN

SPEAKERS: Same as Item 1.
 ACTION: Continued Indefinitely
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: 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

8. [2015-003310CUA](#) (M. CHRISTENSEN: (415) 575-8742)

1 ARDATH COURT - east side of Ingalls Street, north of Hudson Court, Lot 008 of Assessor's Block 4712 (District 10) - Request for a modification to a **Planned Unit Development-Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 304, with specific modifications to Planning Code requirements related to rear yard (Planning Code Section 134), to construct a new 5,659 square foot recreation center for residents of the Northridge Cooperative Homes. The site 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 the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of October 19, 2017)

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Hillis, Fong, Johnson, Koppel, Melgar, Moore
ABSENT: Richards
MOTION: 20046

C. COMMISSION MATTERS

9. Consideration of Adoption:

- [Draft Minutes for October 19, 2017](#)

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

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.

None

D. DEPARTMENT MATTERS

11. Director's Announcements

Good afternoon Commissioners, One announcement, I just wanted to make today. This week, I offered the position of the Citywide Planning Director to Annmarie Rogers. You know Annmarie well, she's been with the department for 18 years. As she points out in her bio, she's the daughter of two pig farmers, which is how she likes to start her bio. She grew up in Iowa, and has been with the department for many, many years, she is been also with the City, she worked under Public Works for a time. As you know, Annmarie has been

managing Legislative Affairs for quite sometimes and the communications function. She's also been overseeing housing policy at work. That policy will go into the citywide function where I think most appropriately belongs with all the other long-range policy work that that group does. The legislative affair function and the communications function will now report to Dan Sider, as another Senior manager in the Department. I just want to make aware of those announcements and congratulate an Annmarie on her new position.

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

LAND USE COMMITTEE:

- **170864 Planning Code, Zoning Map – Pier 70 Special Use District. Sponsors: Mayor; Cohen. Staff: Sucre.**

Pier 70 was the only item at the Land Use committee this Monday. There was no public comment and the item passed out of committee fairly quickly. There was one amendment that was added, which required an informational hearing at the Planning Commission and HPC prior to submittal of the phases

November 2 Special Meeting:

- **171041 Planning Code – Cannabis Regulation. Sponsors: Mayor, Sheehy. Staff: Starr.**

The Land Use Committee is also holding a special hearing this week, which is going on right now, to consider the Cannabis Regulations. We will report back to you next week on the results of that hearing.

FULL BOARD:

- **170930 General Plan – Pier 70 Mixed–Use District Project. Sponsor: Planning Commission. Staff: Sucre. Passed First Read**
- **170864 Planning Code, Zoning Map – Pier 70 Special Use District. Sponsors: Mayor; Cohen. Staff: Sucre. Passed First Read**

The Pier 70 Project passed its first read this week.

- **170923 Planning Code – Landmark Designation of 1399 McAllister Street (aka Third Baptist Church Complex). Sponsors: Breed; Peskin and Farrell. Staff: Smith. Passed First Read.**
- **171062 Hearing – Appeal of Conditional Use Authorization – Proposed Project at 948-950 Lombard Street and 841 Chestnut Street. Continued to December 5, 2017**

INTRODUCTIONS:

- **171134 General Plan Amendment - 1629 Market Street. This Ordinance proposes to amend the General Plan to revise Maps 1 and 3 and Policy 7.2.5 of the Market and Octavia Area Plan to reflect the 1629 Market Street Special Use District;**

HISTORIC PRESERVATION COMMISSION:

Good afternoon Commissioners, Tim Frye, Department staff here to share with you a few items from the Historic Preservation Commission hearing. But before that, I'd like to carry on with part of Diego's presentation and give an update on yesterday's Government Audit and Oversight Committee hearing, where the committee heard the eight pending Mills Act applications for this year. As you know, the Mills Act program is a 10-year rolling contract that a property owner engages with the City in exchange for rehabilitation and preservation of their landmark, or nationally registered-listed site. It is a rolling contract, and each year, in May, the Department receives a number of applications, and then the Board usually reviews and approves those by the end of the year. However, at this – yesterday's committee hearing, the committee members did raise some concerns about whether or not several of the properties should receive Mills Act contracts or property tax savings given they had already substantially completed rehabilitation efforts. I just wanted to run down quickly and let you know 55 Laguna Street, for Woods Hall in particular, has been – they have asked, the community has asked for more information. There are two properties in the Duboce Park Landmark District, in which the committee has asked for additional information regarding a potential Ellis Act eviction at one of those sites, and a pending major alteration to one of the properties. The committee forwarded with a positive recommendation, three other contracts, one at 101 Vallejo, which is part of the Northeast Waterfront Landmark District and one of the oldest warehouses in San Francisco. The committee also proposed a contract or positive recommendation for a contract 627 Waller Street. This is in the Duboce Park Landmark District, but they're limiting the contract to 10 years only. At 940 Grove, part of Postcard Row, they accepted a positive recommendation there, and then they decided to deny a Mills Act contract for the Filbert Street Cottages. We're following up with them at a future committee hearing and they've asked us some additional questions about the program, which we'll inform them of at that time, and then the Historic Preservation Commission has asked the Department to schedule a future hearing to talk about various policies related to the Mills Act program. The one item from yesterday's HPC hearing I wanted to share with you, if I can get the overhead please, is the initiation of the landmark designation for what's often called the Diamond Heights Safety Sculpture. This structure was completed in the late 1950s and is significant for two reasons. One, is because it represents the gateway to the Diamond Height Neighborhood, and part of the redeveloped Diamond Heights Redevelopment Project which substantially and dramatically reshaped that area, from an undeveloped area to the modernist postwar master planning that it exhibits today. And second, is it's the work of a regional modernist architect and artist named Stefan Alexander Novak, who was an architect and instructor at Berkeley, and he was awarded the commission in the late 1950s. This was a community-sponsored designation from the Diamond Heights Neighborhood association and Bob Pullham in the neighborhood. And it will – one other additional hearing is scheduled for the HPC and then moves to the full board. That concludes my comments unless you have any other comments. Thank you.

BOARD OF APPEALS:

No Report

E. GENERAL 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. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Georgia Schuttish:

Fitzhugh Building was demolished 40 years ago because it was felt that Union Square needed to have a Saks to remain competitive with the suburbs. This motivated Commission approval back then.

Retail has changed as is well known and is perhaps best illustrated by the amount of cardboard in the blue recycle bins.

It is probably true that the architectural reasons and economic reasons, SF would be better off not only with the historic office space, but also the small retail stores along Post Street.

The Commission is facing a parallel situation in 2017, by giving up a Planning Code definition of Demolition for the RHS.

Residential buildings have already been demolished without Commission review due to problems with Tantamount To Demolition.

Without a workable and fair definition of TTD to allow *reasonable* change even more housing will be lost.

TTD must be improved not abandoned

Existing Housing = Affordable Housing

George Wooding – RET, inflated and inaccurate numbers

Speaker – RET

Lisa Baker – RET, no definition for demolition

Lisa Tsang – RET, FAR

Stephanie Peak – RET, simpler definition of demolition

Richard Brisly – End RET

Jennifer Feeber – RET is flawed

Lisa Fromer – RET, flawed elimination of the definition of demolition

Ozzie Rohm – RET, FAR

Matt McAbe – RET

Mark Brennan – RET

Bruce Bowen – RET, cure is worse than the disease

Sue Hestor – Loss of rent controlled housing, centennial celebration

Katherine Howard – RET will eliminate 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, expeditors, and/or other advisors.

13. [2017-005439IMP](#) (M. WOODS: (415) 558-6315)
MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO - Notification by the Zoning Administrator of the filing of an **Institutional Master Plan (IMP)** for the Academy of Art University. Pursuant to Planning Code Section 304.5, the Planning Commission is holding a public hearing on a full IMP from the Academy of Art University. This public hearing is for receipt of public testimony only. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The IMP is available for viewing at the Planning Department's website: <http://sf-planning.org/institutional-master-plans> (look under "Academy of Art University," and click on the most recent submittal dated 10/16/2017). The IMP is also available for public viewing at the Planning Department's Public Information Center located at 1660 Mission Street, 1st Floor, and at the Department's reception area located at 1650 Mission Street, 4th Floor.
Preliminary Recommendation: None – Informational

SPEAKERS: = Mary Woods – Staff Report
 + Corrine Whittley – AAU, IMP presentation
 - Marlene Morgan – Impact to Van Ness Corridor
 - Greg Scott – AAU flouting regulations
 - Speaker – Negative impacts
 - Tom Jones – Illegal student housing
 - Chis Martin – North Beach and Fisherman's Wharf properties
 - Joan Holden – Do not accept the IMP
 - Georgia Schuttish - Indefinite continuance
 - Theresa Flandrick – Rent controlled building taken off the market
 - Tony Robles – Continue the IMP
 - Sue Hestor – Scoflaws
 - David Wu – Scoflaws
 - Cheryl Abiditto – VA benefits to attend AAU
 - Scott Kiper – Continue

ACTION: After Hearing and closing public comment; Continued Indefinitely with direction from the Commission to strengthen the IMP

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

14. [2014-002849CUA](#) (C. GROB: 9415) 575-9138)
1196 COLUMBUS AVENUE - north side of Columbus Avenue, on the east side of the intersection of Columbus Avenue, Jones and Bay Streets; Lot 007 in Assessor's Block 0043 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.1 & 303 to establish a hotel use within a C-2 (Community Business) District, Telegraph Hill-North Beach Residential Special Use District and 40-X Height and Bulk District. The project proposes to demolish the existing one-story commercial building and construct a four-story-over-basement, 28,308 square foot hotel with 75 rooms. 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 September 28, 2017)

NOTE: On September 28, 2017, after hearing and closing public comment, the Commission adopted a Motion of Intent to Disapprove and Continued the matter to November 2, 2017 by a vote of +5 -2 (Koppel, Hillis against).

SPEAKERS: = Carly Grob – Staff Report
 + Speaker – Project modification
 - Marla Knight- Construction noise and disruption
 - Theresa Flandrick – Health impacts
 - Tony Robles – Negative impacts
 - Judy Irving – Opposition
 + Kevin – Support
 = Susanne Tate – Roof top plan
 = Chris – Quality of life issues
 + David Harlen – Good business partner
 + Cynthia Gomez – Union jobs
 + Tony Sonasco – Union labor
 + Speaker – Union labor
 + Angela Montoya – Union labor
 + Arturo Marquez – Union labor
 + Easter Calvett – Union labor
 + Speaker – Union labor
 + Danny Campbell – Union labor

ACTION: After Hearing and closing public comment; Continued to November 16, 2017

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

ABSENT: Melgar

15. [2016-000892CUA](#) (J. DISALVO: (415) 575-9182)
3359 CESAR CHAVEZ STREET - southern side of Cesar Chavez Street between Mission Street and South Van Ness Avenue; Lot 057A in Assessor's Block 5501 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 182, 186, 209.1, and 303, to re-activate a Limited Commercial Use on the first floor, which would include a General Entertainment Use, a General Retail Sales and Service Use, a Community Facility Use, and a Limited Restaurant Use, and establishing a new Hotel Use for one hotel room on the second floor. The proposal is to legalize an existing event and performance art venue (d.b.a. San Francisco Institute of Possibilities and d.b.a. Chez Poulet) within an existing two-story building. The project does not include any expansion of existing facilities. The project is located in a RH-2 (Residential House, Two Family) Zoning District, Bernal Heights Special Use District and 40-X Height and Bulk District. The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of September 14, 2017)

SPEAKERS: = Jonathan DiSalvo – Staff Report

- + Jeremy Paul – Project presentation
- + Speaker – Vibrant arts community
- + David Barslay – Dinners
- + Jefferson McCarlay – Support
- + Rochelle Roth – Support
- + Zoli Lundvi – Support
- + Speaker – Support
- + Jonathan Mayer – Support
- + Joshua Marker – General advertising
- + Jeremy Pollack – Support
- + Speaker – Closing time

ACTION: Approved with Conditions as amended to remove the text from the GA sign that would make it a mural; and adding a finding that the CPC would support legislation that would permit extended hours of operation to midnight.

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

ABSENT: Melgar

MOTION: 20047

16. [2015-009053CUA](#) (J. HORN: (415) 575-6925)
3601 LAWTON STREET - south side of Lawton Street and west side of 42nd Avenue; Lot 1907 in Assessor's Block 001 (District 4) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 202.5, 303(c) and 710, for the conversion and demolition of an one-story 1,463 square foot automobile service station (dba 76) and the construction of a 40 ft. tall, four-story-over-basement mixed-use building totaling 40,000 sq. ft. that include 15 dwelling units, approximately 4,500 sq. ft. of ground floor commercial, 6,990 square feet of private open space located on the building's roof, a 10,000 sq. ft. basement providing 24 vehicle parking spaces and 24 Class I bicycle parking spaces, and 12 Class II bicycle parking spaces at street level. The subject property is within a 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:**
- = Jeff Horn – Staff Report
 - + Speaker – Project presentation
 - Speaker – Notification, shadow, parking
 - Sarah Duarte – Height of the building
 - Speaker – More BMR, less parking
 - + Jimmy Law – Desperate for housing
 - + Craig Smith – Support

ACTION: Approved with Conditions

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Melgar, Hillis

MOTION: 20048

- 17a. [2016-002754CUA](#) (D. WEISSGLASS: (415) 575-9177)
2379 CHESTNUT STREET - south side between Divisadero and Scott Streets; Lot 018C in Assessor's Block 0936 (District 2) - Request for **Conditional Use Authorization**, pursuant to

Planning Code Sections 303 and 711, to establish an Outdoor Activity Area in the rear yard of the building for use by the existing Restaurant (dba Cultivar). The subject property is within a NC-2 (Neighborhood Commercial, Small Scale) 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: = David Weissglass – Staff Report
 + Courtney Leider – Project presentation
 + Jody Harris - Cultivar
 ACTION: Approved with Conditions
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Melgar, Hillis
 MOTION: 20049

- 17b. [2016-002754VAR](#) (D. WEISSGLASS: (415) 575-9177)
2379 CHESTNUT STREET - south side between Divisadero and Scott Streets; Lot 018C in Assessor's Block 0936 (District 2) - Request for **Open Space Variance** to allow the elimination of the existing residential access to the rear yard open space of the subject property. The subject property is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 17a.
 ACTION: ZA closed the public hearing and indicated an intent to Grant

18. [2017-004187CUA](#) (S. YOUNG: (415) 558-6346)
2162 UNION STREET - north side between Fillmore Street and Webster Street, Lot 016 in Assessor's Block 0533 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 703.4 to establish a Formula Retail Use within the Union Street Neighborhood Commercial District and 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,234 square feet of floor area (previously occupied by "Twig Gallery", a retail store use) into a Formula Retail Use (d.b.a. Verizon, a wireless communications retail store). 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: = Sharon Young – Staff Report
 + Tom Tunney – Project presentation
 ACTION: Approved with Conditions
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Melgar, Hillis
 MOTION: 20050

19. [2017-007658CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
4522 3RD STREET - west side of 3rd Street, between La Salle and McKinnon Streets; Lot 019 in Assessor's Block 5296 (District 10) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.62, 303 for Change of Use and relocation of an existing Prohibited Liquor Establishment in the Third Street Alcohol Special Use District for an

existing retail grocery and liquor store (d.b.a. Sav Mor Market) to relocate from 4500 3rd Street to a vacant commercial storefront located at 4522 3rd. The project site is located within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, and dddd40-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:**
- = Linda Ajello-Hoagland – Staff Report
 - + Jeremy Paul – Project presentation
 - + La Joseph – Project presentation
 - Speaker – Opposition
 - Dr. Orelus Walker – Opposition
 - + Speaker – Support
 - + Speaker – Support
 - + Speaker – Support
 - + David Bask – Support
 - + Robin Butkin – Support
 - + Dedria Smith – Support
 - Diane Gray – Opposition
 - Randy Saragucci – Opposition
 - + Katrina Vasco – Support
 - + Rodney Lane – Feed families
 - + Malcolm Britton – Support
 - + Chris Christol – Support
 - + Jason King – Support
 - + Clarence Williams – Necessary convenience store
 - + Monique Crossly – Support
 - Dominique Green – Opposed to the sale of alcohol
 - Jamal Muhamad – Liquor store are bad for the community
 - Dan Dote – Opposed to liquor stores
 - William Whitfield – Law enforcement bridging the gap with the community
 - + Speaker – Liquor don't kill people, irresponsible people kill people
 - Carlos
 - Speaker
 - Bryant
- ACTION:** After hearing and closing public comment; Continued to November 16, 2017
- AYES:** Richards, Fong, Moore
- NAYES:** Johnson, Koppel
- ABSENT:** Melgar, Hillis

20. [2017-008253CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
2598 FOLSOM STREET - west side of Folsom Street, on the corner of Folsom and 22nd Streets; Lot 069 in Assessor's Block 3614 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 145.2, 303, 712 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) for Change of Use and from a retail use (formerly d.b.a. La Plaza Delicatesses grocery and delicatessen) to restaurant (d.b.a. Rice, Paper Scissors) with outdoor seating located at 2598 Folsom Street,

within a NC-3 (Neighborhood Commercial, Moderate Scale) 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: = Linda Ajello-Hoagland – Staff Report
 + Valerie Lu – Project presentation
 + Robert Patterson - Support
 ACTION: Approved with Conditions
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Melgar, Hillis
 MOTION: 20051

21. [2017-006766CUA](#) (E. JARDINES: (415) 575-9144)
2394 FOLSOM STREET - west side of Folsom Street, north side of 20th Street and east side of Shotwell Street on Lot 011 in Assessor's Block 3594 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 249.60, 303, 711 and 781.80 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865), to permit the change of use from a trade shop (DBA Timbuk2) to a restaurant with accessory brewery (DBA Fort Point Beer Co.) and to allow a non-residential use size larger than 4,000 square feet within a NC-2 (Small Scale Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Restriction Special Use District and 45-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: Shelley – Support for continuance
 Speaker – Support for continuance
 ACTION: Continued November 30, 2017
 AYES: Hillis, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ABSENT: Richards

G. DISCRETIONARY REVIEW CALENDAR

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

22. [2016-009062DRP](#) (N. TRAN: (415) 575-9174)
505 GRAND VIEW AVENUE - corner of Grand View Avenue and Elizabeth Street, Lot 044 in Assessor's Block 2828 (District 8) - Requests for **Discretionary Review** of Building Permit Application No. 2016.11.23.3441, proposing to construct three new accessory dwelling units at the ground and basement levels and interior/exterior tenant improvements and Building Permit Application No. 2016.06.30.1337 proposing to construct a fourth floor vertical addition to the existing six-unit 3-story over basement residential building with additional interior remodeling and new roof decks 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\(h\)](#).

Staff Analysis: Full Review

Preliminary Recommendation: Do Not take Discretionary Review and Approve

- SPEAKERS: = Nancy Tran – Staff Report
- Jennifer Fieber – DR presentation
 - Anastasia Yovanapolous – Tenant evictions
 - Speaker – Tenant evictions
 - Mathew Hirsch – Tenant evictions
 - David Serrano
 - Lynn Rosenwag
 - Speaker
 - Brian Pritchard
 - Speaker
 - Susan Heller
 - John Mendez
 - Ozzie Rohm
 - Kathy Lipscomb
 - Mary Gallagher
 - Toby Morris – Project presentation

ACTION: Took DR disapproving BPA No. 20166301337 for the vertical addition; and continued BPA No., 201611233441 for the ADU's with direction from the CPC

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Melgar, Hillis

DRA No: 0560

ADJOURNMENT – 9:34 P.M.