

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, February 8, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:03 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Deborah Landis, Claudine Asbagh, Esmeralda Jardines, Andrew Perry, Christopher May, David Lindsay, Delvin Washington, 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. 2017-008783CUA (A. PERRY: (415) 575-9017)
1 FRONT STREET – northwest corner of Front and Market Streets; Lot 009 in Assessor's Block 0266 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 210.2, proposing to establish a Non-Retail Sales and Service use with approximately 5,810 square feet of space located at the ground floor of the existing

building for use as an employee café, accessory to the office use for First Republic Bank employees and their guests only. The application also seeks to abate Planning Enforcement Case No. 2017-001613ENF and legalize the use. The subject property is located within a C-3-O (Downtown - Office) and 275-E 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 Continuance to March 1, 2018)

SPEAKERS: None
 ACTION: Continued to March 1, 2018
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson

- 2a. 2016-003836CUA (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the merger of four dwelling units into two dwelling units. The proposed project would legalize the merger of four dwelling units into a 3,096 sq. ft. dwelling and a 341 sq. ft. studio unit behind the garage in a four-story residential building. The subject property is 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: Disapprove

(Continued from Regular hearing of December 21, 2017)

(Proposed Continuance to March 8, 2018)

SPEAKERS: Tess Welborn – Opposition to continuance
 ACTION: Continued to March 8, 2018
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson

- 2b. 2016-003836VAR (L. AJELLO: (415) 575-9142)
114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Variance**, pursuant to Planning Code Section 134(c), to legalize the construction of a deck and stair located the rear yard of the 4-story four-unit residential building. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing of December 21, 2017)

(Proposed Continuance to March 8, 2018)

SPEAKERS: Same as Item 2a.
 ACTION: Acting ZA Continued to March 8, 2018

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

3. [2017-014736CUA](#) (D. GANETSOS: (415) 575-9172)
1327 CHESTNUT STREET – south side of Chestnut street between Van Ness Avenue and Franklin Street; Lot 025 in Assessor’s Block 0498 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303, to authorize a Personal Service Use (beauty salon, DBA BeRadiant Salon) in a 1,650 square foot, second-story commercial space in an existing two-story commercial building. This second story space is vacant and was previously occupied by an Office Use. Interior tenant improvements, including the installation of walls to establish 8 beauty stations, are associated with this proposal. No signage is associated with this proposal. The subject property is located within a RC-3 Residential-Commercial Medium Density district, Van Ness Corridor Area Plan, and 40-X Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Speaker – Accessibility
 ACTION: Continued to February 22, 2018
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson

4. [2017-014433CUA](#) (M. CHANDLER: (415) 575-9048)
3130 FILLMORE STREET – northeast corner of the intersection of Pixley and Fillmore Streets; Lot 020 of Assessor’s Block 0516 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 725 to permit change of use from Limited-Restaurant to Restaurant Use. The existing business (d.b.a Mixt Greens) is to remain in the approximately 1,267 square foot commercial building, and change of use will permit on-sale beer and wine for operation as a bona fide eating establishment, pending approval of ABC license type 41. The project site is located within a Union Street NCD (Neighborhood Commercial) District and 40-X Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 MOTION: [20101](#)

5. [2017-013406CUA](#) (S. ADINA: (415) 575-8722)
1177 CALIFORNIA STREET, UNIT 1014 AND 1015 – southeast corner of California and Jones Streets; lot 096 of Assessor’s Block 0253A (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317 to merge two dwelling units within a 254-unit building. The project would merge a 1,399 square foot, two-

bedroom, two and a half-bath unit (#1014) with a 795 square foot, one-bedroom, one-bath unit (#1015) within a RM-4 (Residential - Mixed, High Density) Zoning District and 65-A Height and Bulk District.

(Continued from Regular hearing on January 25, 2018)

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 MOTION: [20102](#)

6. [2017-009668DRP](#) (M. CHRISTENSEN: (415) 575-8742)
2567 MISSION STREET – east side of Mission Street, between 21st and 22nd Streets, Lot 079 in Assessor's Block 3615 (District 9); Request for **Discretionary Review** of Building Permit Application 2017.0519.7190, which proposes to convert an existing ground floor space currently used as café area which is accessory to the primary office use of the site and not open to the public to a limited-restaurant café which is open to the public. No significant changes to the exterior of the structure are proposed. The Project Site is located within a NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 65-B / 40-X Height and Bulk Districts. 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
Note: On February 1, 2018, after a motion to NOT Take DR and approve as proposed with a 6 months update failed +3 -3 (Richards, Moore, Melgar against; Johnson absent), Continued to February 8, 2018 by a vote of +4 -2 (Fong, Koppel against; Johnson absent).

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

C. COMMISSION MATTERS

7. Consideration of Adoption:
 • [Draft Minutes for January 25, 2018](#)

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

8. Commission Comments/Questions

Commissioner Moore:

Director Rahaim, you're still sittings on the Regional Housing Discussion Group, correct?

Director John Rahaim:

The ABAG Board. Yes.

Commissioner Moore:

I have a question. I read in the paper yesterday that there are 376 units in Millbrae, called The Gateway, which with no knowledge to the public are continued to be pushed out and not being built. The same is if I'm correct that the Bayview Project did not get its approval from City Council regarding the building on housing, but they are opting for office instead.

Director John Rahaim:

I think you mean that the later -- you mean Brisbane?

Commissioner Moore:

Brisbane is what I said. First one is Millbrae, the second one is Brisbane. My question to you is, as we are week after week, being bombarded with ever more difficult obligations to meet housing goals, particularly on the affordable end, as we're discussing the balance between workplace and housing, how come that these communities who really don't have any notable larger projects contributing to the region-wide housing problem, how are they able to continue to avoid stepping up to the line? How do they do that?

Director John Rahaim:

Commissioner, I share your frustration and concern, as you know, we -- the reality is that zoning and by California law is up to each municipality. The Brisbane project, the latest my understanding on the Brisbane project, is that the council while what is proposed is 4,500 units, what they have asked the staff to study is 2,000 units, I think, up to 2,000. Just as reminder, it is a 700-acre site. So, it is a site that could accommodate thousands of units of housing and there is also a Caltrain station on that site but on the unfortunate reality -- I shouldn't say that, the reality is that local municipalities are in total control of zoning and they have the ability to say yes or no. The Brisbane site isn't even currently zoned for housing so they would have to change the zoning but it's a regional challenge that everyone is very concerned about.

Commissioner Moore:

The sum total of what I hear the general opinion in Brisbane to be is that office is more profitable and if you're supposed to rezone for a higher and better use, better means more return on land value, then obviously anybody would opt out to choose the higher returning land use that called being office.

Director John Rahaim:

I heard that same concern, yes.

Commissioner Moore:

Just to express my frustration, can we develop mechanisms to slow down our own processes here a little bit? Because I believe that we're running into some real serious problems. One is meeting the goal but also being forced at a much more rapid pace to achieve them.

Director John Rahaim:

I think that there would need to be a larger policy discussion about that about what we do as a city in response to the region. I will say that the second version of Plan Bay Area was

adopted about four months ago, I think, and it does call for over 4,000 of units of housing on the Brisbane site and that was done over the objections of the Mayor and Council of Brisbane at that hearing but there is still nothing to compel them to approve that housing.

President Hillis:

We can certainly agendize a discussion of the regional issues. We've had this before, but kind of our response to what others are doing in the region.

Commissioner Richards:

I have several things. I'll try to be brief. I attended Senator Weiner's town hall meeting out on the Sunset on a very hot, warm Saturday and I stood for two hours in a very packed room hearing about mostly land use issues related to SB-827. I was called on by the Senator and I had a lot of things to say. One of the things I did say was what I keep saying here and for anybody who listens. I talked about the Entitlement Pipeline and I talked about the 143,000 units that we already currently have entitled and I went into all the different breakdowns and somebody came up to me later on and said hey, you know, why do you keep doing this? It's almost like you don't support any additional type of upzoning? I said no, it adds context to the discussion, but also it is actually identifying an issue as to the question needs to be asked is why we're not building the housing that sits here that's entitled. Some of it actually has been entitled many years ago. A couple of the things that were on my mind around that is on units that still have yet to be built, but are entitled is, we have a public bank discussion coming and there is a task force that's been formed for it. I would love to have the task force or have this Commission write to the task force and say maybe a part of a role of the public bank would be to help finance some of these projects that are having trouble getting financing. I know there are infrastructure issues, we can't build houses without roads and sewers and electrical hook ups and all that. On Treasure Island and Hunter's Point shipyards got some issues maybe speeding up funding or some type of a bond measure for infrastructure to get these projects jumpstarted; there are 30,000 units sitting there. Also, I guess talking regionally as the Director and Commissioner Moore said, I keep mentioning a Marshall Plan for housing; it is not a \$100 or \$200 million project, it's in the billions and potentially there could be some type of regional solution here where we can get everybody at the table and do a bond measure like one is going to be on the ballot for the nine counties for the BART -- I believe it is in November.

Second item, the big topics of discussion at Senator Weiner's town hall was SB-827, which is a Transit Oriented Development measure that pretty much rezones the entire city of San Francisco. We asked AnMarie Rogers, I think it was two weeks ago, to come up with a memo on how that would impact San Francisco and she did a really great job of what was in our packet just today so I didn't get a chance to read it. I'm sure it is somewhere online for the public to be able to look at. What I'd like to do is, during the town hall meeting, I brought up several issues to the Senator and he actually started to write them down and he said why doesn't the Commission send me a letter? So instead of me sending a letter, I think what we should do is have an informational, have some public feedback and the Commission should figure out what areas we support, what areas we're concerned with and then we should forward a letter over to Senator Weiner and Assemblyman Ting and I would hope that we could do that. I'll read this and I hope the public reads it.

A couple other things, it was a week for publicity on retail. I went to a neighborhood meeting last night for Eureka Valley and the entire hour and a half we talked about was

retail vacancies. In Tuesday's Chronicle, the front page of the Bay Area section, "Cow Hollow shops struggle to survive." Read it. It's cut and paste for pretty much any neighborhood in the city these days and then in buried inside was the Board of Supervisors wants to focus on vacant storefronts. That is number one, number two, and then on Wednesday, yesterday, formula retail laws are dead end for business, more retail stuff and then I thought it couldn't get any better and we had Brokaw Stewart talking about commercial landlords stealing San Francisco's soul today. I think there is a lot of discussion around retail. I mean, our neighborhood where I'm at in the Upper Market has have some retail vacant now for six years, seven years since the projects have been built and nothing is coming. I think we need to -- we have this on our action item list. I think this could nudge us to help prioritize this at the time we prioritize the list but it is a real topic of discussion today even at the Board of Supervisors.

Commissioner Fong:

Just wanted to follow up on Commissioner Richard's first piece and I very much appreciate your enthusiasm and how deep you dig into these items and often speak in public about them or individual project sponsors. I agree with you many of these things are up for discussion, should be discussed. I also want to be careful that anything that you may have a feeling about is not represented as the entire Commission --

Commissioner Richards:

Absolutely.

Commissioner Fong:

I realize the action you are requesting is for us to discuss it and then from there, create a position, but I think it is important that we maintain our independence as Commissioners and that we don't speak necessarily for others without having that full discussion.

Commissioner Richards:

Absolutely.

Commissioner Fong:

I realize that you are asking for that.

D. DEPARTMENT MATTERS

9. Director's Announcements

Director John Rahaim:

Commissioners, I was going to call to your attention this memo that AnMarie and Josh Switzky wrote. You just received it today and I would encourage you to read it. It's a very thorough analysis of the effects of potential effects of SB-827 as it's currently written and if you would like to have a hearing in the future, we're happy to schedule that in a reasonable timeframe, so let us know if you want to do that.

President Hillis:

Yeah, I think we would.

Director John Rahaim:

Okay. We'll get that scheduled. That is all I have for today.

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

LAND USE COMMITTEE:

- **171212 Hearing - State of the Retail Sector, Challenges and Opportunities for San Francisco's Neighborhood Commercial Districts.** Sponsor: Farrell. Staff: Butkus, Starr.

At Land Use this week, the Committee held a combined hearing dealing with the City's Vacant/Abandoned Property, which was called by Supervisors Fewer, Ronen, and Yee, and on the state of the City's retail sector, called by Supervisor Tang. At the hearing, representatives from the Office of Budget and Legislative Analyst, OEWD, Planning, and DBI presented. A similar report focusing more on Land Use will be given before this commission on February 22.

In addition to the Committee Members Tang, Safai and Kim, Board members Stefani, Fewer, and Yee were also in attendance constituting a Special Meeting of the Board. Committee members expressed concern about the perceived high vacancy rate in some NC Districts, the lack of enforcement of our vacant building registry, and concern over the changing nature of retail. They also had some questions of Planning Staff regarding process and possible changes to NC District controls, and also had some tough questions for the Department of Building inspection, which is in charge of enforcing our vacant building registry. There were also several speakers during public comment. The speakers mainly focused on individual neighborhood issues related to vacant store fronts and retail trends.

At the end of the hearing, the Vacant/Abandoned Property hearing was continued to the call of the chair so that DBI could gather more information to present to the Committee at a later date, and the hearing on the State of the Retail Sector was heard and filed.

- **161109 Planning Code, Zoning Map - Establishment of Geary-Masonic Special Use District.** Sponsor: Safai. Staff: May.

Next on the agenda was Mayor Farrell's Ordinance that would establish the Geary-Masonic Special Use District. As you may recall this item was continued from last week so that language could be drafted to include the Commission's recommendation that the inclusionary rate be increased from 18% to 23% and that the project be required to have four car share spaces. At the hearing, the drafted language was added to the ordinance by a unanimous vote. There was a good deal of public comment on this ordinance, all of which was in support of the item. After public comment the Committee voted to continue the item for one week because the added amendments were substantive.

- **170940 Planning Code, Zoning Map - Mission Rock Special Use District.** Sponsors: Mayor; Kim. Staff: Snyder. Item 5
- **171286 California Environmental Quality Act Findings - Mission Rock Project - Seawall Lot 337 and Pier 48.** Sponsors: Mayor; Kim. Staff: Sheyner. Item 6

Finally the Committee heard Planning and Zoning Map Amendments for the Mission Rock Special Use District. Commissioners you heard this on October 5 of last year and unanimously recommended approval. At the hearing, representatives from The SF Giants, The Port, OEWD, MTA, and Planning Staff presented on the item. During public comment there were about 13 people who spoke in favor of the proposed project and one person in opposition. After public comment, Vice Chair Kim, amended the ordinance to remove a provision that allowed "Hotels of up to 300 rooms in location in which Residential Uses are permitted. This motion was unanimously approved. The Committee then voted to recommend the item to the Full Board.

FULL BOARD:

- **171193 Planning Code - Inclusionary Affordable Housing Program.** Sponsor: Peskin. Staff: Grob. Passed First Read, Item 9
- **180123 Adopting Findings Reversing the Categorical Exemption Determination - 2417 Green Street.** Sponsor: Clerk of the Board. Staff: Poling, Sheyner, Caltagirone. Approved

BOARD OF APPEALS:

None

HISTORIC PRESERVATION COMMISSION:

Rich Sucre, Acting Commission Secretary:

Regarding the historic Preservation Commission, they did host their elections and elected Andrew Wolfram to continue as President as well as Aaron Hyland to continue as Vice President.

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:

- Tess Welborn – Job/housing balance, SB-827
- Georgia Schuttish – BIC joint hearing, demo on Chavez and Duncan
- Jeremy Paul – City Planning procedural issues
- Daniel Neumeyer – Enforcement, Lake, 17th Ave
- Gwendolyn Rothman – Lake Street property owner, fencing
- Stephanie Peak – 35 17th Ave
- Kathleen Courtney – Russian Hill Community Association, SOTF
- Todd David – SF Housing Coalition, more housing Central SOMA Plan
- Laura Clark – Brisbane, job/housing balance

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

11. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)
FY 2018-2020 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – final review of the Department's **Revenue and Expenditure Budget** in FY2018-19 and FY2019-20, including grants, capital budget requests, and proposed staffing; high-level work program activities for the Department; and proposed dates where budget items will be discussed during the budget process.

Preliminary Recommendation: Approve

SPEAKERS: = John Rahaim – Response to questions
 = Deborah Landis – Staff report
 = Georgia Schuttish – Record digitization
 - Laura Clark – YIMBY, higher density
 = Anastacia Yovanopoulos – Noe Neighborhood Council
 - Jerry Dratler – Schedule of 5 year summary in report
 - Jennifer Fever – SF tenant union, 1049 Market St
 - Lisa Frommer – Liberty Hill Neighborhood, historic design guideline
 - Ozzie Rohm – Noe Valley Neighborhood, impact of ADU
 - Kathy Lipscomb – Noe Valley Neighborhood, additional funding
 = Sue Hestor – Record digitization
 = Teresa Flander – Preserving vs building housing
 = Tony Robles – Evictions

ACTION: Approved

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

ABSENT: Johnson

RESOLUTION: [20103](#)

- 12a. [2015-012994GPA](#) (C. ASBAGH: (415) 575-9165)
200-214 VAN NESS AVENUE – east side of Van Ness Avenue between Hayes Avenue and Tom Wadell Place, Lots 010 and 012 in Assessor's Block 0811 (District 6) [Board File No. TBD] – **General Plan Amendment** to revise the Map of Proposed Height and Bulk Districts in the Downtown Area Plan for the San Francisco Conservatory of Music Project at 200-214 Van Ness Avenue; 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. On January 11, 2018, the Planning Commission recommended initiation of the aforementioned General Plan Amendment. On February 8, 2018, the Planning Commission will consider the General Plan Amendment pursuant to Planning Code Section 340.

Preliminary Recommendation: Approve

SPEAKERS: = Claudine Asbagh – Staff report
 + Ann Tobier – Project presentation
 + Suzanne Brown – Project sponsor
 + Mark Cavanerri – Architectural design
 + Phoebe Vanderhorst – 200 Van Ness resident

- + Randy Wang – Resident
- + Emmy Diep – Resident
- + James Steele – Neighborhood unity
- + Dumarkus Davis – Student at Conservatory
- = Alicia Sandoval – Transparency
- + Jim Haas – 100 Van Ness
- Huriad – Tenant at site, untruthfulness
- + Sue Hestor – Conservatory student housing
- + Teresa Flander - Replacement housing, too good to be true
- + Jim Worshell – Van Ness Corridor Coalition, student housing
- + Tony Robles – Responsible project

ACTION: Approved
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 RESOLUTION: [20104](#)

- 12b. [2015-012994PCAMAP](#) (C. ASBAGH: (415) 575-9165)
200-214 VAN NESS AVENUE – east side of Van Ness Avenue between Hayes Avenue and Tom Wadell Place, Lots 010 and 012 in Assessor’s Block 0811 (District 6) – **Planning Code and Zoning Map Amendments** for an Ordinance to: 1) amend Planning Code Section 260(b)(1)(L) to allow a height limit exemption for additional building envelope related to San Francisco Conservatory of Music and to allow additional exceptions for the project through Section 309; and 2) amend Sheet HT02 of the Zoning Map to reclassify the height and bulk of Block 0811, Lots 010 and 012 from 96-X to 120-X. These Planning Code Text and Height & Bulk District Map Amendments would support the 200 – 214 Van Ness Avenue Mixed-Use Project.
Preliminary Recommendation: Approve

SPEAKERS: Same as Item 12a.
 ACTION: Approved
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 RESOLUTION: [20105](#)

- 12c. [2015-012994DVA](#) (C. ASBAGH: (415) 575-9165)
200-214 VAN NESS AVENUE – east side of Van Ness Avenue between Hayes Avenue and Tom Wadell Place, Lots 010 and 012 in Assessor’s Block 0811 (District 6) – Request to Adopt a Recommendation of Approval of a **Development Agreement** between the City and County of San Francisco and the “San Francisco Conservatory of Music” in association with the 200 – 214 Van Ness mixed-use project. The proposed Development Agreement will address replacement housing for the 27 dwelling units that currently exist on the site. Overall, the project would include 420 student housing beds, 30 dwelling units (27 replacement units and 3 new units for faculty), approximately 49,600 square feet of educational and performance space, 4,320 square feet of broadcasting studio space, and 2,600 square feet of ground-floor restaurant/retail space. Pursuant to San Francisco Administrative Code Section 56.4(c), the Director of Planning has received and accepted a complete application for the amendment of the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File No. 2015-012994DVA.

Preliminary Recommendation: Approve

SPEAKERS: Same as Item 12a.
 ACTION: Approved
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 RESOLUTION: [20106](#)

- 12d. [2015-012994DNX](#) (C. ASBAGH: (415) 575-9165)
200-214 VAN NESS AVENUE – east side of Van Ness Avenue between Hayes Avenue and Tom Wadell Place, Lots 010 and 012 in Assessor’s Block 0811 (District 6) – **Downtown Project Authorization** pursuant to Planning Code Section 309, with exceptions to requirements for Rear Yard (Section 134), Usable Open Space (Section 135), Obstructions Over Streets and Alleys (Section 136), Group Housing Exposure (Section 140), Ground Floor Requirements (Section 145), Ground Level Wind Currents (Section 148), and Off-Street Freight Loading (Section 152). The project would demolish the existing structures and construct a 12-story, 120-foot tall, 168,200 square-foot mixed-use building for an educational institution (the San Francisco Conservatory of Music). The project would include 420 student housing beds, 30 dwelling units (27 replacement units and 3 new units for faculty), approximately 49,600 square feet of educational and performance space, 4,320 square feet of broadcasting studio space, and 2,600 square feet of ground-floor restaurant/retail space. The project site is located in a Downtown General Commercial (C-3-G) Zoning District and 96 -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: Same as Item 12a.
 ACTION: Approved
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Johnson
 MOTION: [20107](#)

- 12e. [2015-012994CUA](#) (C. ASBAGH: (415) 575-9165)
200-214 VAN NESS AVENUE – east side of Van Ness Avenue between Hayes Avenue and Tom Wadell Place, Lots 010 and 012 in Assessor’s Block 0811 (District 6) – **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish and replace the 27 existing dwelling units and Section 124(k) to exempt student housing from the calculation of FAR. The project would demolish the existing structures and construct a 12-story, 120-foot tall, 168,200 square-foot mixed-use building for an educational institution. The project would include 420 student housing beds, 30 dwelling units (27 replacement units and 3 new units for faculty), approximately 49,600 square feet of educational and performance space, 4,320 square feet of broadcasting studio space, and 2,600 square feet of ground-floor restaurant/retail space.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 12a.
 ACTION: Approved
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar

ABSENT: Johnson
 MOTION: [20108](#)

13. [2014-003160CUA](#) (D. VU: (415) 575-9120)
3314 CESAR CHAVEZ STREET – north side between Mission Street and South Van Ness Avenue - Lot 012 in Assessor's Block 6571 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1 and 303 for the demolition of an existing 13,000 sq. ft. light industrial building and construction of a 65-ft. tall, six-story and 49,475 sq. ft. mixed-use building that includes approximately 11,430 sq. ft. of ground floor commercial retail and 48,365 sq. ft. of residential use for 58 dwelling units. The proposed project would also include a total 9,020 sq. ft. of private and common residential open space, 62 Class 1 bicycle parking spaces, and an approximately 6,300 sq. ft. basement-level garage for 27 accessory automobile and 1 car-share parking spaces. The subject properties are located within a Mission Street Neighborhood Commercial Transit (NCT) Zoning District and 65-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 January 18, 2018)

SPEAKERS: = Esmeralda Jardines – Staff report
 + David Silverman – Project sponsor
 - Erik Arguello – Attorney Scott Weaver continuance, design issues
 - John Mendoza – Calle 24, continuance request
 - Scott Weaver – Includes Section 8
 - Steven Boss – Mission YIMBY
 - Peter Papadapoulos – MEDA, affordability
 - Alicia Sandoval - Section 8, temporary units

ACTION: After hearing and closing public comment; Continued to March 22, 2018

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

ABSENT: Johnson

- 14a. [2017-010480CUA](#) (A. PERRY: (415) 575-9017)
655 MONTGOMERY – southwest corner of Montgomery and Washington Streets, and also Columbus Avenue, with lot frontage to the south also along Merchant Street; Lot 028 in Assessor's Block 0208 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 210.2, proposing to establish a Non-Retail Sales and Service office use with approximately 2,134 square feet of space located at the ground floor of the existing building for use as a building management office, and shared break room and conference room. The subject property is located within a C-3-O (Downtown - Office) and 200-S 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: = Andrew Perry – Staff report
 + Ashley Brinkfield – Project sponsor
 + Larry Brough – Project presentation

ACTION: Approved with Conditions

AYES: Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Hillis, Johnson
 MOTION: [20109](#)

- 14b. [2017-010480VAR](#) (A. PERRY: (415) 575-9017)
655 MONTGOMERY STREET – southwest corner of Montgomery and Washington Streets, and also Columbus Avenue, with lot frontage to the south also along Merchant Street; Lot 028 in Assessor's Block 0208 (District 3) – Request for **Variance** from requirements of Planning Code Section 123, to allow the existing building to exceed a maximum Floor Area Ratio (FAR) of 18 to 1. The existing structure has a legal nonconforming FAR of 18.8 to 1, and the proposed conversion of ground floor space from retail to office use, results in the addition of approximately 2,134 square feet of Gross Floor Area; therefore, a Variance is required to further exceed the stated maximum FAR in the District. The subject property is located within a C-3-O (Downtown - Office) and 200-S Height and Bulk District.

SPEAKERS: Same as Item 14a.
 ACTION: ZA Closed the public hearing and indicated an intent to Grant

15. [2016-004524CUA](#) (C. MAY: (415) 575-9087)
900 CLEMENT STREET – northwest corner of Clement Street and 10th Avenue; Lot 047 in Assessor's Block 1423 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 303 and 716 (non-residential use size and retail sales and service uses on the second floor), to convert approximately 2,273 square feet of vacant ground floor retail space to a dental office use and 1-car garage, legalize and remodel the existing non-conforming dental office use on the second floor, construct a third floor vertical addition for a new 1,344 square-foot residential unit, and excavate approximately 373 cubic yards beneath the building for a 1,006 square-foot basement for storage and mechanical purposes in the Inner Clement Street Neighborhood Commercial 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: = Chris May – Staff report
 + Alan – Project sponsor
 - Lily Wu – Owner 906-910 Clement, oppose additions
 ACTION: Approved with Conditions
 AYES: Moore, Richards, Fong, Koppel, Melgar
 ABSENT: Hillis, Johnson
 MOTION: [20110](#)

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.

16. [2015-001542DRP](#) (S. VELLVE: (415) 558-6263)

2514 BALBOA STREET – north side of Balboa Street between 26th and 27th Avenues; Lot 015 in Assessor's Block 1569 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2015.01.28.6899, proposing to construct two-story horizontal and vertical additions to the existing two-story, single-family dwelling within a RH-2 (House, Two-Family) District and 40-X Height and Bulk District. The project includes interior modifications and addition of one dwelling unit. 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 as Revised

SPEAKERS: = David Lindsay – Staff report
 - Jack Wong – DR requestor
 - Channel Busiok – Support DR Requestor
 - Teresa Wong – 26th Balboa
 + Derek Vinh – Project sponsor

ACTION: After hearing and closing public comment; continued to March 22, 2018

AYES: Moore, Richards, Fong, Koppel, Melgar

ABSENT: Hillis, Johnson

17. [2016-014684DRP](#) (C. MAY: (415) 575-9087)

2622-2624 GREENWICH STREET – north side of Greenwich Street, between Divisadero and Broderick Streets; Lots 022-023 in Assessor's Block 0938 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2016.10.26.1228 proposing the construction of horizontal rear additions, a vertical addition, and the reconfiguration of two existing dwelling units within a RH-2 (Residential House, Two-Family) 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 as Revised

SPEAKERS: = David Lindsay – Staff report
 - Christina Saganowsky – DR Requestor
 + Gary Jerabeck – Project sponsor

ACTION: After hearing and closing public comment; continued to March 15, 2018

AYES: Moore, Richards, Fong, Koppel, Melgar

ABSENT: Hillis, Johnson

18. [2017-010311DRP](#) (N. TRAN: (415) 575-9174)

217 MONTANA STREET – south side of Montana Street, between Faxon and Capitol Avenues; Lot 042 in Assessor's Block 7069 (District 11) - Request for **Discretionary Review** of Building Permit Application No. 2017.08.07.4055, proposing to construct a horizontal and vertical addition at the rear of an existing two-story, single-family dwelling within an RH-1 (Residential House, One-Family) District and 40-X Height and Bulk District. The project includes interior renovation and additional habitable space at the ground floor. No changes are proposed to the front façade along Montana Street. 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

SPEAKERS: = Delvin Washington – Staff report
- Jane – DR requestor
+ Kelley Zhou – Project sponsor
+ Jeremy Shaw – Architecture presentation

ACTION: Took DR and Approved to require frosted or obscured glass along west
façade.

AYES: Moore, Richards, Fong, Koppel, Melgar

ABSENT: Hillis, Johnson

DRA: [0576](#)

ADJOURNMENT – 6:00 PM
ADOPTED MARCH 15, 2018