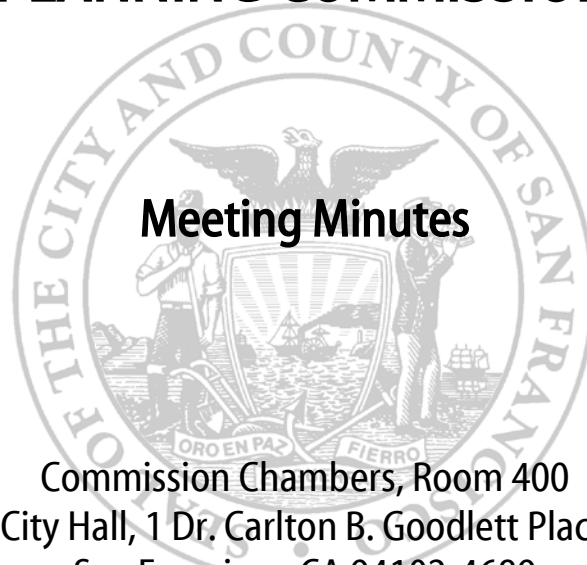


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, February 22, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:06 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Teresa Ojeda, Joshua Switzky, Audrey Butkus, Claudia Asbagh, Lisa Gibson, Julie Moore, Jeff Horn, Dori Ganetsos, Nancy Tran, 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. 2016-007850ENV (J. DELUMO: (415) 575-9146)
88 BROADWAY/735 DAVIS STREET – 48,620-square-foot project site on the north side of Broadway between Davis Street and Front Street; Lots 7 and 8 of Assessor’s Block 0140 (District 3) – Appeal of **Preliminary Negative Declaration** for the proposed demolition of the existing surface parking lots on the site and construction of a 191,300-square-foot mixed-use development. The project would construct two new six-story (65-foot-tall)

buildings which would include 178 affordable residential units, 6,500 square feet of commercial space, and a 4,300-square-foot child care facility. The proposed project would also include two mid-block passages, three on-street loading zones, and 120 secured bicycle parking spaces. No off street vehicle parking is proposed. The project site is located in a C-2 (Community Business) and 65-X Height and Bulk (65-foot maximum height, no bulk limit) Zoning Districts and Waterfront Special Use District No.3.

Preliminary Recommendation: Uphold Preliminary Negative Declaration

(Continued from Regular Meeting of December 21, 2017)

(Proposed Continuance to March 8, 2018)

SPEAKERS: None

ACTION: Continued to March 8, 2018

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

2. 2017-004489CUA (E. JARDINES: (415) 575-9144)
701 VALENCIA STREET – east side of Valencia Street, on Lots: 098 and 099 in Assessor's Block 3589 (District 9) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections: 303 and 762, to legalize the temporary conversion of an existing parking lot (currently accessory to Cherin's Appliance) into a commercial parking lot, which is open to the general public (DBA Pristine Parking). The project will also establish a principally permitted outdoor activity area and restaurant use within the Valencia NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to March 15, 2018)

SPEAKERS: + Tom Radulovich – 701 Valencia

ACTION: Continued to March 15, 2018

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

3. 2017-006817DRM (M. CHRISTENSEN: (415) 575-8742)
1190 BRYANT STREET – between Dore and 10th Streets, Lot 056 in Assessor's Block 3525 (District 6) – Request for **Mandatory Discretionary Review** of Building Permit Application 2017.0523.7395, which proposes to change the use of an existing warehouse structure to a Medical Cannabis Dispensary. Minor changes to the exterior of the structure are proposed, and the project includes a request for on-site consumption of cannabis products. The project is located in the Service/Arts/Light Industrial (SALI) Zoning District and 40/55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Pending

(Proposed Continuance to March 22, 2018)

SPEAKERS: None

ACTION: Continued Indefinitely

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

4. 2016-010348CUA (A. PERRY: (415) 575-9017)
1233 POLK STREET – west side of Polk Street between Sutter and Bush Streets, on the northwest corner of Polk and Fern Streets; Lot 004 in Assessor's Block 0670 (District 3) –

Request for **Conditional Use Authorization**, pursuant to Planning Sections 303 and 723, proposing to permit and legalize the operation of a Nighttime Entertainment use with electronic amplification seven days per week until 2 a.m., and to modify the existing conditions of approval of Planning Commission Motion No. 13572, within an existing business (d.b.a. "Mayes Oyster House) authorized for Restaurant and Other Entertainment uses; however per Motion 13572, electronic amplification is currently only permitted on Fridays and Saturdays until midnight. The subject application also seeks to abate Planning Enforcement Case No. 2016-000434ENF. The subject property is located within the Polk Street Neighborhood Commercial District (NCD), the Lower Polk Street Alcohol Restricted Use District, and 65-A Height and Bulk District. Per CEQA Section 21065 and CEQA Guidelines Section 15378, the proposed legalization of the existing use is not a "project" under CEQA, as it would not result in a direct physical change, or a reasonably foreseeable indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on December 14, 2017)

(Proposed Continuance to March 22, 2018)

SPEAKERS: None

ACTION: Continued to March 22, 2018

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

- 5a. 2015-014876CUA (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 of Assessor's Block 6588 (District 8) – **Request for a Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The project also requests a Variance from the Planning Code for front setback requirements, pursuant to Section 132. The subject property is located within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Pending

(Proposed Continuance to March 22, 2018)

SPEAKERS: None

ACTION: Continued to March 22, 2018

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

- 5b. 2015-014876VAR (J. HORN: (415) 575-6925)
749 27TH STREET – south side of 27th Street between Douglas and Diamond Streets; lot 012 of Assessor's Block 6588 (District 8) – Request for a **Variance** from the Planning Code for front setback requirements, pursuant to Section 132. The project is to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The subject property is located within a RH-1 (Residential – House, One Family) Zoning District and 40-X Height and Bulk District.

(Proposed Continuance to March 22, 2018)

SPEAKERS: None

ACTION: Acting ZA Continued to March 22, 2018

6. 2015-015846DRM (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Staff-Initiated **Discretionary Review**, pursuant to Planning Code Section 311(c)(1), of Building Permit Application No. 2015.11.12.2431, proposing vertical and horizontal additions to the existing one-story single-family home, including a new second floor, a new two-car garage, and two new basement levels within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Planning Code Section 134). 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: Take Discretionary Review and Approve with Modifications
 (Continued from Regular Meeting of January 11, 2018)
WITHDRAWN

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

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

7. [2017-007501CUA](#) (C. CAMPBELL: (415) 575-8732)
3629 TARAVAL STREET – south side between 46th & 47th Avenues; Lot 041 of Assessor's Block 2379 (District 15) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [145.2](#), [710](#), and [303](#) to establish an Outdoor Activity Area as part of the existing Limited Restaurant (d.b.a. Andytown Coffee Roasters) within a Neighborhood Commercial Cluster (NC-1) District, Taraval Street Restaurant Subdistrict, 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: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 MOTION: [20111](#)

8. [2017-012457CUA](#) (C. CAMPBELL: (415) 575-8732)
235 CHURCH STREET – east side between Market and 15th Streets; Lot 060 of Assessor's Block 3544 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [764](#) to authorize ABC license Type 47 (On-Sale General liquor, beer, and wine for Bona Fide Public Eating Place) within a previously established

Restaurant Use (D.B.A. Il Casaro Pizzeria) within the Upper Market NCT (Neighborhood Commercial Transit 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: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 MOTION: [20112](#)

9. [2017-015083CUA](#) (M. DITO: (415) 575-9164)
721 LINCOLN WAY – between 8th and 9th Avenues, Lot 040 in Assessor’s Block 1742 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 730 to allow a change of use from a Limited-Restaurant space to a Restaurant (d.b.a. Sip Tea Room) in the existing 861 square foot commercial space within the Inner Sunset Neighborhood Commercial District (NCD) and 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\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 MOTION: [20113](#)

10. [2017-010871CUA](#) (V. FLORES: (415) 575-9173)
691 14TH STREET – south side between Market and Landers Streets; Lot 070 of Assessor’s Block 3544 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [764](#) to allow a change of use from an existing liquor store (d.b.a. Fig & Thistle Bottle Shop) to a bar (d.b.a. Fig & Thistle) in the existing 668 square foot commercial space within the Upper Market NCT (Neighborhood Commercial Transit District) and 55/55-X and 40-X Height and Bulk Districts. The existing business owners will continue to run the same business but will expand their services to include tastings on-site as part of this CUA request. 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
 MOTION: [20114](#)

11. [2015-009450CUA](#) (N. KWIATKOWSKA: (415) 575-9185)
1600 OCEAN AVENUE - north side of Ocean Avenue, between Faxon and Miramar Avenues; Lot 011 of Assessor’s Block 3196 (District 7) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 755, to legalize an existing Formula Retail Financial Services use (d.b.a. “Bank of America”) in a ground floor 905 square-foot tenant space (occupying approximately 325 gsf) in a one-story, commercial building within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning 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

(Continued from Regular Meeting of February 1, 2018)

NOTE: On February 1, 2018, after hearing and closing public comment, Adopted a Motion of Intent to Approve with Conditions, Continued to February 22, 2018 by a vote of +6 -0 (Johnson absent).

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar
 MOTION: [20115](#)

C. COMMISSION MATTERS

12. Consideration of Adoption:

- [Draft Minutes for February 1, 2018 – Closed Session](#)
- [Draft Minutes for February 1, 2018 - Regular](#)

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

13. Commission Comments/Questions

Commissioner Richards:

So, interestingly enough, first of all I'm elated that I looked down and we have new monitors and things. Everything is crystal clear when somebody puts something up on the overhead I'll be able to read it now and not try to squint. Congratulations San Francisco for being in 2018. I have a couple of things to talk about today, nothing huge, but I wanted to just kind of triangulate. We think here in San Francisco that everything that's happening from a land use and housing point of view pretty much happens to us and we're special and nobody else in the world is experiencing things, but there is an article that -- and I don't get MacLean's, but Maclean's is a publication from Canada and there is an article this week in Maclean's and it's entitled "Andy Yan, the Analyst to Expose Vancouver's Real Estate Disaster." I really suggest anybody who wants to really understand what's happening in Vancouver, people that have held Vancouver up as the model for what we should be doing in real estate should take a look at it. What basically, the synopsis to the article is, this person was able to figure out through public records, access, etc., who was actually buying the homes that were being created in Vancouver and one of the neighborhoods that he first chose, two thirds of them did not come from Vancouver. They actually came from outside of Canada. He further went on and did some more investigation and found that it wasn't only that these buyers were coming in, they weren't paying cash, and they were actually getting mortgages. So, HSBC and CIBC, the two major banks in Canada, were also in on the act. Then he went further and found that the people that were building the condos were in on this whole kind of system and in the very last portion of the article, he found that the people that were running the city were in on it. So, this whole kind of bubble in Vancouver wasn't being caused by outside groups, it was being caused by everybody who was benefiting from the bubble. It's a really, really good article. Along the same lines in Bloomberg -- again, I don't get Bloomberg, but I read it on

my phone, just this morning there was an article about New York's vacancy rate. Besides all the bad actors, there was short term rentals, etc., one of the paragraphs jumped out at me, even though they have a what they consider a low vacancy rate of their apartment units, 4%, one of them said more problematic and predictive is units are held for occasional, seasonal and recreational use. It is growing at a big clip in New York. I know we have talked about vacancy tax here and about vacancies, I think we should take a look at a couple of these articles and really try to understand how we can understand truly what's happening, who's consuming the housing that we're building and whether it's actually being used or not or used for occasional, recreational or seasonal. In Brooklyn, there was an article in the "New York Times" Sunday. We talked about reno-evictions here, well it is happening in Brooklyn, too. The article is, in Brooklyn, "The Path to a Shelter Began with Repairs." It talks about people who are getting repaired out of their apartments because they can't be there while the construction is happening and they go away for a while and one thing leads to another and pretty soon, a year goes by, and they can't afford to move back into their apartment and they become homeless. It is a really good article. Two other things, Sunday the 18th on the Chronicle's front page, a really good article about short term rentals and a good analysis around what neighborhoods they are, how much they get for each rent and the big thing was the amount of short-term rentals that actually fell off the rolls when we required a valid registration number. I don't know if you recall we had this discussion in May of 2015 here and it is finally actually coming true. Lastly, Dean Macris, a former Planning Director, co-authored piece in Sunday's Insight questions for candidates on how San Francisco sees its future. I thought it was a really spot-on article, not just talking about housing, but all the other things that need to happen when you start adding population and vision for what that would look like so another good article. Sorry for the long thing but, wow, housing seems to be on everything I touch today.

Commissioner Melgar:

First of all, I just wanted to say thank you to Commissioner Richards. You are like a Lexis/Nexis for Planning for media stuff, it is really great. You just add so much to this Commission. Thank you. So a couple of weeks ago there was another article in CityLab, "How to Design Cities for Children" by Mimi Kirk, which reminded me how far we have to go in this city. Even though we talk a lot about retaining families and how those issues are also related to workforce and the quality of our schools and a whole host of other things. So, I was reminded of Sue Exline's excellent presentation with our team about the definition of family housing and I'm wondering what happened to that. I think defining what family housing is, is sort of a first step and then I was thinking, a couple of meetings ago, two or three meetings ago, we approved a project that was on a corner; do you remember that? That had two stories of residential housing and commercial storefront out in the avenues and I was thinking that is the perfect place for family housing; right proximity to shops and wouldn't it be great if somehow we could incentivize that commercial space to be child care and wouldn't it be great if we could figure out a way to have the open space that is required to be shared with child care. Could there be something creative that we could do to leverage our existing tools? So, all of this stuff that goes together, Supervisors Yee and Kim have a ballot measure to make monies available for child care of which there is a huge shortage of and all of these things go together. So how do we design a city that has affordable housing, but also has all those other things that families need? A big thing is affordability, but proximity to schools, proximity to child care, ease of access to transportation and biking, if that is how you get around. So, I'm wondering, Director, where that is going? What is the next step after defining family housing and how can we put all of those smart minds in the department to work together,

across different things, to weave all of those different things together - Transportation, commercial space, child care?

Director John Rahaim:

I think the short answer is that we are continuing to work with the Supervisor and the first phase was that series of amendments to make daycare easier, if you recall. We put forward about a year ago. Commissioner Christine Johnson worked on that a little bit. And then -- sorry?

Commissioner Melgar:

The PDR, child care. Is that what you are talking about?

Director John Rahaim:

No, there were a number of provisions we put forward to kind of make it easier for child care to be approved. It no longer required a hearing and we could approve it administratively. We are then working with Supervisor Yee right now and one of the issues that you mentioned which is whether we should include where daycare as an active use on ground floors and given the discussion we're having today about retail, it is probably timely to have that discussion because there is concern about increasing number of vacancies of retail spaces. So, those are the issues we are continuing to work on. I'm happy to have Sue come back and give you an update to talk about it in more detail.

D. DEPARTMENT MATTERS

14. Director's Announcements

Director John Rahaim:

I just wanted to give you a good news announcement today about one of our staff who received an award recently. Allison Albericci is one of our architects on staff and Allison received the 2018 AIA Young Architects award this year. This is an award given annually to individuals who have been licensed less than 10 years and who have demonstrated exceptional leadership and made contributions to the profession early in their careers. Allison has been with us about a year now. She has worked in a number of other locations as well and we're very pleased that the AIA has recognized her contributions. We wanted to publicly acknowledge and congratulate Allison on the award. Thank you.

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

LAND USE COMMITTEE:

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

First at the land use committee last week was the Geary-Masonic Special Use District. As you may recall this item was continued from the previous committee meeting because substantive amendments were made to the ordinance, which were recommended by this commission. At the hearing, two people spoke in favor of the item during public comment. After public comment the committee voted to forward the item to the Full Board with a positive recommendation.

- **171108 Planning Code - Restaurant and Bar Uses in Jackson Square, Broadway and North Beach, and Pacific Avenue Office Uses.** Sponsor: Peskin. Staff: D. Sanchez. Item 2

Next on the agenda was Supervisor Peskin's ordinance that would amend the controls for Restaurant and Bar Uses in Jackson Square SUD. Commissioners, you heard this item on January 11, 2018 and voted 6-1 in support of the Ordinance.

At the Land Use Committee Supervisor Peskin discussed the merits of the Ordinance as they pertain to the existing conditions in Jackson Square. Supervisor Safai asked to confirm that the Ordinance proposes to cap the number of new eating and drinking establishments in Jackson Square. Upon confirmation, both Supervisors Safai and Tang made mention that any eating and drinking restaurants looking to locate in Jackson Square but confronted with the cap are welcome in their respective districts. Supervisors voted unanimously to recommend the Ordinance to the Full Board.

- **171013 Planning Code, Zoning Map - Amend Zoning Map Pursuant to Settlement.** Sponsor: Sheehy. Staff: Butkus.

Next on the agenda was the Burnett Avenue Rezoning, which came about from a lawsuit the city was involved in. This was continued to the call of the chair as the settlement has not yet been finalized. The settlement must be finalized before the Map amendment can move forward at the Board.

FULL BOARD:

- **171193 Planning Code - Inclusionary Affordable Housing Program.** Sponsor: Peskin. Staff: Grob. PASSED Second Read
- **180013 Hearing - Appeal of Determination of Exemption From Environmental Review - 1526 Wallace Avenue.** Staff: Special Order 3:00 PM. Items 24-27

Next on the agenda was the Categorical Exemption appeal for the proposed small-scale chicken slaughter house located at 1526 Wallace Avenue. The project received a Conditional Use approval from this Commission in November of last year. The Cat Ex was appealed by the Animal Legal Defense Fund.

The appellant believed the CEQA exemption did not adequately consider environmental impacts related to air quality, wastewater, and solid waste disposal. They also claimed that the Department improperly relied on existing regulations to substantiate why the project was eligible for a Categorical Exemption. In preparation for the hearing, Planning Staff preparing a robust appeal response that provided additional information about the proposed use and its environmental impacts. Staff also coordinated with other city agencies, including SFPUC and DPH, to make sure they understood the permits that would be required for the project.

At the hearing, staff answered Supervisor Cohen's follow-up questions, referring some of them to PUC and DPH staff, as appropriate. Staff was able to convince the Board that there was no foul play in issuing the categorical exemption and that, given the scale and type of the proposed use, there were no unusual

circumstances about the project that could lead to significant environmental impacts. By a unanimous vote of 11 to 0, the Board of Supervisors upheld the Planning Department's categorical exemption.

- **180019 Hearing - Appeal of Determination of Community Plan Evaluation - 2918-2924 Mission Street.** CONTINUED to the Board of Supervisors meeting of June 19, 2018.
- **170940 Planning Code, Zoning Map - Mission Rock Special Use District.** Sponsors: Mayor; Kim. Staff: Snyder. Passed First Read

HISTORIC PRESERVATION COMMITTEE:

Tim Frye, Preservation Officer:

To share with you two items of note from yesterday's Historic Preservation Commission hearing. Prior to the Commission hearing, the Architectural Review Committee met. In particular, they provided a design feedback to the Department of Public Works regarding the replacement of the Path of Gold Light Standards, the Landmark 200 that start at the Embarcadero and go all the way to Castro Street. They are proposed to be recast as part of the Better Market Street Realignment and the Commission did have some concerns that the recasting and change in diameter for about 236 of the poles basically from the Embarcadero to Octavia would be different than the ones from Octavia up to the Castro. So, DPW will come back to the ARC at a future hearing to provide how they've responded to the ARC comments. At the full Commission, as you're probably aware, the Commission heard the request for certificate of appropriateness to remove the Early Days Sculpture from the Pioneer Monument located in the Civic Centre Landmark District. There were a few letters of opposition that the Department did receive via e-mail but the majority of the public comment at the public hearing was in support of the removal of the Early Days Sculpture. There was a good deal of discussion among the Commissioners with both Commissioners Johns and Pearlman raising concerns of eliminating the Early Days Sculpture without any sort of background context about even the most negative parts of U.S. History. So the Commission amended the Department's recommend in support of removal of the sculpture with the additional conditional that either a plaque or some additional interpretation be added to the raised plinth where the Early Days Sculpture will vacate to explain why the sculpture was removed and a broader interpretation of the remaining parts of the monument. That concludes my comments unless you have any questions.

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 – Section 317
Tom Radulovich – Item 22b zoning
Speaker – How to kill housing in a city

Jennifer Fever – 79 28th St
 Joe Butler – Joint hearing between Planning and BIC
 Speaker – SB 827 analysis
 Eva Yovonapolous – Tenant issues
 Sue Hestor – Displacement, lighting on the sidewalks
 Peter Cohen – On-site affordable housing
 Tom Ruiz – 79 28th St
 Cathleen Hogram – 79 28th St
 Ken Hogram – Delays to allow for eviction
 Ozzie Rohm – 79 28th St
 Kathy Lipscom – 79 28th St
 Todd David – People live in units not percentages
 Tereda Flander – Move up the date for DR hearing

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.

16. (TERESA OJEDA: (415) 558-6251)

[RESIDENTIAL PIPELINE DASHBOARD](#) – *Residential Pipeline Dashboard, 2017 Q3 – Informational Presentation.* The *Residential Pipeline Dashboard* is submitted to the Planning Commission in compliance with Administrative Code 10E.4, as amended by Ordinance 237-12 in December 2012. This will be an introduction and a discussion of the new format for this report. The report is available for the public at the Planning Department and on our website.

Preliminary Recommendation: None – Informational

SPEAKERS: = Teresa Ojeda – Staff presentation
 = Joshua Switzky – RHNA Numbers
 Todd David – RHNA Numbers
 + Steven Buss – Pipeline numbers
 + Peter Cohen – Implementing Admin Code requirements
 = Georgia Schuttish – Director’s report
 + Sue Hestor – Tremendous staff work, destruction of low-moderate income housing, Google buses

ACTION: None – Informational

17a. (A. BUTKUS: (415) 575-9129)

[RETAIL STUDY AND NEIGHBORHOOD COMMERCIAL DISTRICTS](#) – **Informational Presentation** on the 2017 retail study conducted by the Office of Economic and Workforce Development. Presentation reviewing the state of the retail industry and providing an overview of challenges and opportunities for San Francisco’s Neighborhood Commercial Districts.

Preliminary Recommendation: None – Informational

SPEAKERS: = Audrey Butkus – Introduction
 = Lisa Pagan, OEWD – Retail Study presentation
 = Allison, OEWD – Retail Study presentation

- = Claudia Asbagh – Staff recommendation
- = Ben Zotto – Specific Retail
- + Tom Radulovich – Land Use Element of G.P.
- = Gail Vaughn – Gentrification, vacant retail spaces
- = Tom Tunney – Union Square retail
- = Georgia Schuttish – Retail
- = Sue Hestor – Cafes
- = Karen Flood – Union Square area

ACTION: None – Informational

17b. (C. ASBAGH: (415) 575-9165)

[RETAIL TO OFFICE CONVERSIONS WITHIN UNION SQUARE](#) – **Informational Presentation** providing an overview of the findings of an Office of Economic and Workforce Development report related to retail to office conversions in Union Square (C-3-R, Downtown Retail Core Zoning District).

Preliminary Recommendation: None – Informational

SPEAKERS: Same as Item 17a.

ACTION: None – Informational

18. [2017-000188ENV](#) (J. MOORE: (415) 575-8733)

[ALCATRAZ FERRY EMBARKATION PROJECT](#) – **Appeal of the Preliminary Mitigated Negative Declaration** – The proposed project would improve the existing Alcatraz Ferry Embarkation site at Pier 31½ in the Port of San Francisco by renovating the marginal wharf, bulkhead buildings and portions of the sheds at Piers 31 and 33 to provide a combination of indoor and outdoor spaces to welcome, orient, and provide improved basic amenities for the public. The proposed project also includes new boarding ramps and floats to support the berthing of up to three ferry boats at a time. The proposed project would also establish limited (weekend only) ferry service between Pier 31½ and the Fort Baker pier in Sausalito, and would repair and upgrade the Fort Baker pier substructure, install a new gangway landing and float, and construct a new trail to the pier. The project site is zoned M-1 Light Industrial and C-2 Community Business in 40-X Height and Bulk District.

(Continued from Regular hearing on January 25, 2018)

SPEAKERS: = Lisa Gibson – Introduction
 = Julie Moore – Staff report
 - Joan Cox – Appellant presentation
 - Art Friedman – Appellant presentation
 + Carrie Caroden – Project presentation
 + Greg Moran – Support
 - Vicky Nichols – Opposition

ACTION: Upheld the PMND

AYES: Hillis, Moore, Fong, Koppel, Melgar

AGAINST: Richards

MOTION: [20116](#)

19. [2017-014841CUA](#) (J. HORN: (415) 575-6925)

[655 ALVARADO STREET](#) – side of Alvarado Street between Diamond and Castro Streets, Lot 028C in Assessor's Block 2803 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to legalize the tantamount to demolition

of an existing 2,737 square foot, two-story-over-basement single-family home and the permit a new three-story-over-two-basement-levels single-family home. The project site is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Modifications and Conditions

SPEAKERS: = Jeff Horn – Staff report
 + Speaker – Project presentation
 + Judith Thompson – Project presentation
 - Mary Perretty – Organized opposition
 - John Perretty – Organized opposition
 - John Brittanger – Organized opposition
 - Georgia Schuttish – Demo calculation
 - Speaker – Opposition
 - Ozzie Rohm – Illegal demolition
 - Joe Butler – Opposition
 = Myra Kai – Building issues

ACTION: After hearing and closing public comment; Continued to April 19, 2018

AYES: Hillis, Moore, Richards, Koppel, Melgar

ABSENT: Fong

- 20a. [2016-007593CUA](#) (N. FOSTER: (415) 575-9167)
[229 ELLIS STREET](#) – south side of Ellis Street, between Mason and Taylor Streets, Lot 001A in Assessor’s Block 0331 (District 6) – Request for **Conditional Use Authorization** to allow a one-story vertical addition to the existing 4-story-over-basement building, resulting in a 5-story-over basement building reaching a finished roof height of 55’-1” (up to 73’-8” for the elevator penthouse). The vacant building previously contained approximately 17,400 square feet of uses, including Residential Use (five Dwelling Units) on the upper floors, unauthorized Office Uses within the middle floors, and a former bathhouse (Personal Service Use) (d.b.a. “Burns Hammam” and “San Francisco Turkish Baths”) on the lower floors. The Project would include a change of use, converting non-residential uses into residential uses, resulting in approximately 27,500 gross square feet of Group Housing (a Residential Use), for a total of 52 Group Housing rooms. The Project would provide 850 square feet of common useable open space via a roof deck, in addition to several common and private open spaces on the lower floors of the building. The Project would also provide 38 Class 1 and 4 Class 2 bicycle parking spaces, with no off-street vehicular parking provided. 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: + Mohamad Sofrani – Community benefits
 + Speaker – Support for continuance
 + Todd David – Continuances add to the cost of housing

ACTION: Continued to March 22, 2018

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

- 20b. [2016-007593VAR](#) (N. FOSTER: (415) 575-9167)
[229 ELLIS STREET](#) – south side of Ellis Street, between Mason and Taylor Streets, Lot 001A in Assessor’s Block 0331 (District 6) – Request for **Rear Yard Modification** pursuant to

Planning Code Sections 134(g) and 249.5. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

SPEAKERS: Same as Item 20a.
ACTION: Acting ZA Continued to March 22, 2018

21. [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
(Continued from Regular hearing on February 8, 2018)

SPEAKERS: = Dori Ganetsos – Staff report
+ John Meskoncellos – Project presentation
- Mario Artesis – Opposition
ACTION: Approved with Conditions
AYES: Hillis, Moore, Richards, Koppel, Melgar
ABSENT: Fong
MOTION: [20117](#)

- 22a. [2017-004562CUA](#) (N. TRAN: (415) 575-9174)
[799 CASTRO STREET & 3878-3880 21ST STREET](#) – northeast corner of Castro and 21st Streets; lot 024 of Assessor’s Block 3603, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing mixed-use structure (commercial office/single-family) and construct a three-story over basement single-family residence. The subject property contains three dwelling units, two units in a building at the rear of the property, and one unit with office in a building at the front. Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit is proposed in the rear building (3878-3880 21st St). 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

Note: On December 14, 2017, after hearing and closing public comments, Continued to February 22, 2018 by a vote of +6 -0 (Fong absent).

SPEAKERS: = Nancy Tran – Staff report
- Ryan Patterson – DR presentation

- Mike Garirallia – DR presentation
- Larry Monsbach – Negative impact to value
- Andrew Zacks – Opposition
- Phil Ledbetter – Opposition
- Scott Simons – Opposition
- Shoshanla Rafael – Opposition
- Pat Buskovitch – Opposition
- Gaylord leung – Opposition
- Michael Murphy – Opposition
- + Hozep Hagini – Project presentation
- + Mohad Muhazed – Project presentation

ACTION: Approved with Conditions as amended to include continue working with staff on design of the building.

AYES: Moore, Richards, Koppel, Melgar

ABSENT: Fong

NAYES: Hillis

MOTION: [20118](#)

- 22b. [2008.0410V](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET – northeast corner of Castro and 21st Streets; lot 024 of Assessor’s Block 3603, located within the Irving Street Neighborhood Commercial District (“NCD”) and the 65-A Height and Bulk District (District 8) - Request for **Variances** from the Zoning Administrator to construct within the required front setback and rear yard. Planning Code Section 132 requires a front setback of 4 feet - 5 inches and construction is proposed to the front property line. Section 134 requires a rear yard of 25% of the total lot depth or 15 feet between the two buildings on the lot and the proposal provides only a 10 foot separation. The property is legally non-complying in regards to the rear yard requirement because there is a two-story over basement with two dwelling units located entirely within rear yard.
Note: On December 14, 2017, Acting ZA closed the public hearing, Continued to February 22, 2018.

SPEAKERS: Same as Item 22a.

ACTION: ZA Closed the public hearing and indicated an intent to Grant

- 22c. [2017-004562DRP](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET - northeast corner of Castro and 21st Streets; lot 024 of Assessor’s Block 3603, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.04.3134 proposing to construct an Accessory Dwelling Units in the rear building (3878-3880 21st Street. The subject property contains three dwelling units, two units in a building at the rear of the property, and one unit with office in a building at the front (799 Castro Street). Under a separate building permit, 2017.09.19.6883, demolition of the existing front structure (limited commercial office with single-family) and construction of a three-story over basement single-family residence are proposed. 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

Note: On December 14, 2017, after hearing and closing public comments, Continued to February 22, 2018 by a vote of +6 -0 (Fong absent).

SPEAKERS: Same as Item 22a.
 ACTION: Took DR and approved to include continue working with the staff on ADU
 AYES: Moore, Richards, Koppel, Melgar
 ABSENT: Fong
 NAYES: Hillis
 DRA: [0578](#)

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.

- 23a. [2015-015846DRP](#) (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.12.2431, proposing vertical and horizontal additions to the existing one-story single-family home, including a new second floor, a new two-car garage, and two new basement levels within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Planning Code Section 134).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications
 (Continued from Regular Meeting of January 11, 2018)

SPEAKERS: + Georgia Schuttish – 520 28th Street
 ACTION: Withdrawn
 AYES: Hillis, Moore, Richards, Fong, Koppel, Melgar

- 23b. [2015-015846VAR](#) (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Request for a **Rear Yard Variance** from the Zoning Administrator pursuant to Planning Code Section 134 to allow the demolition and replacement of the roof of the existing noncomplying structure constituting an increase in the volume of the building within the required rear yard. The project is located in a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular Meeting of January 11, 2018)

SPEAKERS: Same as Item 23a.
 ACTION: Acting ZA Continued to February 28, 2018 Variance calendar

24. [2016-009992DRP02](#) (V. FLORES: (415) 575-9173)
586 SANCHEZ STREET – west side between Hancock and 19th Streets; Lot 017 in Assessor's Block 3584 (District 8) - **Requests for Discretionary Review** of Building Permit Application No. 2016.07.13.2269 proposing a vertical addition and new roof deck to an existing two-

unit building within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. The proposal also includes façade alterations and repairing the rear stairs and rear deck in-kind. 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: None

ACTION: Withdrawn

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

25. [2017-003039DRP](#) (S. ADINA: (415) 575-8722)

53 FOREST SIDE AVENUE – west side between Taraval and Ulloa Street; Lot 029 in Assessor's Block 2920 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2017.03.01.0436 proposing the construction of a second floor rear deck and extension of a first floor rear deck with a connecting stair between both floors to an existing single-family residential building within a RH-1(D) (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Delvin Washington – Staff report

- Rainbow Ho – DR presentation

ACTION: Took DR and approved to include continue working with the staff on ADU

AYES: Hillis, Moore, Richards, Koppel, Melgar

ABSENT: Fong

DRA: [0579](#)

ADJOURNMENT – 7:12 PM

ADOPTED MARCH 8, 2018