

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, March 1, 2018

1:00 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:09 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Aaron Starr, Doug Johnson, Steve Wertheim, Jeff Horn, Nancy Tran, Marcelle Boudreaux, Ali Kirby, Jonas P. Ionin –Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2015-008252DRP (E. JONCKHEER: (415)575-8728)
89 ROOSEVELT WAY – south side of Roosevelt Way at Buena Vista Terrace; Lot 077 in Assessor's Block 2612 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.09.19.8061, proposing the vertical addition of a mezzanine level with roof decks to an existing 3-story building 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\(h\)](#).

Preliminary Recommendation: Pending
(Proposed Continuance to May 3, 2018)

SPEAKERS: None
 ACTION: Continued to May 3, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

2. 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
 (Continued from Regular Meeting on November 2, 2017)
(Proposed Continuance to June 7, 2018)

SPEAKERS: None
 ACTION: Continued to June 7, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

3. 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\(h\)](#).
 (Continued from Regular hearing on February 8, 2018)
(Proposed Continuance to July 12, 2018)

SPEAKERS: None
 ACTION: Continued to July 12, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

4. 2017-007063DRM (M. CHRISTENSEN: (415) 575-8742)
 518 BRANNAN STREET – north side of Brannan Street between 4th and 5th Streets; Lot 037 in Assessor’s Block 3777 (District 6) - **Mandatory Discretionary Review** pursuant to Planning Code Section 202.2(e) to allow a Medical Cannabis Dispensary (MCD) (d.b.a. “Authentic 415”) to operate at the subject property within the SALI (Service, Arts, Light Industrial) Zoning District and 40/55-X Height and Bulk District. The MCD would occupy an approximately 2,067 square foot industrial building last use as an auto repair facility. The proposal would allow for both on-site sales of medical cannabis and/or medical cannabis edibles and on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles would be permitted at the subject property). The Project does not propose any on-site cultivation, meaning no live marijuana plants would be kept on the premises for purposes of harvesting medical product. 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 Indefinite Continuance)

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

B. COMMISSION MATTERS

5. Commission Comments/Questions

Commissioner Richards:

I have a couple of things today to chat about. The first thing, though, I wanted to say was a huge congratulations to fellow commissioner, Commissioner Moore, who was elected a fellow to the – let me get the acronym right – AICP. So congratulations Commissioner Moore that is quite an accomplishment and welcome to Commissioner Johnson. We have another Commissioner Johnson. It is great sitting next to you. I look forward to a nice good four years on the Commission with you, hopefully.

A couple of things -- one of most interesting things I read in the last week was in the New York Times on Sunday, “Tech Eyes the Ultimate Start-Up: An Entire City” was in the review section. It talks about some folks here in the Bay Area who are trying to optimize cities because they think that the places don’t – “the Bay doesn’t work quite right” was the quote. I will read a couple of the excerpts – “What if the people who build circuits and social networks can build cities, too? Whole new places designed from scratch and freed from broken policies.” Last October, I’m sure several of you heard that Sidewalks Labs, which is an Alphabet of Google Company, is teaming up with the City of Toronto to redevelop a stretch from the internet up. It’s a former industrial area on the waterfront that I’ve actually been to, I’ve walked through it. It’s going to be an interesting tale to see what happens, but it says “Tech Types as much as people might talk about the parochial way we’ve been approaching cities deserve credits for thinking bigger than anybody in government right now, but cities like San Francisco don’t seem to be evolving into more efficient versions of themselves. People talk about how cities evolve. To planners and architects, all of this sounds like the naiveté of newcomers mistaking political problems for

engineering puzzles. Utopian city-buildings schemes have seldom succeeded; what we really need, they say, is to fix the cities we already have, not set off to search and build new ones. With cities, this means stripping away the histories of other utopias, the building codes that shape San Francisco, the political dynamic that block change" – does this sound familiar, folks? Then, one last quote here from a professor at Berkeley who wrote a book called "Spacesuit," I'm going to buy it and read it. He says, "It's very easy to get a sense of deja vu here," says Nicholas de Monchaux, a designer and Berkeley professor who describes this history in his recent book called "Spacesuit." The book apparently talks about how after man landed on the moon that we're going to take that technology of man landing on the moon and we're going to fix all the problems in the cities and I can't imagine probably redevelopment was something that was a tangent or a part of the daisy chain of that effort. "Technologically optimized cities," he says, "failed then for the same reason they would be unsuccessful now. Technology can help reduce traffic, or connect you faster to a ride home but a city is not at its fundamental level optimizable." He says, "A city's dynamism derives from its inefficiencies from people and ideas colliding unexpectedly." It's a really interesting article. Thank you for indulging me to read that.

A couple of other things, I did a walk-around of Noe Valley with Jeff Joslin and David Winslow. We applied the UDGs to some of the projects in Noe Valley and it was interesting what we came up with. We looked at the building and said, "Would this building be built today given the UDGs?" and the exercise was pretty eye-opening, especially for Ozzie Rohm who heads the Noe Valley Council. I also got an invitation to do this as well in North Beach from some of the folks over there. So, maybe if any other Commissioners are interested to see how the UDGs are applied to real world examples that would be great.

One other question, I know Ms. Schuttish last week, had mentioned the fact that this Commission has the power to change the demonstrably unaffordable percent, I guess the 80 percent up and down by 10 percent. I think it is something until we have rule Section 317 Reform, we should actually consider as a Commission. That's it. Thank you.

Commissioner Moore:

It is just 11 years ago that the Planning Department presented to the Commission at that time, an informational presentation on the numbers of gas stations. The Commission at that the time was already very concerned about the decline, about gas stations, so the Department looked all the way back, all the way back to 1990 where there were 151 stations. Then looking forward to 1995 there were 136, in 2000 there were 122, in 2006 there were 111. So it is 11 years later and I would like to ask the Department, the Director, to hopefully take this wonderful piece of mapping that is already in the system and help us understand what has happened since 2011. What has been demolished and what is under consideration to be demolished, because many of the gas station sites, particularly at the corners where there is new residential development, are in fact, far more productive and intense land use than gas stations were. However, it leaves the city, in terms of emergency response, and still properly serving the many cars which drives with traditional gasoline somewhat in a limbo. Many people drive like two or three miles to find a gas station and that is a pattern which is for other reasons, not very desirable. As I looked further through my files and I found this while I was cleaning up – in 2011, the Department used to produce something which looked like this. Do you remember that? That is actually a map which shows residential development in the pipeline. What has been built, what hasn't been built and it shows you in a very graphic and very readable form, the kind of clusters

and trends of where residential development is happening. It would be interesting to build on that particular piece of information. Again the data are there the department has fantastic data and takes that forward to where we are today. That's kind a like a visualization, a visualization of where housing is and where it is going. Those are my two comments.

Commissioner Johnson:

Hi, everyone. I just wanted to take a moment to express how honored I am to be the newest member of the San Francisco Planning Commission. I have long watched this body and frankly, this community, and deeply admire the dedication and thoughtfulness that each and every one of you brings to the work. A little bit about me, I have spent my entire career advocating for opportunity-rich resilient communities that reflect the diversity and opportunity for economic ability that makes cities so great. So, I'm really excited to get to know all of you and to work alongside you, to advance a San Francisco in which people of all backgrounds have the opportunity to live, work and thrive. Thank you.

President Hillis:

Thank you and welcome to the Commission. Congratulations. I was able to watch your hearing and was impressed about your background and knowledge about these issues so it will be great to have your perspective here. Welcome.

C. DEPARTMENT MATTERS

6. Director's Announcements

Director John Rahaim:

My only announcement today is to welcome Commissioner Johnson. On behalf of the department, we welcome you and congratulate you on your appointment and really look forward to working with you. The workload is pretty, somewhat heavy here, so we're happy to help you along the way and whenever you have any concerns or comments or questions, please feel free to call me or any of the staff involved. So, welcome.

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

LAND USE COMMITTEE:

- Canceled

FULL BOARD:

- **171313 Development Agreement - Seawall Lot 337 Associates, LLC - Seawall Lot 337 - Mission Rock Project.** Sponsor: Mayor, Kim. Staff: Not Staffed. PASSED Second Read
- **170940 Planning Code, Zoning Map - Mission Rock Special Use District.** Sponsors: Mayor; Kim. Staff: Snyder. PASSED Second Read
- **161109 Planning Code, Zoning Map - Establishment of Geary-Masonic Special Use District.** Sponsor: Stefani, Safai. Staff: May. Passed First Read

- **171108 Planning Code - Restaurant and Bar Uses in Jackson Square, Broadway and North Beach, and Pacific Avenue Office Uses.** Sponsor: Peskin. Staff: D. Sanchez. Passed First Read
- **171299 Hearing - Appeal of Determination of Exemption From Environmental Review - 401 Main Street.** Staff: Boudreaux. Withdrawn

HISTORIC PRESERVATION COMMISSION:

None

BOARD OF APPEALS:

The Board of Appeals did meet last and considered one project of interest to the Commission. On March 9, 2017, the Commission heard a Discretionary Review for a project at 2783 Diamond Street that was proposed to construct a new single family home on a triangular, substandard lot. The Commissioners voted +4 -0 with Commissioners Hillis, Fong and Johnson absent, to take DR and added seven specific conditions, most notably to remove the fourth floor, to provide a lightwell to protect property line windows on the adjacent building, to reduce the size of the roof deck, to minimize size requirements for usable open space and relocate it from the front to the center of the building, and have DPW review the proposed shared curb cut proposal for safety. After the Commission's action, the Project Sponsor revised the building permit to meet these conditions. Additionally, DPW reviewed the shared curb cut proposal and had no objection, so that component of the project remained. The building permit application was subsequently issued on November 30, 2017 and the Project Sponsor then appealed the permit and requested the reversal of the conditions to remove the fourth floor, adding the lightwell, and reducing and shifting the roof deck. After much deliberation, the Board voted +4 -1 to grant the appeal and remove the lightwell and allow the roof deck to increase in size and be relocated at the permit holder's discretion; however, the Board did not reinstate the fourth floor.

D. 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 – Demo calculation
Steven Buss – Housing pipeline construction study
Laura Clark – Building permit application reduction, unpredictability for small projects.

E. 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.

8. (D. JOHNSON: (415) 575-8735)

CONNECTSF – This item is an **Informational Presentation** regarding activities associated with ConnectSF, San Francisco’s multi-agency long-range transportation planning program. The Planning Department’s partners in this program are Municipal Transportation Agency (MTA) and Countywide Transportation Authority (CTA). Currently at the end of the vision-setting phase, this multi-year process will culminate in a major update to the Planning Department’s General Plan Transportation Element as well as key planning efforts for the MTA and CTA, including the Transit Corridors Study, Streets and Freeways Study, and the Countywide Transportation Plan. This informational update focuses on the long-range Vision effort, which is in its final stages. We anticipate seeking approval of the Vision from the Planning Commission and partner agencies’ governing bodies in spring 2018.

Preliminary Recommendation: None – Informational

SPEAKERS: = Doug Johnson – Staff presentation
 = Georgia Schuttish – Google buses
 = Laura Clark – Congestion pricing

ACTION: None – Informational

- 9a. [2011.1356M](#) (S. WERTHEIM: (415) 558-6612)

CENTRAL SOMA PLAN – INITIATION OF AMENDMENTS TO THE GENERAL PLAN – Initiation of **General Plan Amendments** to add the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.

Preliminary Recommendation: Initiate and schedule a public hearing on or after March 29, 2018

SPEAKERS: + Supervisor Kim – Comments, recognitions, support improvement, production opportunities
 = Steve Wertheim – Staff report
 - John Elberling – TODCO, organized oppositions
 - Samantha Myer – TODCO, organized oppositions
 - Joyce Lee – TODCO, organized oppositions
 = Carla Laurel – We Are SOMA, organized oppositions
 = Speaker – We Are SOMA
 = Miska Olivas – We Are SOMA
 = Speaker – Central SOMA Neighbors, support for mid-rise alternative
 = Speaker – Central SOMA Neighbors, support for mid-rise alternative
 = Doug Chermack – Central SOMA Neighbors, support for mid-rise alternative
 + Rob Chewbata – Oldest tenants of Flower Market

- + Michael Mansanni – Flower Market move to the piers, ingress and egress
- = Alex Lansberg – Grandfathering, labor standards
- = Heather Phillips – SOMA school
- = David Wu – Equitable development
- Raymond Castillo – Support We Are SOMA, eviction and displacement
- = Eugene Olejo – Issues and concerns
- = Speaker – Environmental sustainability
- = T.J. Bassal – Technology jobs
- = Claire Mobley – Maintenance and programming
- = Laurel Anne Winsler – Issues and concerns
- = Patrick Powell – Issues and concerns
- + Kristy Wong – Issues and concerns
- = Tony Robles – Issues and concerns
- = Speaker – Cultural districts
- = Laura Clark – Housing
- = Steven Buss – Housing
- = Sonja Trauss – Housing
- = Kay Martin – What kind of jobs and what kind of housing
- = Connie Ford – Jobs for Justice
- + Speaker – Bicycle Coalition
- = Todd David
- + Mike Grisso – Flower Market
- = Carlos Ortega – Flower Market
- + Gina Gomez – Support, new Flower Mart
- = Speaker – Move housing
- = Stan Child – Move housing
- + Tim Jan – BART's role
- = Kathrin Petrin – Old Mint
- + Alice Rogers - Support

ACTION: Initiated and scheduled a hearing on or after March 29, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: [20119](#)

- 9b. [2011.1356T](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – INITIATION OF AMENDMENTS TO THE ADMINISTRATIVE CODE AND THE PLANNING CODE – Initiation of **Administrative Code and Planning Code Amendments** to give effect to the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: Initiate and schedule a public hearing on or after March 29, 2018

SPEAKERS: Same as item 9a.
 ACTION: Scheduled a hearing on or after March 29, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: [20120](#)

- 9c. [2011.1356Z](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – INITIATION OF AMENDMENTS TO THE ZONING MAP – Initiation of **Zoning Map Amendments** to the Planning Code to create the Central South of Market (SoMa) Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, encompassing an area generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; 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. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: Initiate and schedule a public hearing on or after March 29, 2018

SPEAKERS: Same as item 9a.
 ACTION: Scheduled a hearing on or after March 29, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: [20121](#)

10. [2016-011486CUA](#) (M. CHRISTENSEN: (415) 575-8742)
1713 YOSEMITE AVENUE – south side of Yosemite Avenue, at Lane Street; Lot 010 of Assessor’s Block 5418 (District 10): Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 151.1, 207, 210.4 and 303, to allow residential use within the M-1 Zoning District at a density ratio of one dwelling unit per 800 square feet of lot area and to allow off-street parking at a ratio of three parking spaces per four dwelling units for the project involving the construction of a 58-foot tall, five-story residential structure containing six dwelling units and four automobile parking spaces within a M-1 Zoning District at the 65-J 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).
 (Continued from Regular hearing on January 18, 2018)
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Continued to April 19, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

11. [2017-008334CUA](#) (J. HORN: (415) 575-6925)
4230 18TH STREET – north side of 18th Street between Diamond and Collingwood Streets; lot 019 of Assessor’s Block 2648 (District 7) – Request for **Conditional Use Authorization**

pursuant to Planning Code Sections: 102, 121.2, [202.2\(a\)](#), 303, and 715 to allow the demolition of an existing two-story, 31'-6" tall, 3,111 square foot commercial building and to construction a new 4-story, 40' tall, 5,625 square foot mixed-use commercial building with a 1,800-square foot restaurant at the ground floor and a 3,825-square foot tourist hotel (12 rooms), on the upper floors within the Castro Street Neighborhood Commercial Zoning District (CS-NCD) 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
 + Cass Smith – Designs presentation
 + Daniel Bergourae – Support
 + Stephen Adams – Support
 + Richard McGrady – Suggestions

ACTION: Approved with Conditions as amended:
 1. Limiting roff deck hours to 10:00 pm;
 2. Providing three nights at the sponsor's choosing to extend roof deck hours to midnight;
 3. Minimize external air handling equipment; and
 4. Work with staff to minimize roof top appurtenances.

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

ABSENT: Melgar

MOTION: [20122](#)

12. [2016-012872CUA](#) (N. TRAN: (415) 575-9174)
 479 28TH STREET – south side of 28th Street Avenue, between Castro and Noe Streets, Lot 032 in Assessor's Block 6612 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, for a project proposing to demolish an existing one-story over basement single-family residence and construct a new three-story structure with two basement levels and two dwelling units. The project includes excavation, a new curbcut and associated landscaping. The subject property is located within a RH-2 (Residential-House, Two-Family) Zoning District with 40-X Height and Bulk designation. 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 January 18, 2018)

SPEAKERS: = Nancy Tran – Staff report
 + Speaker – Project presentation
 + Speaker – Project presentation
 + Brett Gladstone – Project presentation
 + Karen Decker – Support
 + Laura Clark – Support
 + Speaker – Support
 + Vita Singh – Support
 + Speaker – Support
 + Speaker – Support

ACTION: Approved with Conditions, as proposed by the Sponsor
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: [20123](#)

F. 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.

13. [2015-018225DRP](#) (S. JIMENEZ: (415) 575-9187)
171 JUDSON AVENUE – south side between Edna Street and Circular Avenue; Lot 032 in Assessor’s Block 3182 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.09.2182, proposing to alter an existing two-story, single family residence by legalizing and constructing a rear horizontal addition at the first and second floors, a third story vertical addition, and the addition of an Accessory Dwelling Unit at the ground floor located within a RH-1 (Residential, 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
 (Continued from Regular Meeting on January 11, 2018)
Note: On December 7, 2017, after hearing and closing public comment, Continued to January 11, 2018 by a vote of +6-0 (Johnson absent). On January 11, 2018, without hearing, Continued to March 1, 2018 by a vote of +6 -0 (Johnson absent).

SPEAKERS: = Marcelle Boudreaux – Staff report
 + Speaker – Project presentation
 ACTION: Took DR and required that the Project provide a code complying ADU
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 DRA: [0580](#)

14. [2013.0254DRP](#) (A. KIRBY: (415) 575-9133)
56 MASON STREET – corner of Mason Street and Eddy Street, Lot 008 in Assessor’s Block 0341 (District 6) - Request for **Discretionary Review** of Building Permit Application No. 2017.01.18.7427, proposing to rehabilitate 75 windows on the existing four-story, residential hotel and to replace two non-historic storefronts within a RC-4 (Residential – Commercial High Density) Zoning District and 80-T – 120-T 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 with Conditions

SPEAKERS: = Ali Kirby – Staff report
 - Sue Hester – DR presentation

- Moses Corrette, Aide to Supervisor Kim
- Erik Markon – Gentrification
- Victoria Pinto – Opposition
- Alexandra Goldman – Opposition
- Curtis Bradford – Opposition
- Laura – Opposition
- Tony Robles – Policy fixes and tools to remedy the situation
- Jesse James Johnson
- + Speaker – Project presentation
- + Todd David – Support
- + Brett Gladstone – Response to questions

ACTION:

Took Discretionary Review and Approved with Conditions:

1. That original tenants offered tenancy at their previous rental rates;
2. Those tenants be served with first right of refusal; and
3. A report back to the CPC upon occupancy.

AYES:

Fong, Hillis, Johnson, Koppel, Moore, Richards

ABSENT:

Melgar

DRA:

[0581](#)

ADJOURNMENT – 8:27 PM
ADOPTED MARCH 22, 2018