

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 15, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:10 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Diego Sanchez, Paulo Ikezoe, AnMarie Rodgers, Joshua Switzky, Claudine Asbagh, Mary Woods, Esmeralda Jardines, David Lindsay, Christine L. Silva – Acting 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. 2014-001400ENX (E. SAMONSKY: (415) 575-9112)
2750 19TH STREET – located at the northeast corner of Bryant and 19th Streets, Lot 004A in Assessor's Block 4023 (District 10) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of an existing industrial building, with the exception of the brick facade, and new construction of a six-story, 68-foot tall, mixed-use building (measuring approximately 74,446 square feet) with 60 dwelling units,

approximately 7,471 square feet ground floor retail, 24 below-grade off-street parking spaces, one car-share parking space, 84 Class 1 bicycle parking spaces, and 13 Class 2 bicycle parking spaces. The Project includes 4,800 square feet of common open space roof deck. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) street frontage (Planning Code Section 145.1). The project site is located within the UMU (Urban Mixed-Use) and 68-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 on January 25, 2018)

(Proposed Continuance to May 10, 2018)

SPEAKERS: None
 ACTION: Continued to May 10, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

2. 2016-005617DRP (M. CHRISTENSEN: (415) 575-8742)
1439-1441 SOUTH VAN NESS AVENUE – east side of South Van Ness Avenue, between 25th and 26th Streets; lot 021 of Assessor's Block 6526 (District 9) - Request for **Discretionary Review** of building permit application No. 2016.0809.4577 that proposes to legalize and alter the existing ground floor dwelling unit, construct vertical and rear additions to expand all units within the structure, and alter the façade of the structure within a RM-1 (Residential-Mixed, Low Density) District and 50-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

(Continued from Regular hearing on February 1, 2018)

Note: On November 30, 2017, after hearing and closing public comment; the Commission Continued the matter to December 21, 2017 by a vote of +6 -0 (Hillis absent).

On December 21, 2017, without hearing, Continued to January 18, 2018 by a vote of +5 -0 (Melgar, Richards absent).

On January 18, 2018 without hearing, Continued to February 1, 2018 by a vote of +6 -0 (Johnson absent).

On February 1, 2018 without hearing, Continued to March 15, 2018 by a vote of +5 -0 (Johnson and Melgar absent).

(Proposed Continuance to June 14, 2018)

SPEAKERS: None
 ACTION: Continued to June 14, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar

- 3a. 2017-005881PCA (C. ASBAGH: (415) 575-9165)
FORMULA RETAIL GROCERY STORE IN FULTON STREET GROCERY STORE SPECIAL USE DISTRICT [BOARD FILE 170514] - **Planning Code Amendment**, Section 249.35A, to allow a grocery store that may be defined as a formula retail use in the Fulton Street Grocery Store

Special Use District, and adding criteria for approval; extending the duration of the controls; and making environmental findings, 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.

Preliminary Recommendation: Approve

(Continued from Regular Meeting of January 11, 2018)

(Proposed for Indefinite Continuance)

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

- 3b. 2017-005881CUA (C. ASBAGH: (415) 575-9165)
555 FULTON STREET - southeast corner of Fulton and Laguna Street; Lot 058 in Assessor's Block 0794 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303(c), 303.1, 703.4, and 249.35A to establish a formula retail sales and services establishment (d.b.a. New Seasons Market) as would be permitted under Planning Code Amendments proposed under Board File No. 170514. The project is located within a RTO (Residential Transit Oriented) and Hayes Valley NCT (Neighborhood Commercial Transit) Zoning Districts and 40-X/50-X Height and Bulk District, and the Fulton Street Grocery Store Special Use District. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment. No CEQA review is required pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of January 11, 2018)

(Proposed for Indefinite Continuance)

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

4. 2016-003051DRP (E. JACKSON: (415) 558-6363)
37 SUSSEX STREET – located on the west side of Sussex Street, between Penny Lane and Diamond Street; Lot 018 in Assessor's Block 6729 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.0219.0012 proposing construction of a vertical one-story addition on a single-family dwelling. The Project is located within a RH-1 (Residential, House, Single-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Continued from Regular hearing on January 25, 2018)

WITHDRAWN

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

5. [2017-010105CUA](#) (S. VELLVE: (415) 558-6263)
2901 CALIFORNIA STREET – southwest corner of the intersection of Broderick and California Streets; Lot 098 in Assessor’s Block 1029 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 to amend Condition No. 9, Motion No. 17880, Case No. 2007.0128C, to allow the Drew School to increase their enrollment cap from 280 to 340 students in a RM-1 (Residential, Mixed, Low-Density) District and 40-X Height and Bulk District. No physical expansion of the school is proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: 20134

C. COMMISSION MATTERS

6. Consideration of Adoption:
 • [Draft Minutes for February 8, 2018](#)

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

7. Commission Comments/Questions

Commissioner Richards:

Couple of things, I don't know if anybody saw in last Sunday's Examiner the Grand Jury Report. They do them, I guess, once a year in the Spring. I looked at it, I read it, and I was like oh, it's kind of nice, you know, how does this affect anything in the Planning Department, and I came upon number seven and it talks about accelerating San Francisco government performance and taking accountability and transparency to the next level, and lo and behold, in our packet this week we had a memo from Mr. DiSanto on our technology update. I read it and I said "Wow, I think we're actually being as transparent as we possibly can." When you look at everything that you can see online, I think, we'll have to tie these two together, but I think we're making really good strides to being transparent

because pretty much everything we have you would see, except all the correspondence and things that go back and forth, so good job to Mr. DiSanto and the staff on that.

Secondly, we keep struggling with and I know we'll be talking about these in one the items today - twice in the Business Times this past week, there have been articles about why housing is not getting built even though it's entitled. Everybody keeps blaming the inclusionary fee, the inclusionary fee, and the article basically goes on. Eric Tao, who as I hold in very high esteems, a developer, talked about his project 299-unit project at South of Market at 1270 Mission Street, and he said, "yeah an inclusionary rate is high, but the construction costs are really the issue on why things aren't getting built" and the headline, this developer says, "Rise in construction costs not offset by SF's record high rent," so construction costs are going up faster than people can pay more in rent, and that's why a lot of buildings aren't getting built, so that's a stick a feather in your hat one for folks who want to know what's going on there.

Lastly in Sunday's paper in the Chronicle, "Empty storefronts cast a pall over city street life." It's a good editorial we talked about retail and the fate of retail. We got a bit of a rosier picture on the retail vacancy rate at 3 percent. I actually talked with somebody in the retail brokerage industry, and they said "well, but it was only 2 percent two years ago," so it's 50 percent more than it was, so maybe it is actually going to be -- it is getting worse, and this is kind of the canary in the coal mine that we're seeing in our own neighborhoods. Thanks.

D. DEPARTMENT MATTERS

8. Director's Announcements

Director John Rahaim:

Commissioners, I was actually going to call that memo to your attention that we put in the packet for today's meeting that Tom DiSanto wrote about technology updates. I'm not going to go through these items in detail but I did want to kind of summarize very briefly the various enhancements that we are doing. The Building Eye map, which is the first item noted on the memo, is a very interesting interactive map that the public can use to actually find out, parcel by parcel, what's going on in the city, and it allows you to search in active applications by location, by date, by a whole number of factors so it's actually quite useful. The Records Digitization process is probably the single largest thing we're doing - if you've been to the Department, you will see that the huge file room we have is no more, that we used to have. All those files are now digitized and that's actually the reason that more information is available to the public than there used to be. We've had some comments from the public about suddenly more information coming being available online than there used to be when they were researching projects and that's exactly because everything is now digitized and we're actually airing on the side of literally digitizing every single piece of paper in the files. It's a massive two or three year project that actually Ms. Silva is in charge of and is really doing a great job. We are also switching to an electronic document management system related to that. We are making further improvements to the Property Information Map, which is a very, very popular map on our website, very popular system, and we are moving into the 21st century in a number of other ways. We will finally, next month, have citizen access to the Accela system. For us, as you know, we have been live on the Accela system for 3 ½ years, I think. So for now, it will be access only

to the Planning Department side of the work. When DBI goes live in the fall, it will also then have access to their side of the work. We are launching this summer, Electronic Document Review, which will allow us to review applications online, which is a very big improvement over our current process. Then, we are also going to be accepting certain types of applications online that have fixed fees associated with them, so that projects where there is not a fee calculation involved, we will be able to accept those applications online. So a quick summary, I think I really want to give credit to Tom and the entire IT Team for all the work they are doing on this. This is really making staff work a lot easier and getting our work more streamlined and more efficient as we move forward. That concludes my presentation. Thank you.

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

LAND USE COMMITTEE:

Diego Sanchez:

Today I will be providing the Summary Board Activities for the week of March 12th to March 16th that is this week. On Monday at the Land Use Committee, a resolution urging amendments to the California State Bill, Senate Bill 827, Transit-Rich Housing Bonus, was considered because item 10 on the agenda is also going to deal with this matter, I'm going to hold my procedural rundown on this so that both can be considered and discussed in tandem. Then, on Tuesday, at the Full Board, the Full Board considered two landmark designations. The first was at 2117-2123 Market Street, also known as the New Era Hall, this passed on its first read. The second landmark designation was The Wall at the intersection of Diamond Heights Boulevard and Clipper Street. This is also known as the Diamond Heights Safety Wall. This was actually continued until March 20th. That concludes my report on Board Activities. As I mentioned, I'll probably be back up here for the next item. Thank you.

BOARD OF APPEALS:

None

HISTORIC PRESERVATION COMMISSION:

None

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:

- = Rose Hillson – UDGs
- = Cathy Mop – Yerba Buena Gardens
- = Mary McHugh – Yerba Buena Gardens
- = Karen Carr – Yerba Buena Gardens
- = Scott Ruiz – Yerba Buena Center for the Arts
- = Paige Scott – Yerba Buena Gardens

- = John Elberling – Yerba Buena Gardens
- = Rudy Muller – 1709 Broderick, Fuller House house
- = Chris Parks – 214 States, May not a good date
- = (M) speaker – 655 Alvarado, demolition
- = Laura Clark – Fuller House, housing
- = Bruce Owen – 2015 Planning decisions; tree removals/excavations
- = Georgia Schuttish – Excavations
- = Setton – Quarter 4 pipeline, data
- = Peter Cohen – Data
- = David Silverman – 150 Eureka St.
- = Christine Linnenbach – Central SOMA housing

F. REGULAR CALENDAR

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

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

[CALIFORNIA STATE SENATE BILL 827](#) – **Informational Presentation** on the proposed State Senate Bill (“SB”) 827 and its potential effects on San Francisco. Presentation and accompanying memo includes analysis of SB 827 in its current form, including recent amendments to the bill formally introduced on March 1.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Paulo Ikezoe, Staff presentation
- = Diego Sanchez – Staff presentation
- Diana Flores – Only solution to build
- Rose Hilson – Opposes SB 827
- Georgia Schuttish – This Commission should oppose SB 827.

Commissioners along with staff and residents of San Francisco can best make local land use decisions. Flawed proposals cannot be fixed by amendments. SB 827 is too broad, too overarching, and too much like a development plan than a housing plan, especially with no repeal of Ellis Act, Costa-Hawkins, etc. FARs are a blunt tool, not currently used to define housing size in San Francisco. They should not be used. This was a major problem with and one reason why the RET was opposed. Look at the real estate map submitted. Isn’t about housing. It’s about the speculative potential in The Mission with the marketing/upzoning of The Mission. This would spread to: The Excelsior, The Outer Mission, OceanView, Crocker-Amazon, Portola, Silver Terrace, MissionTerrace, The Bayview, etc. SB 827 is not a housing plan....it is a marketing/upzoning plan for redevelopment.

- Edward Mason – Rezones SF
- James Park – Not needed, reject SB 827
- Dennis Antinori – Unnecessary legislation
- Maria Liza – Large increases in zoning
- Richard Frisbee – Poison pill

- Anastasia Yovanopoulos – Stand up for SF
- (M) speaker – Takes away rights
- + Laura Clark – Housing
- + Steven Buss – Data, density
- Bruce Bowen – Stop bill, redevelopment
- Loraine Tunny – State overreach
- Laura Peterman – Reject SB 827
- Calvin Welsh – Does not require building
- Cathy Liskim – Basic underlying problems
- (M) speaker – Equity last scenario
- Peter Cohen – State vs. local government role
- Katherine Howard – CEQA
- John Thompson – Discounts Planning
- (M) speaker – Gentrification machine on steroids
- Dennis Mosko – Housing
- Sue Hestor – Victims of Silicon Valley

ACTION: None – Informational

11. [2018-001205PCA](#) (D. SANCHEZ: (415) 575-9082)
MESSAGE ESTABLISHMENTS – UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT [BOARD FILE NO. 180053] – **Planning Code Amendment** introduced by Mayor Farrell to conditionally permit Massage Establishments, as defined in Planning Code Section 102, in the Union Street Neighborhood Commercial District; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare under Planning Code Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Diego Sanchez – Staff presentation
 + Elinor Hall – Supervisor Stefani’s office

ACTION: Approved with Staff Modifications

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

ABSENT: Richards

RESOLUTION: 20135

12. [2014.1459CUA](#) (J. HORN: (415) 575-6925)
214 STATES STREET – north side of States Street between Levant and Castro Streets; Lot 038 in Assessor’s Block 2622 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing 1,635 square foot, two-story single family home and the addition of a ground floor garage and front entrance, a horizontal rear addition, three new roof dormers and the enclosing of two front decks to create bay windows. 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 Conditions with Modifications

(Continued from Regular Meeting of December 14, 2017)

Note: On December 14, 2017, after hearing and closing public comment; the Commission Continued the matter to March 15, 2018 by a vote of +7 -0.

SPEAKERS: - (F) speaker – Do not continue
 - Chris Parks – Do not continue
 + Kevin Chang – Requesting continuance
 = Georgia Schuttish – BIC schedule

ACTION: Continued to May 3, 2018

AYES: Fong, Hillis, Johnson, Koppel, Richards

NAYES: Moore

ABSENT: Melgar

- 13a. [2017-011465CUA](#) (C. ASBAGH: (415) 575-9165)
945 MARKET STREET – south side of Market Street, at the intersection of Mason and Market Streets; lot 240 of Assessor’s Block 3704 (District 6) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303 to establish a Non-Retail Sales and Service Use. The proposal would convert 47,522 square feet of unoccupied floor area at the fourth and fifth floors to General Office. The project site is located in a Downtown Commercial, Support (C-3-G) and Downtown Retail Core (C-3-R) Zoning Districts and 120-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: = Claudine Asbagh – Staff presentation
 + Daniel Fratton – Project sponsor presentation
 - Li – Economic efficiency
 - Georgia Schuttish – 3-year requirement
 - Sue Hestor – 3-year requirement

ACTION: Approved with Conditions

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

MOTION: 20136

- 13b. [2017-011465OFA](#) (C. ASBAGH: (415) 575-9165)
945 MARKET STREET – south side of Market Street, at the intersection of Mason and Market Streets; lot 240 of Assessor’s Block 3704 (District 6) – Request for an **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 47,522 square feet from the Office Development Annual Limit. The proposal would convert 47,522 square feet of unoccupied floor area at the fourth and fifth floors to General Office. The project site is located in the Downtown Commercial, Support (C-3-G) and Downtown Retail Core (C-3-R) Zoning Districts and 120-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 13a.

ACTION: Approved with Conditions

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

MOTION: 20137

14. [2015-000058CUA](#) (M. WOODS: (415) 558-6315)

2500-2698 TURK STREET AND 222 STANYAN STREET – UNIVERSITY OF SAN FRANCISCO (USF) – Lot 008 in Assessor’s Block 1107 and Lot 001B in Assessor’s Block 1144 within the USF Hilltop Campus (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 134, 155, 209.1, 260, 303 and 304 to allow a Planned Unit Development (PUD) for the construction of a new 606-bed USF student residence hall, expansion and renovation of the dining hall facilities, relocation and replacement of the recycling and waste facility, and relocation of the ROTC program. The proposal includes PUD modifications to Planning Code provisions related to the rear yard (Section 134), off-street loading (Section 155), dwelling unit density (Section 209.1), and a minor deviation from the provisions for measurement of height (Section 260). The project site is located in 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 Conditions

SPEAKERS: = Mary Woods – Staff presentation
 + Ian Fergossi – Supervisor Fewer’s office – student housing
 + Paul Fitzgerald – Project sponsor presentation
 + Jeff Larsen – Project sponsor presentation
 + Mike London – Opportunity
 + Bree – On campus housing
 + Tony Bruce – Increase capacity at USF
 + Annamarie Pierce – USF responsive
 + Julie Oro – Student housing
 + Tom Irvin – Addressed concerns
 + Sue Hestor – Student housing

ACTION: Approved with Conditions
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: 20138

15. [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 711 Valencia Street DBA 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 a 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

SPEAKERS: = Esmeralda Jardines – Staff presentation
 + Ryan Motzek – Project sponsor presentation
 - Chris Block – Restaurant fairness
 - Julie Leadbetter – Low entrance barrier, outreach
 - Erika Harris – Sound concerns
 - Blanca Echeverria – Not appropriate
 - Miguel Echeverria – Congestion, using restrooms

- Aaron Fox – Does not need restaurant activity
 - (F) Speaker – Noise, alcohol use
 ACTION: Approved with Conditions as Amended prohibiting Restaurant and Limited Restaurant use
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Richards
 ABSENT: Moore
 MOTION: 20139

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. [2015-009015DRP-03](#) (E. JARDINES: (415) 575-9144)
75, 77, 79-81 LELAND AVENUE – located on the south side of Leland Avenue, west of Desmond Street, east of Talbert Court, and north of Visitacion Avenue; Lots: 007B and 030 in Assessor’s Block 6250 (District 10) - Request for **Discretionary Review** of Building Permit Application Nos. 2015.0629.0164, 2015.0629.0165, and 2015.0629.0158, to construct three new buildings including two two-story, single-family homes (addressed as 75 and 77 Leland Avenue) and one new three-story mixed-use building with ground floor retail professional service and residential above (addressed as 79-81 Leland Avenue). The Project is located within an RH-1 (Residential, House, One-Family) as well as a NC-2 (Neighborhood Commercial-Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Esmeralda Jardines – Staff presentations
 - Russel Maureen – DR requestor
 - Nelson Gutierrez – DR requestor
 - Adam Anders – supports DR
 + David Silverman – Project sponsor presentation
 + Ahmad Larizadeh – Project sponsor presentation
 + Jason Chan – Project sponsor presentation
 ACTION: After hearing and closing public comment; Continued to May 3, 2018
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

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

(Continued from Regular Meeting of February 8, 2018)

Note: On February 8, 2018, after hearing and closing public comment; the Commission continued the matter to March 15, 2018 by a vote of +5 -0 (Johnson and Hillis absent).

SPEAKERS: = David Lindsay – Staff presentation

ACTION: Took DR and Approved as Revised

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

DRA: 0583

18. [2016-014004DRP](#) (B. BENDIX: (415) 575-9114)

2865 VALLEJO STREET – located on the south side of Green Street, between Baker Street and Broderick Street; Lot: 017 in Assessor’s Block 0958 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2016.10.11.9920, to construct a rear horizontal addition at the southwest corner of the existing building and a vertical addition. The Project is located within a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Lindsay – Staff presentation

- Robert Tandler – DR Requestor presentation

- John Krooss – DR Requestor presentation

- Lorraine Fulmer – 5th floor incompatible

- Keith Doerge – Light, view

+ Lewis Butler – Project Sponsor presentation

ACTION: Took DR and Approved with Condition to set back side wall 18”

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

NAYES: Moore

DRA: 0584

19. [2016-002865DRP](#) (B. BENDIX: (415) 575-9114)

1889-1891 GREEN STREET – located on the south side of Green Street, between Octavia Street and Laguna Street; Lot: 020 in Assessor’s Block 0554 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2015.07.13.1338, to construct a fourth floor vertical addition, a horizontal addition on the west side of the existing building, a reduction of legally non-complying massing at the rear and interior renovations. The Project 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\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

- SPEAKERS: = David Lindsay – Staff presentation
- Jodie Smith – DR requestor presentation
- Firuze Hariri – DR requestor presentation
+ Jane Gaito – Project sponsor presentation
+ Mike Gaito – Project sponsor presentation
+ David Silverman – Project sponsor presentation
+ Sue Lee Rivera – Supports project
+ Melanie Jones – DR unjustified
+ Marion Ethe – Letters in support
+ Addison Strong – Project sponsor/architect
- ACTION: Did Not Take DR and Approved
- AYES: Hillis, Johnson, Koppel, Melgar, Richards
- NAYES: Moore
- ABSENT: Fong
- DRA: 0585

ADJOURNMENT – 9:15 PM
ADOPTED AS AMENDED MARCH 29, 2018