

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, June 21, 2018

1:00 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Kimia Haddadan, Marcelle Boudreaux, Gino Salcedo, Mat Snyder, David Weissglass, Rich Sucre, Veronica Flores, Jeff Horn, Chris Townes, Kimberly Durandet, Elizabeth Jonckheer, Mark Luellen, Sara Vellve, David Lindsay, Planning Director John Rahaim, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2017-001225DRP-02 (E. SAMONSKY: (415) 575-9112)
701 HAMPSHIRE STREET – south east corner of the intersection of 19th and Hampshire Streets; Lot 018 in Assessor's Block 4078 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2017.0124.7741, proposing to convert the ground floor

garage space into two accessory dwelling units and construct a vertical addition (fourth floor) of approximately 1,051 square feet (vertical addition would add living space to the existing units #4 and #5 on the third floor), and interior and exterior remodel of the existing six-unit apartment building within a RH-2 (Residential, House, Two-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 April 19, 2018)

(Proposed Continuance to August 30, 2018)

SPEAKERS: None
 ACTION: Continued to August 30, 2018
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Richards

- 2a. 2013.1037C (C. MAY: (415) 575-9087)
650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor’s Block 1202 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 271, 303, 746.10 and 746.11 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting on March 29, 2018)
(Proposed Continuance to September 6, 2018)

SPEAKERS: = Donna Thompson – 650 Divisadero Street neighbor
 + Mark Loper – Proposed date are fine
 + Patrick Zeto – September 27th
 ACTION: Continued to September 27, 2018
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Richards

- 2b. 2013.1037V (C. MAY: (415) 575-9087)
650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor’s Block 1202 (District 5) - Request for **Rear Yard Modification** pursuant to Planning Code Section 134 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A Height and Bulk District.
 (Continued from Regular Meeting on March 29, 2018)
(Proposed Continuance to September 6, 2018)

SPEAKERS: Same as item 2a.
 ACTION: Acting ZA Continued to September 27, 2018

17. [2017-011414CUA](#) (C. CAMPBELL: (415) 575-8732)
232 CLIPPER STREET – north side between Sanchez and Noe Streets; Lot 009 of Assessor’s Block 6548 (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 single-family residence and construct a new four-story structure with two dwelling units. The project includes excavation associated landscaping. The subject property 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

SPEAKERS: + Brett Gladstone – Would like it heard today
 + Johanna Roberts – Would like it heard today
 + Gene Tigelski - Would like it heard today
 ACTION: Continued to July 12, 2018
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Richards

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. [2018-003141CUA](#) (D. GANETSOS: (415) 575-9172)
2421 CLEMENT STREET - south side of Clement Street between 25th and 26th Avenues, Lot 039 in Assessor’s Block 1457 (District 1) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 717 to permit change of use from a vacant, first floor storefront to a Limited Restaurant use (an ice cream shop d.b.a. Let’s Roll) at an approximately 530 square foot tenant space within the Outer Clement Street NCD (Neighborhood Commercial District) Zoning District and a 40-X Height and Bulk district. Minor tenant improvements, including a business sign and a new window in an existing opening at the front façade, are also proposed. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 MOTION: [20211](#)

4. [2017-013454CUA](#) (G. PANTOJA: (415) 575-8747)
550B CASTRO STREET – between 18th and 19th Streets, Lot 008 in Assessor’s Block 2695 (District 8) - Request for a **Conditional Use Authorization** pursuant to Planning Code

Sections 303 and 715 for the establishment of a Massage Establishment (d.b.a. Always Tan) at an existing 1,250 square-foot tenant space at the ground floor of an existing two-story commercial building, currently occupied by the listed tenant for personal service use, within the Castro Street Neighborhood Commercial (NCD) 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: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong
 MOTION: [20212](#)

C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for June 7, 2018](#)

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

6. Commission Comments/Questions

Commissioner Moore:

I want to make a comment on neighborhood notification. We talked about postcards. This is what municipalities and organizations do but that is what it is. You save postage obviously by not sending an 8 ½ x 11 envelope which is excessive. But, this one allows you to basically add pages and diagrams for whatever it is, and add sufficient information for the price of a very inexpensive mailing. I just want to bring that around. The other thing I wanted to bring to people's attention is an article I read yesterday, written by a gentleman named Steven Hill and he talked about his visit to Europe and coming back to San Francisco and challenging, inviting actually, Mayor elect London Breed, to look at what Vienna, Berlin, and many other cities in Europe do about housing, and dealing with the issue of affordability. I want to encourage everybody in this room to pull that article up in the newspaper. It brings a smile to your face. It can be done. We may not be quite ready to do it yet, but there is always the challenge, and the road ahead. So, I really recommend everybody to read it and it was in yesterday's paper. Again to repeat and the person's name is Steven Hill.

Commissioner Johnson:

So, earlier this week I was at an event put on by a foundation called Tipping Point Community that was focused on the issue of nonprofit displacement. And, you know, I had been aware of this idea or what is happening with the nonprofit sector, which is just as rents go up across the City, both, residential rents have risen, but also commercial rents have risen. And they have risen at a level that outpaces what nonprofits can continue to afford, and so, we are seeing, or we are beginning to see, a loss of our nonprofit

organizations, which are really the anchor of our community. These nonprofit organizations are under a couple of challenges. Not only are they struggling to find a stable space, but also their employees are struggling to find housing as the cost of living continues to rise, as everybody competes for the same housing. And at the same time the clients that they serve also struggle to stay in the City. And, so, I think that, you know, I just wanted to bring that up as an issue as we continue to hear cases and think about how we protect things like Legacy Businesses, how we also protect our nonprofit community and make space for them. I also just believe that our nonprofits are our best partners in helping think about development and how we create community going forward.

Commissioner Richards:

It is nice to see my fellow Commissioners not allowing me to monopolize Commissioner Comments, I thank you. A couple of things, there in the Sunday Examiner, there was a column by Nato Green, I don't know if anybody read it. It's called "A letter to Senator Weiner about SB 827". Just when you thought 827 was in the ash bin of history, along comes this article, and it was startling. And the reason why it was startling was Senator Weiner and the YIMBY crowd portrayed SB 827 as a bold stand to promote racial equity and racial equality. However, and I don't see Stephen Buss here, there was a data geek who Nato Green knows and he goes by the moniker, Revolutionary Clown, and I would love to get his data. This person who I, I believe I know who it is, and I have a high amount of respect for, overlay the SB 827 impact zones with census blocks to find the percentage of renters, nonwhite people, and median income in those affected areas. What they found, again, this was to promote racial equality and equity, areas affected by SB 827 where in fact, lower income, less white, and more renters than California as a whole. Affected neighborhoods within counties were poorer, less white and more renters than the county average. They gave some examples – Tony low density Marin is 21% nonwhite, 37% renter, and the median income is \$119,000, that's quite high. But in Marin, the impact of SB 827 was on areas that were 62% nonwhite, with 74% renters, and had a much lower median income of \$75,000. That's actually twice as much as some of the median incomes we have here in three neighborhoods of the city – Chinatown, Bayview, and the Western Addition. They went on to give some more examples - Contra Costa county, the number was 61;35, Riverside it was 37;63. So we actually start looking at this. What appears to be something that comes under the guise of promoting racial equity actually impacts those that it is trying to promote and lift up harder than it does everybody else. The study said "This proportionately affects lower income nonwhite renter communities more than their affluent neighbors". Then it wraps up with, "There is no path to racial equity that does not involve people of color as the architects of their own liberation." That's a pretty startling statement when you look at the evidence. "There is no corrective for historic structural racism and by design gives communities of color less control over their own land." I wish Stephen Buss were here because I like to connect him with a person who has the data do a peer review on what this impact actually is so that when people start making statements like "this bill is for racial equity," and then you see data like this being presented, if it is in fact true, you can form your own conclusions.

We are getting more demolition requests. And I know the demo law is actually being worked on and I think it's going to be a new version of it by the recess, so I look forward to that. And I talk to people in the community, I talk to people up here in the DS&A and they keep saying, "Well, it is ok to demo a house that is not affordable". And I say "No. You don't understand. That cottage that, whatever that 800 square feet of that, you know, 1,000

square foot place, is actually affordable to some people” and I held this chart up before - Affordability in San Francisco since 1991. It has peaks and valleys. The peak of affordability was actually for the median price, was actually in the first quarter of 2012 where nearly 30% of San Franciscans couldn't afford the median income of price of a house. Now it is down to about 11% or 12%. When you look at the sale data, and I know Ms. Schuttish gets up here every week, and you look at that sale data and you get \$700 or \$800 per square foot on a fairly modest cottage or a fairly modest house that needs work, and then you look at sale data on what the surviving project actually is, and you see it is \$1,400 or \$1,500 a square foot. When you actually put it in line with this table, it is not 11% of affordability anymore, it's 4, it's 3. So there's a churn in the city going on and it's happening one house at a time. I don't know if you recall, and I actually mention the population data, we had 46,000 people leave the city who were lower income, and 60,000 moved in who were actually made triple the amount of the people who moved out. Guess what they are doing, they're probably buying these houses? So it is something definitely to think about when we keep talking about demolishing what are relatively affordable houses.

Lastly, in the San Francisco Weekly, they had a Best of the Bay column and this caught my eye, “Most practical use of the Mission's collective outrage”, and I kind of went down and said “What the heck is this?” Apparently there is a club that's, I guess, thinking about going in -- the club is being started by Peter Thiel. We all know who Peter Thiel is. He went and spoke at the Republican Convention in support of Trump. It's for gay, it is a gay private club and they want to put it on the Mission on 18th Street, the old Farina Restaurant. And my only response to that is, given what is going on in the news lately, and just the sleep that I don't -- I'm not getting because of what I am seeing, this is an extraordinary and exceptional time.

D. DEPARTMENT MATTERS

7. Director's Announcements

Director John Rahaim:

Commissioners, if you would allow me a few minutes, I thought it would be thoughtful today to recognize three longtime staffers who are all leaving us in the same week, next week. They are sitting in the front row today and in the order of their service to the City - Mark Luellen, Sara Velve, and David Lindsay; have all been with the Department for many, many years and they are all leaving us in the same week. Now, I would like to think they did not plan it this way but it happens that they are leaving Wednesday, Thursday and Friday of next week. Just if I may, a few words about each of them. Mark Luellen has served the City for 16 years. You might recall that he was first, the Preservation Planner for the Northeast team. And in 2004, he was the Preservation Coordinator for what was then called the Landmark's Advisory Board for this Department, which predates the Historic Preservation Commission. Then since 2008, he has been the quadrant leader for the Northeast team which of course, includes Downtown. Sara Velve has been with the Department since June of 2001 so for seventeen years. Sara worked, as you might remember, Sara was the Lead Planner for 55 Laguna which was a very, very, big complicated long-standing project that is 450 units and seven different buildings, including some historic buildings, including a senior affordable building which is actually under construction now, in the west of that complex of buildings. Sara's been with us for 17 years on the Northwest team. Finally, David Lindsay. David has been with us for 28 years

-- he has been the Northwest Team Lead since 1990. Before that, served as a Planner III, I think also in that same team, or maybe you did not have team structures back then David, I don't remember. David has seen, and these stats are interesting, has sale the permitting of over 4,000 total residential units and the processing of 116,480 total building permit applications. I just want to recognize and thank them all for their great service. And we have certificates for you that were signed by President Hillis and me. Thank you guys.

Commissioner Moore:

Director Rahaim, could I ask you, these people look far too young to retire. Could I ask you there's a mistake you made by any chance?

Director John Rahaim:

The City system allows them to retire from the City system. I dare say they might continue with other work and a future career, but they will be retiring from the City system.

Commissioner Moore:

Well, thank you to all of them. You have been amazing and we will really miss you, all of you. Thank you.

President Hillis:

Did anybody want to say anything? Mark? No? Alright, go ahead.

Sara Velve:

So, I particularly would like to thank David, Liz Watty, Jeff Joslin and John for their support in the last few years. It has really meant a lot to me. Do not take that lightly and I am incredibly lucky to have them support me and help me through things and allow me the leverage I need to live my life. I cannot thank you guys enough, really. The other things I'm really proud of, John mentioned 55 Laguna; the transitional housing at the Edward II Building at Scott and Lombard which is for foster children, foster kids who had aged out of the foster care system. The City took a lot of heat for that and we made it happen and I'm incredibly proud to have been a part of that because that's one of the reasons I got into Planning, was to sort of help nonprofits and people who need a little extra hand up, to get that hand up in the Planning process. The Senior Housing has always been a privilege and really fun to do. The Red Vic, when the Red Vic closed and turned into sort of a commercial entity with some performance space; that was a wonderful experiment in trying to help a neighborhood, long-term neighborhood tenant continue their journey in owning their building and trying to keep it private and open for the community, that was another thing. 1500 Page Street, which was a vacant building for years and years and years, on Page and Masonic; it's now supportive housing for people with exceptional abilities. Those are the things that sort of come to the top of my mind about my career. The women that I've seen come through the office and the industry, Kate being one of them, so many people, there's Kelly Ander and Deb Stein, I had my list, it is gone now sorry. There's a lot that of, sort of foundational women who have been mentors to me and meant a lot and I hope that the women coming up in the Department find their people and create their careers. So I think that is what I have to say and I thank you all for serving. If any of the other Commissioners are watching, thank you for serving. Thanks.

President Hillis:

Thanks Sara.

Commissioner Richards:

Just real quick, I only thought people that are in tech retire in such a young age but congratulations on busting that Silicon ceiling. I have worked with all three of these folks. I think Sara and I go back the farthest on a project around the corner from me and I've come to have a healthy amount of respect for her. Mark as well, I've known you for probably 15 years and David, I've only known you for the last four years, but I just want to say, the work that you do makes me proud to be part of this organization. I wish you all well.

President Hillis:

Yes, thank you very much. I mean, you have been, your kind of guidance to us has been invaluable. Week after week, you've been here to answer questions about DRs, or advocate for CUs for Affordable Housing. So, it has been a privilege for us to have your guidance and leadership as we take on many cases. And I hope when you drive around the City as you are retired or working again, you do notice these things because we do too that have happened that made this city a better place because of what you've done. Thank you very much.

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

Aaron Starr:**LAND USE COMMITTEE:**

- Canceled

FULL BOARD:

- **180187** Planning Code - Reauthorizing Section 210.3C Concerning New Production, Distribution, and Repair Space. Sponsor: Cohen. PASSED Second Read
- **180387** Planning Code - Landmark Designation of 234-246 First Street (aka Phillips Building). Sponsor: Kim. Staff: S Ferguson. Passed First Read
- **180423** Planning Code - Review for Downtown and Affordable Housing Projects; Notification Requirements; Review of Alterations to Historical Landmarks and in Conservation Districts. Sponsor: Mayor. Staff: J Bintliff. First Read

On Tuesday, the Board also considered the Mayor's Process Improvements Ordinance. The Supervisors moved unanimously to continue the Ordinance to the June 26 Board meeting, in order to allow time to draft certain amendments to the neighborhood notification provisions. Specifically, the amendments would address the proposed notification period of 20 days, notification requirements for "pop-outs", the required minimum size of 311/312 notices, and the multilingual translation requirements for notices.

- **180019** Hearing - Appeal of Determination of Community Plan Evaluation - 2918-2924 Mission Street. Staff: Moore. Item 35-38

Finally, at this week's Board meeting, the Board upheld the CEQA appeal for 2918 Mission Street. The proposed project would merge three lots into a single lot, demolish an existing laundromat building, and construct an eight-story building, containing 75 dwelling units

with ground floor retail. The Planning Commission approved this application on November 30, 2017.

The decision at the Board of Supervisors turned on a single argument: that the CEQA shadow analysis was not adequate. Specifically, the Board found that the Planning Department should have considered shadow impacts on the adjacent Zaida T. Rodriguez early education school as a potential environmental effect. The Board concluded that, although the nearby school is not currently enrolled in the San Francisco Shared Schoolyard Project, it should have been treated as such, assuming that the school is likely to be included in the program in the future.

The appeal also raised issues related to growth projections relied on in the EIR for the Eastern Neighborhoods Area Plan, the effects of market rate development on gentrification and displacement, cumulative transportation impacts, and impacts of noise and dust during project construction on students at the adjacent school.

The Board's action to uphold the appeal voids the project approvals. The project must return back to the Planning Department for processing consistent with the Board's findings, which are being drafted by the City Attorney's Office.

INTRODUCTIONS:

None

Jonas P. Ionin, Commission Secretary:

Commissioners, there is no Board of Appeals report and the only matter of significance from the Historic Preservation Commission yesterday was that they initiated a Landmark of a California Buckeye on McAllister Street.

Commissioner Richards:

A what? A tree?

Jonas P. Ionin, Commission Secretary:

Yes, a tree.

Commissioner Richards:

Just a question for Mr. Starr - when you said that size of the 311 notices and all that stuff, we sat up here and said, hey, we were going to do a Commission policy on what they look like - what the color was, what the size was, whether to fold, all those different things. This desire policy dovetail with the established, I guess rules that could be coming?

Aaron Starr:

I think, they haven't been communicating with us exactly what they are doing. We will know next week what they are actually going to propose.

Commissioner Richards:

Okay but --

President Hillis:

Well we would have to --

Director John Rahaim:

I think that was left for the kind of details after the legislation would be adopted in whatever form. So I don't think there is any, I don't think the Board is -- well, I don't know for sure, but my sense is that the Board is not getting into that level of detail and is leaving that to discussions that we would have with the community and with the Commission.

Aaron Starr:

I would say that that maybe part of the amendments though. They may get into that level of detail, we don't know.

Commissioner Richards:

One other question on the 2918 Mission, I actually did watch the hearing. When you say it has to come back here, there is no other hearing that the Board is going to have to say, hey, the shadow impacts do or don't have an adverse impact. It has to start all over again as a project?

Aaron Starr:

I believe the Environmental Review has to start over but I can defer to the City Attorney's office on that.

Kate Stacey, City Attorney:

Because the Board of Supervisors sent the Community Plan Evaluation back for additional analysis on the shadow impacts, Planning Department would revise that CPE. Chapter 31 provides that when the Board overturns the CEQA review, the decisions that were taken in reliance on that CEQA review are automatically void. So both the Community Plan Evaluation would be revised with the additional shadow impact analysis, and the project would need to seek the Conditional Use permit again.

Commissioner Richards:

So with the new roles on the BMR units be an effect, i.e. we charge the fee on the BMR additional stories as if this is a new project? Or would they still be grandfathered based on when the application was deemed complete whether EA was in?

Aaron Starr:

We are still looking for clarification on that.

Commissioner Richards:

Interesting okay.

Commissioner Moore:

It's an unusual question, but could you give me one more word on the Buckeye, what I assume is a tree?

Jonas P. Ionin, Commission Secretary:

It was a tree yes. It was on private property.

Commissioner Moore:

Oh it was a single tree? Not just Buckeye trees in general.

Jonas P. Ionin, Commission Secretary:

It was just a single tree on a single property, with the consent of the owner.

Commissioner Moore:

Okay. Thank you.

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 – Kitchens, programming of space
Todd David – SB 827
Ozzie Rohm – SB 827

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.

9. [2018-004194PCA](#) (K. HADDADAN: (415) 575-9068)
ACCESSORY DWELLING UNIT AMENDMENTS [BOARD FILE NO. 180268] – Planning Code Amendment to authorize the Zoning Administrator to waive or modify bicycle parking requirements for an Accessory Dwelling Unit (ADU), allow more than one unauthorized unit constructed without a permit to be legalized, exempt from the permit notification requirement ADUs constructed within the defined existing built envelope, allow conversion of an existing stand-alone garage or storage structure to an ADU and expansion of the existing building envelope to add dormers, eliminate the street tree requirement for an ADU, and allow one ADU to be added to a new residential building of three units or less as a component of the new construction. It would also amend the Building Code to provide for a pre-application plan review for ADUs.
(Continued from Regular meeting on June 7, 2018)
Preliminary Recommendation: Approve with Modification
Note: On June 7, 2018, after hearing and closing public comment; Continued to June 21, 2018 by a vote of +7 -0.

SPEAKERS: = Kimia Haddadan – Staff report
+ Supervisor Tang – ADU legislative amendment
= Marcelle Boudreaux – Staff report
- Georgia Schuttish – Issues and concerns
George Wooding – ADU's
Anastasia Yovanapolous – Tenants
Jerry Drabblor – ADU

Teresa Flandrick – Notification
 + Milo Trauss – Support
 = Dylan Casey - Additional amendments
 + Jeremy Schaub – Support
 + Todd David – ADUs are awesome
 + Laura Clark – Tenant protection
 + Lisa Fromer – Support
 + Ozzie Rohm – Amendment
 + Tony Robles – Support
 + Janet Fowler - Support

ACTION: After a motion to Approve as Amended, eliminating staff recommended modification No. 1 and adding a finding recommending that the BoS establish a size threshold for ADU's that require that they remain accessory was adopted +5 -1 (Moore against; Fong absent); the CPC rescinded the motion by a vote of +5 -0 (Fong, Melgar absent); Approved as Amended, eliminating staff recommended modification No. 1 and adding a finding recommending that the BoS establish a size threshold for ADU's that require that they remain accessory was adopted.

AYES: Hillis, Johnson, Koppel, Moore, Richards

ABSENT: Fong, Melgar

RESOLUTION: [20213](#)

10. [2018-005553PCA](#) (G. SALCEDO: (415) 575-9139)
CATERING AS AN ACCESSORY USE IN NEIGHBORHOOD COMMERCIAL DISTRICTS – Planning Code Amendment, sponsored by Supervisor Safai, to allow catering as an accessory use to limited restaurants in Neighborhood Commercial Districts under certain conditions; affirming the Planning Department's California Environmental Quality Act Determination; 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 pursuant to Planning Code Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Gino Salcedo – Staff report
 + Supervisor Safai – Proposed legislation
 = Peter Papadopoulos – Questions
 + Jamie Maldonado – Support

ACTION: Approved with Staff recommended Modifications

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

ABSENT: Fong

RESOLUTION: [20214](#)

- 11a. [2014-002541CWP](#) (M. SNYDER: (415) 575-6891)
INDIA BASIN MIXED-USE PROJECT – 700 Innes Avenue, the area generally bounded by Innes Avenue on the west, the Griffith Street right-of-way on the north, the San Francisco Bay on the east and the Earl Street right-of-way on the south (largely excluding parcels with structures). **Informational Hearing** on The India Basin Mixed-Use Project, which would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-way) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of

new and improved publicly accessible open space, new streets and other public realm improvements. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale) and M-1 (Light Industrial) Use Districts and 40-X Height and Bulk District.

Preliminary Recommendation: None – Informational

SPEAKERS: = Mat Snyder – Staff presentation
 + Speaker – India Basin project
 + Courtney Posh – India Basin project
 + Angela Woo – Design presentation
 + Sue Ellen Smith – Support
 + Corey Smith – Further review
 + John Elberling – Jobs – Housing balance
 + Laura Clark – Too long of a process

ACTION: None – Informational

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

ABSENT: Fong

- 11b. [2014-002541GPA](#) (M. SNYDER: (415) 575-6891)
INDIA BASIN MIXED-USE PROJECT – 700 Innes Avenue, the area generally bounded by Innes Avenue on the west, the Griffith Street right-of-way on the north, the San Francisco Bay on the east and the Earl Street right-of-way on the south (largely excluding parcels with structures). **Initiation of General Plan Amendments** to amend: (1) the Bayview Hunters Point Area Plan by removing Policy 1.6 and Figure 6, which currently designate the subject site for industrial use and amending Figure 3 “Land Use Map”; (2) the Urban Design Element by amending Map 4, “Urban Design Guidelines for Height of Buildings”; (3) the Commerce And Industry Element by amending Map 1 “Generalized Commercial And Industrial Land Use Plan”; and (4) the Recreation And Open Space Element by amending Policy 2.4. The India Basin Mixed-Use Project would include the development of roughly 24 undeveloped acres (parcels and designated rights-of-way) that would result in approximately 1,575 residential units, 209,000 gsf of non-residential use, up to 1,800 parking spaces, 1,575 bike parking spaces, 15.5 acres of new and improved publicly accessible open space, new streets and other public realm improvements. The subject site is currently within NC-2 (Neighborhood Commercial, Small-scale) and M-1 (Light Industrial) Use Districts and 40-X Height and Bulk District.
Preliminary Recommendation: Initiate and schedule a public hearing on or after July 26, 2018

SPEAKERS: Same as Item 11a.

ACTION: Initiated and Scheduled a hearing on or after July 26, 2018

AYES: Johnson, Koppel, Melgar, Moore, Richards

ABSENT: Fong, Hillis

RESOLUTION: [20215](#)

12. [2018-004612CND](#) (D. WEISSGLASS: (415) 575-9177)
228-230 CLAYTON STREET – east side of Clayton Street between Hayes and Fell Streets; Lot 024 in Assessor’s Block 1210 (District 5) – Request for a **Condominium Conversion Subdivision**, pursuant to Subdivision Code Sections 1332 and 1381, to convert a four-story, five-unit building into residential condominiums. The subject property is located within a RH-3 (Residential – House, Three Family) Zoning District and 40-X Height and Bulk District.

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular meeting on June 7, 2018)

Note: On May 24, 2018, after being pulled off of Consent, a motion to approve failed +3 -2 (Johnson, Melgar against; Richards absent); Continued to June 7, 2018 by a vote of +5 -1 (Moore against; Richards absent).

On June 7, 2018, without hearing, continued to June 21, 2018 by a vote of +7 -0.

SPEAKERS: David Weissglass – Staff report
 ACTION: Approved with Conditions
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Hillis
 MOTION: [20216](#)

13. [2014.0231CUA](#) (N. KWIATKOWSKA: (415) 575-9185)
331 PENNSYLVANIA STREET – east side between 18th and 19th Streets; Lot 026 of Assessor's Block 4040 (District 10) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207, 209.1, and 303, to construct up to one dwelling unit per 1,500 square feet of lot area and for a change of use from Institutional (residential care facility) to Residential (seven dwelling units) in the RH-2 Zoning District. The project includes an interior remodel, addition of rear decks, and changes to the exterior. The subject property 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).
 (Continued from Regular meeting on June 7, 2018)
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Rich Sucre – Staff report
 Tony Pantaleoni – Project presentation
 ACTION: Approved with Conditions
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Hillis
 MOTION: [20217](#)

14. [2016-010185CUA](#) (V. FLORES: (415) 575-9173)
160 CASELLI AVENUE – between Danvers and Clover Streets, Lot 008 in Assessor's Block 2690 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition an existing single-family residence and illegal structure at the rear of the property and removal of an unauthorized dwelling unit. The proposal includes new construction of a 3-story 2-unit structure at the front of the property within a RH-2 (Residential, 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
 (Continued from Regular meeting on May 10, 2018)
Note: On March 29, 2018, after hearing and closing public comment, continued to April 12, 2018 by a vote of +5 -0 (Melgar, Moore absent).

On April 12, 2018, without hearing, continued to May 10, 2018 by a vote of +6 -0 (Hillis absent).

On May 10, 2018, without hearing, continued to June 21, 2018 by a vote of +6 -0 (Richards absent).

SPEAKERS: = Veronica Flores – Staff report
 + Amanda Graham – Project presentation
 - Michael Buck – Opposed

ACTION: Approved with Conditions as amended to include that the rear unit be subject to a Costa Hawkins exemption and require a flat roof for the rear portion of the proposal.

AYES: Johnson, Koppel, Melgar, Moore, Richards

ABSENT: Fong, Hillis

MOTION: [20218](#)

15. [2017-015611CUA](#) (J. HORN: (415) 575-6925)
 4049 24TH STREET – south side of 24th Street between Castro and Noe Streets; Lot 024 in Assessor's Block 6507 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [303.1](#) to establish a Formula Retail use (dba "Healthy Spot") within an vacant 2,496 square foot commercial retail unit (previously occupied by "RadioShack"). The proposal includes non-structural tenant improvements and new exterior finishes. The project is located in the 24th Street-Noe Valley Neighborhood Commercial District (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
 + Andrew Kim – Project presentation
 + Mark Boonnark – Project presentation
 - Steven Jaffey – Opposed to Formula Retail
 - Regina Dick-Endrizzi – Small Business Commission opposition
 - Carla Wilson – Opposition
 - Ernie Vasquez – Preserve the businesses we have
 - Dee Dee Workman – Opposed
 + Sheila Ash – Support, freedom
 - Anastasia Yovonapolous – Opposition
 - Peter Gable – Opposition
 + Sierra Antigonon – Support
 + Dan Hart
 + Speaker – Support
 + Anthony Dela Cruz – Support
 + Speaker – Support
 + Jason Lee – Support
 + Michael Kang – Support
 - Olga Milan-Howells – Opposed
 + Nicholas Sacket – AB 485
 + Kristen Jeneres – Support
 + Rachel Swan – Support

- + Andrew Chen – Support
- + Jon Ming Kim – Support
- + David Wen – Support
- Daniel Bergorac – Opposed
- Sandra Halladay – Chain store
- Todd Albird – No need or desire
- Caroline Gonzalez – Not needed
- Larry Woo – Already well served
- Speaker
- Rick French – Same products flashy packaging
- Speaker – Opposed
- Steven Preston – Opposed
- Ana Tiel – Desire
- Richard Hilbredth – Opposed
- David Emanuel – Opposed
- Kane Friedman – Opposed
- Amy Brottman – Opposed
- Jen Maxwell – Opposed
- Speaker – Opposed
- Speaker – Opposed
- Christopher Fause – Community
- Allan Carpenter – Opposed
- Debra Sterner – Need or desire
- Brooks Frank – Opposition
- Vanessa Lambright
- Speaker – Opposed
- + Mary Anne Wallace
- + Stephanie Lee
- + Bill Hooer – Support
- Speaker – Swimming against the sharks
- Wilson Ming – Support
- Susan Chicketo – Opposed to chains
- Jeremy Paul – Appropriate traffic generator
- + Speaker – Support
- Janet Fowler – Opposed
- Holland Glass – Deny

ACTION: Disapproved with amended findings read into the record by Staff.
 AYES: Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Hillis
 MOTION: 20219

- 16a. [2017-009348CUA](#) (J. HORN: (415) 575-6925)
143 CORBETT AVENUE – south side of Corbett Avenue between Hattie and Danvers Streets, Lot 005 in Assessor’s Block 2627 (District 8) - Request for **Conditional Use Authorization** pursuant Planning Code Sections 249.77 and 303(c), to legalize a horizontal rear addition and to add a spiral staircase and deck infill at the basement level to a proposed two-family residence. The project includes the legalization of previous interior alterations and expansion, through excavation, and continued alterations of the lower two floors to create a second unit. The project proposes the removal of approximately two feet from the

bottom of the bay window at the building's front façade. The project 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: = Jeff Horn – Staff report
 + Mark Cruz – Project presentation
 + Richard Munziger – Project presentation
 - Speaker – Opposed
 - Jennifer – Opposed
 - Chip Triggs – Rewarding bad actors
 - Steve Williams – Outstanding NOV
 - Raju Radhu – Response to questions

ACTION: Approved with Conditions as amended, eliminating the roof deck and spiral stair.

AYES: Hillis, Johnson, Koppel, Moore, Richards

ABSENT: Fong, Melgar

MOTION: [20220](#)

- 16b. [2017-009348VAR](#) (J. HORN: (415) 575-6925)
143 CORBETT AVENUE – south side of Corbett Avenue between Hattie and Danvers Streets, Lot 005 in Assessor's Block 2627 (District 8) - Request for a **Variance** from the Planning Code for rear yard setback requirements, pursuant to Section 134, to legalize a horizontal rear addition and to add a spiral staircase and deck infill at the basement level to a proposed two-family residence. The project is located in a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 16a.

ACTION: ZA closed the PH and indicated an intent to Grant in compliance with CPC conditions of approval.

- 18a. [2017-001690ENX](#) (K. DURANDET: (415) 575-6816)
345 4TH STREET – located on the north side of 4th Street between Harrison and Folsom Streets; Lot 165 in Assessor's Block 3751 (District 9) – Request for **Large Project Authorization** pursuant to Planning Code Section 329, to allow the demolition of a two-story retail building with adjacent parking lot and new construction of a seven-story commercial office building (less than 50,000 sf) with ground floor retail and is seeking an exception to active use requirements, under Section 145.1, along the Tandang Sora Street frontage. The project is located within a MUO (Mixed Use-Office) Zoning District and 85-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: = Kimberly Durandet – Staff report
 + Michael Stanton – Project presentation
 - John Elberling – Perfect in full housing site
 + Speaker – Support
 + David Wu – Support

= Sue Hestor – Issues and concerns
 ACTION: Approved with Conditions as amended, adding a tree and strongly encouraging neighborhood serving ground floor uses as future tenants.
 AYES: Hillis, Johnson, Koppel, Moore
 NAYES: Richards
 ABSENT: Fong, Melgar
 MOTION: [20221](#)

- 18b. [2017-0016900FA](#) (K. DURANDET: (415) 575-6816)
345 4TH STREET- located on the north side of 4th Street between Harrison and Folsom Streets; Lot 165 in Assessor's Block 3751 (District 9) – Request for **Office Allocation** pursuant to Planning Code Section 321, the project is seeking an office allocation approval pursuant to Section 321 from the reserve for smaller buildings (less than 50,000 sf) . The project is located within a MUO (Mixed Use-Office) Zoning District and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 18a.
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Moore
 NAYES: Richards
 ABSENT: Fong, Melgar
 MOTION: [20222](#)

19. [2017-014374CUA](#) (E. JONCKHEER: (415) 575-8728)
460 WEST PORTAL AVENUE – west side of West Portal Avenue between 15th Avenue and Sloat Boulevard; Lot 007 in Assessor's Block 2484 (District 7) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, to allow the conversion of the existing residential building at the 460 West Portal Avenue to a school/educational use, providing administrative office, meeting, and guest faculty housing space to an educational facility d.b.a. Waldorf High School. The subject property is located within a RH-1(D) (Residential, House-District, 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\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Elizabeth Jonckheer – Staff report
 + Jim Abrams – Project presentation
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Moore
 NAYES: Richards
 ABSENT: Fong, Melgar
 MOTION: [20223](#)

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.

20. [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: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on May 3, 2018)

SPEAKERS: = Elizabeth Jonckheer – Staff report
 - Sean Muranjan – DR Presentation
 - Terry Farrell – Opposition
 - Speaker – Light and air
 + Frank Lambatecchio – Project presentation
 + Bill Hemenger – Project presentation
 + Darren Harten – Support
 + Jeffrey Squires – Support
 + Conner – Support
 + Deanna Ruiz - Rebuttal

ACTION: Did NOT Take DR and approved as proposed
 AYES: Hillis, Johnson, Koppel, Moore, Richards
 ABSENT: Fong, Melgar
 DRA: [0595](#)

ADJOURNMENT 9:07 PM
 ADOPTED JULY 12, 2018