

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, September 27, 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 1:06 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, David Weissglass, Gabriela Pantoja, Audrey Butkus, Linda Ajello-Hoagland, Julie Moore, Nicholas Foster, Laura Ajello, Andrew Perry, Joshua Switzky, Lisa Chen, Elizabeth Jonckheer, David Winslow, Scott Sanchez – Zoning Administrator, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

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

### **A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

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

1. 2016-000378CUA (N. FOSTER: (415) 575-9167)  
1600 JACKSON STREET – north side of Jackson Street, between Polk Street and Van Ness Avenues, Lots 002 and 003 in Assessor's Block 0595 (District 3) – Request for **Conditional Use Authorization** to allow a new General Grocery store (a Retail Sales and Services Use) operating as a Formula Retail Use (d.b.a. "365 by Whole Foods") at the subject property,

pursuant to Planning Code Sections 303, 303.1, 703(d), 703.4, and 723. The proposed project would involve both interior and exterior tenant improvements to the existing two-story-over-garage building, with no expansion of the existing structure. The proposed project would utilize the existing below-grade parking garage with 70 vehicular parking spaces (one to be reserved for car-sharing) and off-street loading dock fronting Jackson Street, while adding 21 bicycle parking spaces (5 Class I and 16 Class 2 spaces) where none existed before. The General Grocery store would occupy the entirety of the existing structure containing approximately 43,900 gross square feet, with a take-out food area located on floor one, dining/seating area on floor two, and accessory office space on floor two. The proposed project does not constitute a change of use as the previous use (d.b.a. "Lombardi Sports") and the proposed use are both considered Retail Sales and Services Uses under the Planning Code. 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 July 26, 2018)

**NOTE: On April 26, 2018, after hearing and closing public comment, continued to July 26, 2018, by a vote of +4 -2 (Moore and Richards against; Melgar absent).**

**On July 26, 2018, without hearing, continued to September 27, 2018 by a vote of + 6 -0 (Hillis absent).**

**(Proposed Continuance to October 4, 2018)**

SPEAKERS: None

ACTION: Continued to October 4, 2018

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

2. 2018-004644CUA (D. WEISSGLASS: (415) 575-9177)  
619 DIVISADERO STREET – west side of Divisadero Street between Grove and Hayes Streets, Lots 039-054 in Assessor's Block 1201 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 759, to establish a Formula Retail use (d.b.a. "CorePower Yoga") and to allow hours of operation from 5:30 a.m. to 11:00 p.m. daily. The subject property is located within a Divisadero Street NCT (Neighborhood Commercial Transit) Zoning 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 hearing on September 6, 2018)

**Note: On September 6, 2018, after hearing the commission adopted a motion of intent to Disapprove and continued to September 27, 2018 by a vote of +4 -3 (Fong, Melgar, and Hillis against).**

**(Proposed Continuance to October 11, 2018)**

SPEAKERS: None

ACTION: Continued to October 11, 2018

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

3. 2018-010759PCA (D. SANCHEZ: (415) 575-9082)  
MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT AND MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT – **Planning Code Amendment** introduced by Supervisor Ronen amending the Planning Code to require Conditional Use

Authorization for Restaurants and prohibit new brewpubs within a subarea of the Mission Alcoholic Beverage Special Use District; to establish limits on the number of eating and drinking establishments, require Conditional Use Authorization for replacing Legacy Businesses and new bars, prohibit mergers of commercial space resulting in greater than 1,500 gross square feet, require ground-floor non-residential tenant space for large projects, and expand Philanthropic Service and Light Manufacturing uses in the Mission Street Neighborhood Commercial Transit 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. Status update on the Mission Action Plan 2020 (MAP 2020) will also be heard as an informational item accompanying the Planning Code Amendment.

**(Proposed Continuance to October 11, 2018)**

SPEAKERS: None  
 ACTION: Continued to October 11, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

4. 2018-007507MAP (A. STARR: (415) 558-6362)  
1650-1680 MISSION STREET [BF 180474] – **Zoning Map Amendment**, sponsored by the Department of Real Estate, to rezone 1650, 1660, and 1670 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos.005, 006, and 008, from their current designation as NCT-3 (Moderate-Scale Neighborhood Commercial Transit District) to C-3-G (Downtown General Commercial), and to rezone 1680 Mission Street, Assessor's Parcel Block No. 3512, Lot Nos. 009 and 010, from its current designation as P (Public) to C-3-G; 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 general welfare under Planning Code, Section 302.  
 (Continued from Regular hearing on August 23, 2018)  
**(Proposed Continuance to October 25, 2018)**

SPEAKERS: None  
 ACTION: Continued to October 25, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 5a. 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 a 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 June 21, 2018)  
**(Proposed Continuance to November 8, 2018)**

SPEAKERS: None  
 ACTION: Continued to November 8, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

- 5b. 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 a 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 June 21, 2018)  
**(Proposed Continuance to November 8, 2018)**

SPEAKERS: None  
 ACTION: ZA Continued to November 8, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

6. 2018-002007CUA (A. LINDSAY: (415) 575-9178)  
318 MAIN STREET – southwest corner of the Folsom Street and Main Street intersection, Lot 064 of Assessor's Block 3746 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303(c), to install a permanent rooftop AT&T Mobility Macro Wireless Telecommunications Facility which will replace an existing temporary rooftop wireless facility. The project scope of work consists of installation of (3) new panel antennas screened behind a new radio-frequency (RF) transparent screen wall; installation of (6) new RRHs; reusing (6) existing panel antennas and ancillary equipment screened behind existing RF transparent screen walls; and installation of ancillary equipment. All antennas, RF screen walls, cabling, and brackets will be painted and textured to match the existing penthouse building wall as part of the AT&T Mobility Telecommunications Network. The subject property is located within a RC-4 (Residential – Commercial, High Density) and 400-W Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed Continuance to November 29, 2018)**

SPEAKERS: None  
 ACTION: Continued to November 29, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, 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

7. [2018-008669CUA](#) (D. WEISSGLASS: (415) 575-9177)  
 750 POST STREET – north side of Post Street, between Leavenworth and Jones Streets, Lot 005 in Assessor's Block 0299 (District 3) – Request for **Conditional Use authorization** pursuant to Planning Code Sections 209.3 and 303 to permit the establishment an Institutional Use (d.b.a. Goodwill) including ground-floor retail, job training, and administrative office use accessory to the Institutional use. The project also includes interior alterations and façade alterations, including the removal of the existing window awnings at the ground floor, window replacement, removal of metal bars on ground floor windows, and the creation of new double doors at the west side of the façade. The project site is located within a RC-4 (Residential – Commercial, High Density) Zoning District and 80-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*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20282](#)

## C. COMMISSION MATTERS

9. Consideration of Adoption:
- [Draft Minutes for September 6, 2018 – Joint](#)
  - [Draft Minutes for September 6, 2018 – Regular](#)
  - [Draft Minutes for September 13, 2018](#)

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

10. Commission Comments/Questions

### Commissioner Richards:

We've been gone two weeks and I have a big file that I want to talk about, but I'll spare everybody, I will spread it up until next week as well. I will just talk about two items today. First one is, we've had several instances where we've had, what I would consider fraudulent behavior before this Commission. One on Funston, where the structural engineer did not build the building to plans and we actually had asked the building to be pared back, back to the plans and I've asked the Zoning Administrator where we're at on that. We have 214 States, where the structural engineer has stamped plans where there was a garage that didn't exist but showed one on the plans. And then this past week, the City Attorney, or actually on Friday, City accuses ex-building official of construction code cheating. Mr. Rodrigo Santos is being pursued by the City on three specific projects, none of which we heard here. But I think the interesting thing is, even given the fact that this individual went, accusedly did these things, apparently justice does catch up with you. The thing that really strikes me was a quote from the City Attorney who said, "this person put humans in harm's way, both the workers and the people who will be occupying the structures" and I really look for a good resolution to the case and that justice be served. My

second item is, on Sunday, headline in the Chronicle, "Politics prices real estate could drive job boom away" and it talked about tech companies, despite the fact that technology allows people to actually work in multiple locations without having to be under the same roof. Now taking a look at what we generally call support staff, people that are not making \$200,000 a year doing coding, moving them to Indianapolis, Austin, St. Louis, New York, etc. and I think I mentioned this a few months ago. A lot of the issues that I've heard, and Ro Khanna talked about this when he w-- who is a congressman, when he went to West Virginia, is the resentment on the coastal cities, especially here in California, on the winner-take-all attitude of getting all the jobs and getting everybody here and let's drive up the housing prices, the cost of living and let's have overcrowding, while the rest of the US is left behind. So actually, you know, the supply and demand actually might not be a bad thing. The demand for the workers here because of the lack of supply of some of the amenities that they need at a good price is actually pushing the supply of the workers out to other areas, that probably which makes sense. So, I don't think it's necessarily a bad thing.

**Commissioner Johnson:**

There was one slight bright spot in the national news over the last week. It was the introduction of the American Housing and Economic Mobility Act. It was introduced by Senator Warren and The Atlantic described it as a bill that does more for housing or does as much for housing as the Fair Housing Act bill did. It does a combination of things. The first is that it provides down payment assistance to low-to-moderate income folks. The second thing that it does is, puts around four hundred and -- I lost the number there. It puts millions and millions of dollars into creating affordable housing, both in cities and in rural areas. And the articles that have covered this have talked about housing, not only being an issue in the cities, but all over the country and becoming kind of the top issue of the next presidential race that we will have. So, we're really excited to see this bill and hoping that we might have a glimmer of hope of getting some funding from the federal government, in a way that can really help us with the housing crisis.

**D. DEPARTMENT MATTERS**

**11. Director's Announcements**

**John Rahaim, Planning Director:**

I wanted to call your attention to a couple of memos from Teresa Ojeda. In your packet today, one is the current pipeline and one is the seventh Housing Balance Report. I think it's of interest certainly to us that we are almost close to 70,000 units in our pipeline. And just to remind you what the pipeline is, it's everything that comes in the door with an application to projects that are under construction until they receive an occupancy permit. So, it's anywhere from application to completion of the project. 7,100 of those are under construction. Another 6,500 have had their building permits approved and another 5,000 have filed for permits. But, there's an increasing number, as you know, of projects that are approved that are not moving forward into the permit process. It appears to be about some 20,000 of those, and we have almost 21,000 that we're reviewing in the Department right now. So those numbers are very high, but they're also slowing down a bit. The new applications are slowing down in light of particularly construction costs, I think, and some other factors. But just wanted to call that to your attention and I'm gonna turn it over to Zoning Administrator Sanchez, who has an announcement today as well.

**Scott Sanchez, Zoning Administrator:**

Thank you. Commissioners, one minor announcement today and that is I would like to let you know that I will be resigning in my position as Zoning Administrator this fall. It's been a privilege to serve as Zoning Administrator for the past eight years. There's a tremendous responsibility in this position, which has only increased over the years. I don't know how all those Planning Code amendments got through with those additional responsibilities, but they did. I have taken this responsibility incredibly seriously and I have done my utmost best to fairly and consistently apply the Planning Code and enforce the Planning Code. I feel tremendously lucky to have had this opportunity. Having been the first one in my family to go to college and starting at the Planning Department as an intern at the PIC, the information counter, and over the years having the opportunity to work with tremendous staff in the Department to ultimately have this opportunity. I'd like to thank Director Rahaim. You know he's been a tremendous role model for me in this position and without his leadership I couldn't have done this job in the way that I felt was appropriate. So, a tremendous thanks to him. Also, to the staff in the Zoning and Compliance Division, the entire enforcement team. Past staff, Dan Sider, who was assistant ZA. Corey Teague, who has been an incredible assistant ZA and has filled in over the past few years. Tina Tam, who is our current Enforcement team manager, who does an incredible job and I have the utmost amount of respect for her and her position. And previously, of course, Chris Haw. I think the enforcement team has only improved over the years. I have a tremendous amount of respect and I respect them. And last but not least, Eva Atijera Taylor, who as my assistant, has taken better care of me than I have taken better care of myself over the years. She's been incredible and without her, I never could have made it the eight years. Again, just thank you and thank you to the Commission for all your support over the years. And I will be remaining in the Department, I am just working a reduced schedule and probably focusing on certain items like the Board of Appeals but thank you.

**President Hillis:**

Thank you, Scott. I mean you've been, I've worked with you, excuse me, back when I was on the Board of Permit Appeals and then here. You are invaluable to us as we kind of muddle through some of the issues we face here, especially when there's variances involved but but...I know I've sought your advice on issues even beyond, kind of ZA related issues, so I appreciate your work here. I'm glad you are staying with the Department but thank you for everything here.

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

**Aaron Starr:****September 17-21 Report****Land Use Committee**

- 180816 General Plan - India Basin Mixed-Use Project. Planning Commission. Staff: Snyder. Continued to 9/24/2018
- 180680 Planning Code, Zoning Map - India Basin Special Use District. Sponsor: Cohen. Staff: Snyder. Continued to 9/24/2018
- 180681 Development Agreement - India Basin Investment LLC - India Basin Project - Innes Avenue at Griffith Street Sponsor: Cohen. Staff: Snyder. Continued to 9/24/2018

**Full Board**

- 180584 Planning Code - Fees for Certain Permits and Transportation Analysis. Sponsor: Mayor. Staff: Landis. PASSED Second Read
- 180483 Planning Code - Health Services - Ocean Avenue Neighborhood Commercial Transit District. Sponsor: Yee. Staff: Butkus. Passed First Read
- 180364 Planning Code - Affordable Housing Projects on Undeveloped Lots in Service/Arts/Light Industrial Districts. Sponsor: Kim. Staff: Butkus. Amended, Duplicated and Passed First Read

Lastly, the Board considered Supervisor Kim's ordinance that would allow affordable housing in SALI Districts. This ordinance was amended, then duplicated. The original ordinance passed its first read, and the duplicated file was re-referred to planning. The amendments added by Supervisor Kim to the duplicated file were not considered by this commission and was considered substantive enough by the City Attorney's office to require referral. In addition to allowing the demolition of accessory buildings use for parking lots, the amendment would also allow 800 sq. ft. buildings on lots larger than 15,000 sq. ft. to be demolished to construct affordable housing. Staff believes that the overall intent and spirit of the ordinance is the same: only 100% affordable housing would be able to be constructed, and viable PDR spaces in the SALI district would still be protected. Therefore, Staff is not planning on bringing this ordinance back to you for another hearing unless I hear otherwise from this commission today.

**September 24-28  
Land Use Committee**

At the Land Use Committee hearing this week the historic designations associated with the Central SoMa Plan and the India Basin related ordinances were all continued to October 1, 2018.

- 180720 Planning Code - Landmark Designation - 228-248 Townsend Street (aka New Pullman Hotel). Sponsor: Historic Preservation Commission. Staff: Smith.
- 180721 Planning Code - Landmark Designation - 457 Bryant Street (aka Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall). Sponsor: Historic Preservation Commission. Staff: Ferguson.
- 180722 Planning Code - Landmark Designation - 500-504-4th Street (aka Hotel Utah). Sponsor: Historic Preservation Commission. Staff: McMillen.
- 180723 Planning Code - Clyde and Crooks Warehouse Historic District. Sponsor: Historic Preservation Commission. Staff: McMillen.
- 180724 Planning Code - Mint-Mission Conservation District. Sponsor: Historic Preservation Commission. Staff: McMillen.
- 180725 Planning Code - Designation of Various Properties as Significant and Contributory in the C-3 District Based on Architectural, Historic and Aesthetic Value Sponsor: Historic Preservation Commission. Staff: McMillen.
- 180726 Planning Code - Amending Kearny-Market-Mason-Sutter Conservation District and Article 11 Designation of 55-5th Street. Sponsor: Historic Preservation Commission. Staff: McMillen.

- 180816 General Plan - India Basin Mixed-Use Project. Sponsor: Planning Commission. Staff: Snyder.
- 180680 Planning Code, Zoning Map - India Basin Special Use District. Sponsor: Cohen. Staff: Snyder.
- 180681 Development Agreement - India Basin Investment LLC - India Basin Project - Innes Avenue at Griffith Street Sponsor: Cohen. Staff: Snyder.

**Full Board:**

- 180483 Planning Code - Health Services - Ocean Avenue Neighborhood Commercial Transit District. Sponsor: Yee. Staff: Butkus. PASSED Second Read
- 180364 Planning Code - Affordable Housing Projects on Undeveloped Lots in Service/Arts/Light Industrial Districts. Sponsor: Kim. Staff: Butkus. PASSED Second Read
- 180651 Hearing - Appeal of Final Environmental Impact Report Certification - Central SoMa Plan. Staff:

Next on the agenda was the appeal of the EIR for the Central SoMa Plan. As I'm sure you're aware, Central SoMa Plan is a comprehensive plan for the area surrounding much of southern portion of the Central Subway transit line. The Plan would change allowable land uses and zoning controls, increase heights on many parcels within the Plan area, proposes substantial changes to the street network to accommodate multiple modes of travel, and would provide additional recreational resources. The plan is projected to provide approximately 8,570 housing units and 32,500 jobs.

The appeals were brought by five different groups including Central SoMa Neighbors, SFBlu, South of Market Community Action Network, One Vassar, LLC, and the Yerba Buena Neighborhood Consortium.

The issues brought up by the various appellants included:

- that the Planning Department did not adequately analyze Vehicle Miles Traveled (VMT) and traffic impacts in the Environmental Impact Report (EIR);
- that the EIR did not evaluate all feasible air quality mitigation measures.
- that the Planning Department did not adequately study the effects of gentrification and displacement.
- that the Planning Department should have studied an increased housing alternative; and
- that the EIR did not adequately evaluate seismic safety impacts.

Staff was able to respond to each of these issues by either showing how the plan did address such concerns or that the issues were not required to be analyzed by CEQA.

During public comment there were 34 speakers in favor of at least one of the appeals, and only eight speakers in favor of denying the appeals.

Supervisors raised questions regarding the air quality analysis and how metering new development could reduce air quality impacts. Supervisors also raised concerns regarding the stability of soils, the overall effect of Transportation Network Companies (TNCs) on VMT and the lack of available data to explicitly analyze the effect TNCs have on VMT. Other concerns were raised regarding the merits of the Plan. Specifically, the amount of housing versus office uses projected under the Plan and whether the Plan meets the infrastructure needs of the growing Central SoMa population, specifically in relation to schools.

In the end though the Board felt that the EIR was adequate and voted 10-0 with Supervisor Yee absent to up hold the EIR and deny the appeal.

- 180841 Hearing - Appeal of Final Environmental Impact Report Certification - India Basin Mixed-Use Project. Staff:  
India basin Mix-Use Project CEQA appeal was continued on week to October 2

**Scott Sanchez, Zoning Administrator:**

The Board of Appeals did meet last night. One item that I think would be of interest to the Commission was the appeal of the Planning Commission's denial of a building permit application for 1015 – 1033 Van Ness Avenue. This permit sought to legalize the reduction of number of residential care units in the facility. This has been previously approved and authorized by the Redevelopment Agency. It was actually a competitive contract that the appellant had won. As part of that they had to provide 112 residential care units, 20 dementia beds, and 25 affordable units. They have provided over the history of the building, as far as we can tell, they've never provided the affordable units. In 2007, they began to illegally merge units in the property, to make a dwelling unit for, what was stated to be the Assistant Director, who last night, the appellant admitted was her son. And on the site visit that we had performed on Tuesday, actually, at the request of the appellant, they invited the Commissioners and Agencies to visit the site. On the site visit, I noticed that the assistant director's license, the state license, actually expired a year ago. But we reported all this information to the Board of Appeals last night. They ultimately decided to uphold the Commission's denial of the permit. As you may be aware, there is active litigation. The City did sue the property owner earlier this year, and that continues to move forward. And we will continue with the enforcement actions on the property as well. 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:** Francisco D'Acosta – ZA, Bayview/Hunter's Point  
Jerry Dratler - 49 Hopkins  
Jonathan Pearlman – Planning Code Section 260  
Paul Webber – 1600 Jackson, opposition

Ozzie Rohm – 2030 Polk  
 Patrick Fosdhal – Dogpatch grocery  
 Jeremy Paul – ZA, cannabis issues

## 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.

8. [2018-007452CUA](#) (G. PANTOJA: (415) 575-8741)  
2401 TARAVAL STREET – between 34<sup>th</sup> and 35<sup>th</sup> Streets, Lot 001 in Assessor's Block 2391 (District 8) - Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317, and 733 for the conversion of an existing dwelling unit into a Child Care Facility (d.b.a. Casa dei Bambini) at an existing two-story, single family residential building within a Taraval 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: = Gabriella Pantoja – Staff report  
 + Sandra Balzaretto – Project presentation  
 - M. Maelig Morvan – Family housing  
 ACTION: After being pulled off of Consent; Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20283](#)

13. [2018-007507GPA-2](#) (A. STARR: (415) 558-6362)  
MARKET AND OCTAVIA PLAN AMENDMENT FOR 1650-1680 MISSION STREET – Initiation of a **General Plan Amendment** to amend the San Francisco General Plan to revise Map 1 of the Market and Octavia Plan to include 1650, 1660, 1670 and 1680 Mission Street, Assessor's Block No. 3512, Lot Nos. 005, 006, 008, 009, and 010 in the C-3-G, Downtown General zoning area; and making environmental findings, findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1, and findings of public necessity, convenience and welfare under Planning Code, Section 340.  
*Preliminary Recommendation: Initiate and Schedule for Adoption on or After October 25, 2018*

SPEAKERS: = Aaron Starr – Staff report  
 ACTION: Initiated and Scheduled a Hearing on or after October 25, 2018  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 RESOLUTION: [20284](#)

- 14a. [2018-008654GPA](#) (A. BUTKUS: (415) 575-9129)  
175 GOLDEN GATE AVENUE – Ordinance amending the San Francisco **General Plan** to revise Map 1 of the Downtown Area Plan to include 175 Golden Gate Avenue, Assessor's Block No. 0349, Lot No. 11, in the C-3-G, Downtown General area; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve*

SPEAKERS: = Audrey Butkus – Staff report  
+ Larry Badiner – Available for questions  
= Zulma Tellez – Ownership correction

ACTION: Approved

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

ABSENT: Richards

RESOLUTION: [20285](#)

- 14b. [2018-008654MAP](#) (A. BUTKUS: (415) 575-9129)  
175 GOLDEN GATE AVENUE – Ordinance amending the Planning Code and **Zoning Map** to rezone the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General); 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 14a.

ACTION: Approved

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

ABSENT: Richards

RESOLUTION: 20286

- 14c. [2018-008654PCA](#) (A. BUTKUS: (415) 575-9129)  
175 GOLDEN GATE AVENUE – Ordinance amending the **Planning Code** to designate the building at 175 Golden Gate Avenue (De Marillac Academy), Assessor's Parcel Block No. 0349, Lot No. 011, for preservation purposes as a Category III, Contributory Building; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.  
*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 14a.

ACTION: Approved

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

ABSENT: Richards

RESOLUTION: 20287

15. [2014.0376CUA](#) (L. HOAGLAND: (415) 575-6823)  
2918 MISSION STREET – west side of Mission Street between 25<sup>th</sup> and 26<sup>th</sup> Streets, Lots 002, 002A and 003 in the Assessor's Block 6529 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 121.7 and 303, for Development

of Large Lots in Neighborhood Commercial Districts and lot merger resulting in a lot frontage greater than 100 feet in the Mission Street NCT, for the project involving the new construction of an eight-story (84'-8" tall), 67,066 sq. ft. mixed-use building with 75 dwelling units, 6,954 sq. ft. of ground floor retail and 76 Class 1 and 14 Class 2 bicycle parking spaces. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for rear yard, open space, dwelling unit exposure, height and bulk. The project site is located within a Mission St NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B 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: = Linda Ajello-Hoagland – Staff report  
 = Julie Moore – Shadow impact  
 + Mark Loper – Project presentation  
 - Anastasia Yovonapolous – Developer intent, shadow  
 - Gus Hernandez – Base density calculation  
 - Marie Sorenson – Shadow  
 - Analisa – Opposition  
 - Larisa Pedroncelli – Base density  
 - Francisco D'Acosta – Children  
 - Speaker – Shadow study  
 - Eric Arguello – Shadow study, density bonus

ACTION: Adopted a Motion of Intent to Disapprove by a vote of +4 -3 (Fong, Koppel, Hillis against) and Continued to October 11, 2018 by a vote of +6 -1 (Hillis against)

AYES: Johnson, Melgar, Moore, Richards

NAYS: Fong, Hillis, Koppel

- 16a. [2017-016476CUA](#) (N. FOSTER: (415) 575-9167)  
 420 TAYLOR STREET – east side of Taylor Street, between Geary and O'Farrell Streets, Lot 010 in Assessor's Block 0316 (District 3) – Request for **Conditional Use Authorization** to establish a Non-Retail Sales and Service Use (Office Use) at the ground and basement floors, pursuant to Planning Code Sections 210.2 and 303. The proposed project would construct a new, approximately 5,000 square foot mezzanine level and convert 34,910 square feet of Public Parking Garage (Retail Automotive Use) at the basement and ground floors into Non-Retail Sales and Service Use (Office Use). The project would also add 925 square feet of Retail Sales and Service Use at the ground floor, while adding 15 Class 1 bicycle parking spaces where none existed before, and 4 Class 2 bicycle spaces. The proposed project would involve both interior and exterior tenant improvements to the existing four-story-over-garage building, with no expansion of the existing building envelope, adding new building entrances and windows within the three existing parking entrances, while eliminating the three existing curb cuts. The subject building is listed as an Article 11, Category IV contributory building within the Kearny-Market-Mason-Sutter Conservation District. As the project involves minor changes to the exterior of the building, the proposed project also requires a Minor Permit to Alter. 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 July 26, 2018)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Nicholas Foster – Staff report  
 + John Kevlin – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Melgar, Moore, Richards  
 ABSENT: Koppel  
 MOTION: [20288](#)

- 16b. [2017-016476OFA](#) (N. FOSTER: (415) 575-9167)  
420 TAYLOR STREET – east side of Taylor Street, between Geary and O’Farrell Streets, Lot 010 in Assessor’s Block 0316 (District 3) – Request for **Office Allocation** from the Office Development Annual Limit, authorizing up to 38,791 square feet of General Office Use, pursuant to Planning Code Sections 321 and 322. The proposed project would construct a new, approximately 5,000 square foot mezzanine level and convert 34,910 square feet of Public Parking Garage (Retail Automotive Use) at the basement and ground floors into Non-Retail Sales and Service Use (Office Use). The project would also add 925 square feet of Retail Sales and Service Use at the ground floor, while adding 15 Class 1 bicycle parking spaces where none existed before, and 4 Class 2 bicycle spaces. The proposed project would involve both interior and exterior tenant improvements to the existing four-story-over-garage building, with no expansion of the existing building envelope, adding new building entrances and windows within the three existing parking entrances, while eliminating the three existing curb cuts. The subject building is listed as an Article 11, Category IV contributory building within the Kearny-Market-Mason-Sutter Conservation District. As the project involves minor changes to the exterior of the building, the proposed project also requires a Minor Permit to Alter. 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 July 26, 2018)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 16a.  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Melgar, Moore, Richards  
 ABSENT: Koppel  
 MOTION: [20289](#)

- 17a. [2017-006454SHD](#) (L. AJELLO: (415) 575-9142)  
858 STANYAN STREET – northeast corner of Stanyan and Frederick Streets, Lot 021, in Assessor’s Block 1262 (District 5) – Request for **Shadow Determination**, pursuant to Planning Code Section 295, the project requires authorization from the Planning Commission for shadow impacts on the nearby Golden Gate Park. The proposal is to renovate the ground floor commercial space and construct a four-story vertical addition with three residential units with private roof decks. The subject property is within a NC-1 (Neighborhood Commercial, Cluster) Zoning 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).

*Preliminary Recommendation: Adopt Shadow Findings*

SPEAKERS: = Laura Ajello – Staff report  
 + Jonathan Pearlman – Project presentation  
 + John Newlin – Support  
 + Shana – Support  
 = Tess Welborn – Increased density  
 ACTION: Adopted Shadow Findings  
 AYES: Johnson, Koppel, Melgar, Moore, Richards  
 ABSENT: Fong, Hillis  
 MOTION: [20290](#)

- 17b. [2017-006454VAR](#) (L. AJELLO: (415) 575-9142)  
858 STANYAN STREET – northeast corner of Stanyan and Frederick Streets, Lot 021, in Assessor’s Block 1262 (District 5) – Request for **Variance**, pursuant to Planning Code Section 134, to modify the rear yard requirement and Planning code Section 145.1, to modify active uses on the ground floor for the five-story mixed-use project that includes approximately 900 square feet of ground floor commercial space, three dwelling units above and three off-street parking spaces. The subject property is within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 50-X Height and Bulk District.

SPEAKERS: Same as item 17a.  
 ACTION: ZA closed PC and indicated an intent to Grant

18. [2015-010013ENV](#) (J. MOORE: (415) 575-8733)  
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12<sup>th</sup> Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – **Certification of the Final Environmental Impact Report**. The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12<sup>th</sup> Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12<sup>th</sup> Street to create an approximately 7,200-square foot public plaza at the corner of 12<sup>th</sup> Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.

**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on July 27, 2018. The Responses to Comments on the Draft EIR was published on September 13, 2018. The Responses to Comments document together with the Draft EIR constitute the Final EIR. Public comment will be received when the item is called during the hearing. However, comments submitted will not be included in the Final EIR.**

*Preliminary Recommendation: Certify the Final EIR*

SPEAKERS: = Julie Moore – CEQA report  
 = Andrew Perry – Staff report

- + Jessie Stewart – Project presentation
- + Bob Bowne – Design presentation
- + Celeste Cisneros – City Ballet
- + Tiana Chacon-White – City Ballet
- + Katia Pastel – City Ballet
- + Cecilia Hagen – City Ballet
- + Richmond Salvador – City Ballet
- + Blair Mendez – City Ballet
- + John Liz – Support
- + Naomi Cohen – City Ballet
- + Lisa Kondrich – City Ballet
- + Nicole Townsend – City Ballet
- + Isabella Mills – City Ballet
- + Amara Weber – City Ballet
- + Ken Pastel – City Ballet
- + Jim Worshell – Support
- + Aurora – City Ballet

ACTION: Certified  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20291](#)

- 19a. [2015-010013ENV](#) (A. PERRY: (415) 575-9017)  
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12<sup>th</sup> Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – Request for Planning Commission consideration of **Adoption of CEQA Findings** under the California Environmental Quality Act. The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12<sup>th</sup> Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12<sup>th</sup> Street to create an approximately 7,200-square foot public plaza at the corner of 12<sup>th</sup> Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, the Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.  
*Preliminary Recommendation: Adopt CEQA Findings*

SPEAKERS: Same as item 18.  
 ACTION: Adopted CEQA Findings  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20292](#)

- 19b. [2015-010013DNX](#) (A. PERRY: (415) 575-9017)  
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12<sup>th</sup> Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District

6) – Request for Planning Commission consideration of a **Downtown Project Authorization** pursuant to Planning Code Section 309, with exceptions to requirements for Ground Level Wind Currents (Section 148) and Lot Coverage (Section 249.33). The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12<sup>th</sup> Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12<sup>th</sup> Street to create an approximately 7,200-square foot public plaza at the corner of 12<sup>th</sup> Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 18.

ACTION: Approved with Conditions as amended for the Project Sponsor to continue working with Staff on the ballet component.

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

MOTION: [20293](#)

- 19c. [2015-010013SHD](#) (A. PERRY: (415) 575-9017)  
30 OTIS STREET – north side of Otis Street at the intersection of Otis and 12<sup>th</sup> Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – Request for Planning Commission consideration of a **Shadow Determination** that the project shadow would be insignificant to the use of the proposed 11<sup>th</sup> and Natoma Park under the jurisdiction of the Recreation and Park Commission (Section 295). The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12<sup>th</sup> Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12<sup>th</sup> Street to create an approximately 7,200-square foot public plaza at the corner of 12<sup>th</sup> Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.

*Preliminary Recommendation: Adopt Shadow Findings*

SPEAKERS: Same as item 18.

ACTION: Adopted Shadow Findings

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20294](#)

- 19d. [2015-010013VAR](#) (A. PERRY: (415) 575-9017)  
**30 OTIS STREET** – north side of Otis Street at the intersection of Otis and 12<sup>th</sup> Streets and South Van Ness Avenue, Lots 010, 012, 013, 016, and 018 in Assessor’s Block 3505 (District 6) – Request for Zoning Administrator consideration of **Variance** requests from Awning obstructions (Section 136.1), Exposure (Section 140), and Ground Floor Ceiling Height (Section 145.1(c)(4)); consideration of a **Rear Yard Modification** for that portion of the project site zoned NCT-3 (Section 134(e)(1)); and consideration of an **Elevator Height Exemption Waiver** (Section 260(b)(1)(B)). The proposed project would demolish five existing buildings and construct a new residential building with ground-floor retail and arts activity uses. The proposed building includes a 9-story (85-foot tall) podium across the entire site and a 26-story (250-foot tall) tower at the corner of Otis and 12<sup>th</sup> Streets. The 398,365 gross square-foot building would include 416 dwelling units ranging from studios to two-bedroom units, 2,199 square feet of ground floor retail, 15,993 square feet of arts activities space for the City Ballet School, 31,290 square feet of usable open space, 95 residential parking spaces and 3 car-share spaces, and 224 Class 1 and 32 Class 2 bicycle parking spaces. Lastly, the project would expand the existing sidewalk on the west side of 12<sup>th</sup> Street to create an approximately 7,200-square foot public plaza at the corner of 12<sup>th</sup> Street and South Van Ness Avenue. The project site is located in a C-3-G (Downtown Commercial, General) District, a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) District, a Van Ness & Market Downtown Residential Special Use District, and 85/250-R-2 and 85-X Height and Bulk Districts.

SPEAKERS: Same as item 18.  
 ACTION: ZA closed PC and indicated an intent to Grant

- 20a. [2011.1356TZU](#) (L. CHEN: (415) 575-9124)  
**CENTRAL SOMA PLAN** – Proposed **Planning Code, Administrative Code, and Zoning Map Amendments** - Public hearing to consider substantive amendments to the proposed Central SoMa Plan as introduced at the Board of Supervisors Land Use & Transportation Committee on July 23, 2018, including 1) amending the Planning Code and Administrative Code to give effect to the Central SoMa Plan; 2) amending the Zoning Maps, including zoning, height, and bulk limits, and Special Use Districts, to give effect to the Central SoMa Plan; 3) amending the Central SoMa Plan Implementation Program; and, 4) making findings under the California Environmental Quality Act; and 5) 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. 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 September 13, 2018)  
*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: = Josh Switzky – Staff presentation  
 + Sup. Jane Kim – Opening remarks  
 = Ted Egan – Economic Impact report  
 = Lisa Chen – Staff report  
 = Francisco D’Acosta – Do the right thing

- + Kristy Wong – Support
- = John Woo – Proposed amendments
- = Erica Martinovich – New residential development
- + Corey Smith – Support
- = Catherine Petrin – Old Mint
- = Speaker – Old Mint
- = Jim Worshell – Old Mint
- = Speaker – Old Mint
- = Fernando Martin – Proposed amendments
- = Sue Hestor – Proposed amendments
- = Caroline Chase – Proposed amendments
- = Dan Fratin – Flower Mart

**ACTION:** Adopted recommendations for Approval with Staff modifications, including:

1. Explore green living walls;
2. Explore funding for Community Stabilization from live/work conversion to dwelling units;
3. Explore design guidelines for POPOS; and
4. Restore \$5m to the Old Mint preservation fund from the \$500m Transportation Fund.

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

**RESOLUTION:** 20295

20b. [2018-004477PCA](#) (P. IKEZOE: (415) 575-9137)

**CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT** – Proposed **Planning Code and Business and Tax Regulations Code Amendments** - Public hearing to consider substantive amendments to the proposed Central SoMa Plan as introduced at the Board of Supervisors Land Use & Transportation Committee on July 23, 2018, including 1) amending the Business and Tax Regulations Code and the Planning Code to establish the Central SoMa Housing Sustainability District; 2) making findings under the California Environmental Quality Act; and 3) 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. 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 September 13, 2018)

*Preliminary Recommendation: Approve with Modifications*

**SPEAKERS:** Same as item 20a.

**ACTION:** Adopted recommendations for Approval with Staff modifications

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

**RESOLUTION:** 20295

## 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.

24. [2017-003846DRP](#) (D. WINSLOW: (415) 575-9159)  
765 VERMONT STREET – between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 011B in Assessor’s Block 4074 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2017.0307.0825, for construction of a 962 sq. ft. vertical addition, set back 12’ from the front façade, and roof deck over an existing 2-story single-family home 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: None  
 ACTION: Withdrawn

21. [2017-008396DRP-02](#) (C. MAY: (415) 575-9087)  
2515 BROADWAY – south side of Broadway between Scott and Pierce Streets; Lot 017 in Assessor’s Block 0584 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2017.06.26.0318, for the construction of a two-story horizontal rear addition to the existing single-family dwelling within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = Elizabeth Jonckheer – Staff report  
 - Jerome Suich – DR Presentation  
 - Frances Rothschild – DR Presentation  
 + Jeffrey Eade – Project presentation  
 + Speaker – Project presentation  
 ACTION: Took DR and approved without the third window on the ground level.  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 DRA: [0612](#)

22. [2017-006815DRP](#) (D. WINSLOW: (415) 575-9159)  
48 CLIFFORD TERRACE – between Roosevelt Way and Upper Terrace; Lot 019 in Assessor’s Block 2618 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2017.0523.7451, for construction of a 491 sq. ft. roof deck on an existing 3-story, single-family residence at 48 Clifford Terrace 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
 - Pat Buscovich – DR Presentation  
 - Lizbeth Gordon – DR Presentation

- + David Yama – Project presentation
- + Dorian Stone – Support
- + Gabriella Tinoco - Rebuttal

ACTION: No DR  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 DRA: [0613](#)

23. [2016-003314DRP](#) (D. WINSLOW: (415) 575-9159)  
180 VIENNA STREET – between Avalon and Peru Streets; Lot 016 in Assessor’s Block 5958 (District 11) - Request for **Discretionary Review** of Building Permit Application No. 2016.0114.7155, for construction of a horizontal addition (the first and second story extending 17’-0” from the existing rear wall and the basement extending 23’-0” from the existing rear wall) at the rear of the existing 2-story single-family home within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
 - Frank Tool – DR Presentation  
 - Charlie Wambeke – Opposition  
 + Derek Vinh – Project presentation

ACTION: No DR  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
 NAYS: Richards  
 DRA: [0614](#)

ADJOURNMENT – 8:05 PM  
 ADOPTED OCTOBER 11, 2018