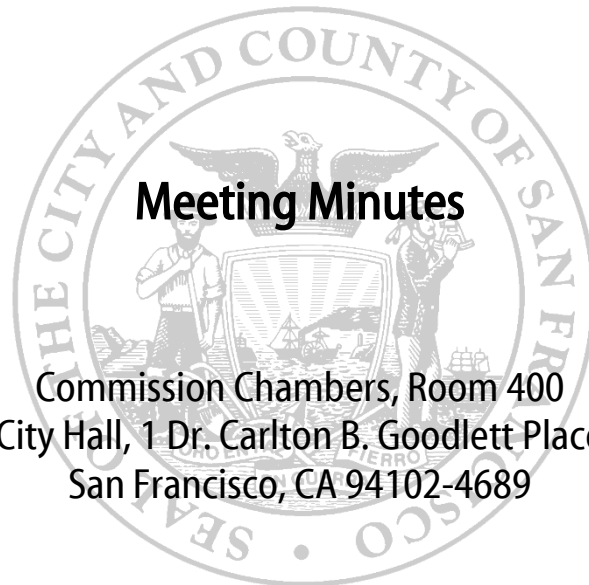


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, February 21, 2019**  
**1:00 p.m.**  
**Regular Meeting**

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

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

**STAFF IN ATTENDANCE:** Diego Sanchez, Monica Giacomucci, Audrey Butkus, Bridget Hicks, Andrew Perry, Veronica Flores, Rich Sucre, David Winslow, Nick Perry, John Rahaim – Planning Director, Christine Silva – Acting Commission Secretary

### **SPEAKER KEY:**

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

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

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

1. 2018-003593CUA (N. TRAN: (415) 575-9174)  
906 BROADWAY – between Mason and Taylor Streets; Lot 009 of Assessor's Block 0149 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#), [209.2](#), [186.3](#), and [710](#) to convert a former church to community facility and instructional services (retail sales & service) uses. The subject property is located in a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height & Bulk District. This

action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

**(Proposed Continuance to March 14, 2019)**

SPEAKERS: None

ACTION: Continued to March 14, 2019

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

ABSENT: Richards

2. 2018-003916CUA (M. DITO: (415) 575-9164)  
1326 11<sup>TH</sup> AVENUE – west side of 11<sup>th</sup> Avenue between Irving and Judah Streets; Lot 035 in Assessor's Block 1765 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to remove an unauthorized dwelling unit from the ground floor of the subject property. The subject property is located in a RH-2 (Residential, House – Two Family) Zoning District and 40-X Height & Bulk District and is currently authorized for use as a two-family dwelling. The project seeks to abate Planning Department Enforcement Case No. 2017-006238ENF. 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 April 4, 2019)**

SPEAKERS: None

ACTION: Continued to April 4, 2019

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

ABSENT: Richards

3. 2017-009224CUA (M. WOODS: (415) 558-6315)  
601 VAN NESS AVENUE – west side of Van Ness Avenue; Lot 027 in Assessor's Block 0762 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.4 and 303(j) to discontinue a Movie Theatre use (Opera Plaza Cinema) of approximately 6,380 square feet and propose a Retail Sales and Service use within a RC-4 (Residential-Commercial High Density) Zoning District, the Van Ness Avenue Special Use District, and 130-V 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 February 21, 2019)

**(Proposed Continuance to April 18, 2019)**

SPEAKERS: None

ACTION: Continued to April 18, 2019

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

ABSENT: Richards

15. [2017-012929DRP](#) (D. WINSLOW: (415) 575-9159)  
830 OLMSTEAD STREET – north side between Colby and Dartmouth Streets; Lot 019 in Assessor's Block 6130 (District 9) – Request for **Discretionary Review** of Building Permit

Application Nos. 2017.0914.8178 for construction of; 1) a 10' front addition at the bottom floor of the dwelling; 2) a 19'-6" front addition at the first floor; 3) an 11' rear and 4' side addition to the existing detached garage; 4) an 8' wide passage way that connects both structures at the first floor; 5) a new second floor 32' deep above the dwelling; and 6) a new second floor 29'-6" deep above the garage 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*

(Continued from Regular hearing on January 10, 2019)

SPEAKERS: None  
ACTION: Withdrawn

## B. COMMISSION MATTERS

4. Consideration of Adoption:
  - [Draft Minutes for February 7, 2019](#)

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

5. Commission Comments/Questions

### **President Melgar:**

So, I just wanted to announce that we will be losing quorum at five o'clock. So, we're going to try to get through the agenda as quickly as we can. But if you have items lower down on the agenda, I just want to give you the heads-up that we may possibly continue those. So, we will -- I'll do my best to keep that moving. Thank you.

### **Commissioner Fong:**

Thank you. If I can, I made this announcement last week but I'm officially leaving this Commission and moving on as the President and CEO of the San Francisco Chamber of Commerce next month. But I wanted to just take a second to really thank the Commission, the public, staff, commissioners, and if I can reflect just very quickly on eight years and three months every Thursday here. And I have made a lot of friends in the public through this process and hopefully not too many enemies but appreciate all of that. The purpose of I suppose me serving on this Commission was really to serve San Francisco and to help thy neighbor. Whether that's a next-door neighbor or whether that's a cross-town neighbor. The personal growth that has come from this, from me over eight years has forced me to think and speak out loud in public about things that normally you don't get the opportunity to think about. Whether that's design-related things, to take some understanding of design, architecture; whether that's large business, which maybe you don't have exposure to. Whether that's open space, parks, how they are used in the city, public realm, street, transit, cannabis, affordability, housing of all types, not just affordable housing. But we need a little bit of everything, bars, nightlife and ultimately our skyline and how that is shaped for a very long time. So those are all played roles in my head in

processing each one of those items and each one of those topics. I have learned even more patience, more tolerance, have developed a thicker skin, specifically from some people more than others. And negotiating skills that I think will take me into my next chapter here. And if I can just leave a little bit of thought. I was thinking about how to wrap this up, and as of late, we noticed people are grabbing things. Whether they're grabbing photos at Instagram or selfies of the Golden Gate bridge, whether they're grabbing sand dollars from Ocean Beach, whether they're grabbing eucalyptus seeds from the Presidio and putting them on their dashboard to prove they're San Franciscans and to prove they're Californians. People are grabbing land, people are grabbing a single bed in a room shared with four other people, people are grabbing on to history of San Francisco, and people are trying to make claims of being the ultimate San Franciscan. I leave asking that everyone consider grabbing your fellow San Franciscan because that really is what the city is made of, has been made of and that's a citizenry of joining hands with people who are not like you, don't look like you, don't think like you, don't have the same background but yet you can learn from each other and bond together to create a better city. So, I leave with you that and thank you very much for the opportunity.

**President Melgar:**

Christine -- I'm sorry, I can't control the speakers from my screen. So, you guys just take yourself off after you speak for now. Thank you.

**Commissioner Koppel:**

I'll just say a quick few words. They don't make them like this very often. If you need to look at his resume, I'm sure that would do the talking for you. His accolades and his achievements are just second to none and I don't think anyone embodies the spirit 100% of San Francisco in general as Rodney Fong. And I'm extremely mad that as soon as I got elected Vice President, he's leaving. So, I only got to sit next to him for only about four hearings, which is not enough for me but I wish you the best and in this small city, we'll probably run into each other sooner than later and looking forward to that next time.

**Commissioner Fong:**

Thank you.

**Commissioner Hillis:**

Again, thank you. I know we thanked you last week but you deserve probably two rounds of thanks. You've been a mentor to us all and kind of a model of not only what a commissioner is, but I think by your speech, what a San Franciscan is. So, thank you very much.

**C. DEPARTMENT MATTERS**

**6. Director's Announcements**

**John Rahaim, Planning Director:**

Commissioner, again thank you. Thank you for those really eloquent words. Really, really appreciate it and everything that you've done for us. Commissioners, I just wanted to mention one thing. You've gotten some emails about SB50 and the CASA Compact and we are scheduling a hearing in mid-March to discuss those items. And the reason that we haven't done it to date is that SB50 still has not been revised. We've been told it's going to

be revised, that it will be a very different version than what initially came out. We simply don't have it yet. So, we're waiting for that to happen. We expect it, perhaps, in two or three weeks. But so, we tentatively scheduled a March 14<sup>th</sup> hearing to present that and to present our analysis of that bill and, of course, that is pending, receiving the revised version. So, we'll keep you informed on how that goes. Thanks. That's all I have today.

**Commissioner Hillis:**

Can I just ask you a question on that? On the CASA Compact, are we going to have somebody from the MTC or the Board? I think it would be great. I know we heard about it a couple of weeks ago and got a summary from the staff, but it would also be good to hear from --

**John Rahaim, Planning Director:**

Okay. We can try. We can ask them to --

**Commissioner Hillis:**

If that's possible.

**John Rahaim, Planning Director:**

We can ask them to attend.

**President Melgar:**

Yes definitely.

**Commissioner Hillis:**

What date is it again?

**John Rahaim, Planning Director:**

Unfortunately, I am not here that day, but the staff will be presenting it.

**Commissioner Hillis:**

Okay thank you.

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

**Christine Silva, Acting Commission Secretary:**

The Board of Appeals did meet last night and took action on one item of interest to the Planning Commission, which was an appeal of the building permit for a rear addition to a single-family home at 663 21<sup>st</sup> Avenue. The Commission heard the Discretionary Review for this permit on July 12<sup>th</sup>, 2018. The DR was filed by the adjacent neighbor due to concern that the addition would damage and make unsafe a large redwood tree. However, the project sponsor provided an arborist's report stating that the proposed addition would not harm the tree any significant way, and the Commission voted to not take DR. The appeal hearing covered essentially the same issues, and the Board of Appeals denied the appeal.

The Historic Preservation Commission also met this week. One item to note is that this Commission will receive the same presentation on the Citywide Historic Resource Survey in the near future.

And at the Board of Supervisors, no report.

#### D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demolition criteria  
Ike Kwon – Fong SPUC, bucket of honor  
Lorraine Penny – SB50, CASA complex  
Sue Hestor – Overhead

#### E. REGULAR CALENDAR

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

8. [2018-016400PCA](#) (D. SANCHEZ: (415) 575-9082)  
ARTS ACTIVITIES AND NIGHTTIME ENTERTAINMENT USES IN HISTORIC BUILDINGS – Planning Code Amendment introduced by Supervisor Haney amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) 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 adopting findings of public necessity, convenience, and general welfare under Planning Code Section 302.

*Preliminary Recommendation: Approve with Modifications*

SPEAKERS: = Diego Sanchez – Staff presentation  
= Abigail Rivamonte Mesa, Sup Haney's office – Project presentation  
= Monica Giacomucci – Staff presentation  
+ Peter Ziblat – St. Joseph's Church  
ACTION: Approved with Modifications  
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
ABSENT: Richards  
RESOLUTION: [20389](#)

9. [2019-000592PCA](#) (A. BUTKUS: (415) 575-9129)  
C-3 RETAIL TO OFFICE CONVERSION [BOARD FILE NO. 190030, PREVIOUSLY BOARD FILE NO. 180916] – Re-referral to the Planning Commission. **Planning Code Amendment** to change zoning controls for Non-Retail Sales and Service Uses in the C-3-R (Downtown Retail) Zoning District; amending the Planning and Administrative Codes to create the Union Square Park, Recreation, and Open Space Fund and Fee; affirming 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 pursuant to Planning Code, Section 302.

*Preliminary Recommendation: Approve*

SPEAKERS: = Audrey Butkus – Staff presentation  
 = Lee Hepner, Sup Peskin’s office – Project presentation  
 + Karen Flood – \$2 increase  
 + Sue Hestor – Increase to \$4  
 ACTION: Approved  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 RESOLUTION: [20390](#)

11. [2016-011101CTZ](#) (B. HICKS: (415)575-9054)  
GREAT HIGHWAY –between Sloat Boulevard and Skyline Boulevard; Lots 006, 007, 009, and 010 in Assessor’s Block 7281 and Lots 008 and 009 in Assessor’s Block 7282 (District 13) - Request for **Coastal Zone Permit**, pursuant to Planning Code Section 330.4(a) to preserve the roadway’s function while converting the two existing northbound lanes between Skyline and Sloat Boulevards into a single northbound and a single southbound travel lane within the P, Public, Zoning District. Class III shared bicycle lanes will be maintained in both directions. The two existing southbound lanes will be removed as part of the larger Local Coastal Program and Western Shoreline Area Plan. 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: = Bridget Hicks – Staff presentation  
 = Boris Deunert – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: [20391](#)

12. [2016-015997CUA](#) (A. PERRY: (415) 575-9017)  
820 POST STREET – north side of Post Street between Leavenworth and Hyde Streets, Lot 003C in Assessor’s Block 0300 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253 and 303 to demolish the existing one-story commercial building and construct an eight-story (80-foot tall) mixed-use residential building in excess of 50 feet within an RC (Residential-Commercial) District. The Project would contain 12 dwelling units and approximately 1,200 square feet of ground floor retail. The Project would provide 12 Class 1 and 4 Class 2 bicycle parking spaces. The Project 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*

(Continued from Regular hearing on January 17, 2019)

SPEAKERS: = Andrew Perry – Staff presentation  
 + Clement Tesar – Project presentation  
 + Patrick Conelly – Project presentation  
 - Patricia Diare – Building height, light

- + (M) Speaker – need more housing, development
- Tyler Mac – 711 Leavenworth, height
- + Ron Catal – Neighborhood character, housing
- Theresa Flandrick – Affordable housing

ACTION: Approved with Conditions as amended, to work with staff on wall coloring/treatment.

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

NAYS: Moore

MOTION: [20392](#)

13. [2017-009635CUA](#) (V. FLORES: (415) 575-9173)  
432 CORTLAND AVENUE – between Bennington and Andover Streets; Lot 030 of Assessor's Block 5678 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition of an existing 2,376 square foot mixed-use building containing a residential unit and new construction of a three-story-over-basement 6,394 square foot mixed-use building with three residential units and one ground commercial unit (measuring approximately 1,360 square feet) in a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on January 31, 2019)

SPEAKERS: = Veronica Flores – Staff presentation  
 + David Marlatt – Project presentation  
 + Bill – Support development  
 - Eileen Ishikawa – Shade  
 + Wendy Collins – Housing  
 + Darcy Lee – 436 Cortland  
 + Terry Miln – Compatibility  
 - Marty Kashuba – Building height  
 - Bobby Cocrain – Traffic  
 - Herb Fellzifeld – Design review board  
 - Sue Hestor – Noticing

ACTION: Approved with Conditions as amended:  
 1. Work with staff on façade design;  
 2. Add Construction Impact Mitigation Plan; and  
 3. Remove roof deck & stair penthouse.

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

NAYS: Melgar

MOTION: [20393](#)

14. [2017-013537CUA](#) (R. SUCRE: (415) 575-9108)  
233 SAN CARLOS STREET – between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 032 of Assessor's Block 3596 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.4, 303 and 317, to demolish an existing single-family residence (measuring 1,302 square feet) and construct a new four-story, two-unit residence (measuring 3,689 square feet) with two off-street parking spaces. The subject property is located in a RTO-M (Residential Transit Oriented-Mission) Zoning District and 45-X Height & 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: = Rich Sucre – Staff presentation  
+ Serina Calhoun – Project presentation  
- Clinton Smith – Sunlight / view

ACTION: After hearing and closing public comment; Continued to March 21, 2018.

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

## F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

16. [2016-004967DRP](#) (D. WINSLOW: (415) 575-9159)  
929 DIAMOND STREET – between Jersey and 25th; Lot 024 in Assessor's Block 6539 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.0330.3516 for construction of a 3-story 18'-11" horizontal and vertical rear addition to an existing 2-story, single family house to add a garage and a new dwelling unit 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

17. [2014-002435DRP](#) (D. WINSLOW: (415) 575-9159)  
95 SAINT GERMAIN AVENUE – between Glenbrook Ave. and Twin Peaks Blvd.; Lot 050 in Assessor's Block 2721 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2015.0903.6048 for a horizontal front addition to relocate an elevator of an existing 2-story, single family house within a RH-1(D) (Residential House, One-Family-Detached) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff presentation  
- Michael Donner – DR presentation  
+ Mike Garavaglia – Project presentation  
ACTION: No DR, Approved as Proposed  
AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore  
ABSENT: Richards  
DRA: [0642](#)

10. [2014.0012E](#) (N. PERRY: (415) 575-9066)  
**BETTER MARKET STREET – Informational Presentation** to update the Commission on the Better Market Street project. The presentation will include an overview of the project and an update on community engagement and design work completed to-date.  
*Preliminary Recommendation: None – Informational*

SPEAKERS:       = Nick Perry – Staff presentation  
                      + Christina Olea – Project presentation  
                      = Denise Rene – Market Street, bike lane  
                      + Ron Miguel – Citizens working group  
                      Sue Hestor – Dangers of pedestrian traffic on Market Street  
ACTION:           None – Informational

ADJOURNMENT – 5:00 PM  
ADOPTED MARCH 7, 2019