

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, March 14, 2019
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 1:11 PM

STAFF IN ATTENDANCE: Aaron Starr, Paolo Ikezoe, Nancy Tran, Laura Ajello, Sharon Young, Seema Adina, David Winslow, Dan Sider, AnMarie Rodgers, 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.

- 1a. 2016-007303PCA (S. ADINA: (415) 575-8722)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor's Block 3707, Lot 057 (District 6). Consideration of **Planning Code Amendment** to Planning Code Section 188 – Noncomplying Structures: Enlargements, Alterations and Reconstruction. The Historic Preservation Commission will consider the proposal from the Project Sponsor to adopt an Ordinance that would extend the expiration date of Section 188(g) to allow Terrace Infill on a noncomplying structure

designated as a Significant Building under Article 11 of the Code and would amend the text to allow for rooftop infill along the primary building frontage if obscured from view by existing parapet walls.

Preliminary Recommendation: Approve the resolution to recommend approval of the Planning Code amendments to the Board of Supervisors.

(Continued from Regular hearing on December 6, 2018)

(Proposed Continuance to March 21, 2019)

SPEAKERS: None

ACTION: Continued to May 2, 2019

AYES: Hillis, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

- 1b. 2016-007303DNXCUA (S. ADINA: (415) 575-8722)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor's Block 3707, Lot 057 (District 6). Request for **Downtown Project Authorization** with an exception to off-street freight loading requirements; **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to establish a hotel use; and a Planning Code Text Amendment to Section 188(g) that would allow terrace infill on an existing nonconforming structure designated under Article 11 as a Significant Building and located on Block 0316 and 3707. The Hearst Building occupies a 13,333sf lot and includes structures identified under three building addresses: Five 3rd St., 17-29 3rd St. and 190 Stevenson St. The project proposes rehabilitation of the existing 13-story, 161,108 sf building for use as a 170-room hotel with retail on the ground floor and basement level, offices on floors two and three, and rooftop terraces at the 4th and 13th floors. The historic lobby will be retained and a new passenger loading area and hotel entrance will be created on Stevenson Street.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular hearing on December 6, 2018)

(Proposed Continuance to March 21, 2019)

SPEAKERS: None

ACTION: Continued to May 2, 2019

AYES: Hillis, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

2. 2018-006127CUA (D. WEISSGLASS: (415) 575-9177)
201 19TH AVENUE – southwest corner of the California Street and 19th Avenue, Lot 001 of Assessor's Block 1414 (District 1) - Request for a **Conditional Use Authorization**, pursuant to Planning Code sections 186, 209.2, 303, and 710 to allow a change of use from an existing grocery store to a restaurant in a Limited Commercial Use space within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Project also includes the removal of the white signage band obscuring the second-story windows, and the removal of all paint and other features obscuring the transparency of the second-story windows. 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: Disapprove

(Continued from Regular hearing on February 14, 2019)

Note: On November 29, 2018, adopted a Motion of Intent to Deny, continued to December 13, 2018 by a vote of +4 -2 (Fong and Koppel against; Richards absent). On December 13, 2018, after hearing and closing public comment, continued to February 14, 2019 by a vote of +6 -0 (Johnson absent). On February 14, 2019, without hearing, continued to March 14, 2019.

(Proposed Continuance to March 21, 2019)

SPEAKERS: None
ACTION: Continued to March 21, 2019
AYES: Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Richards

3. 2018-004711DNXCUA (S. ADINA: (415) 575-8722)
555 - 575 MARKET STREET – south side between 1st Street and 2nd Street; Lots 174 and 175 in Assessor's Block 3708 (District 6) – Request for **Downtown Project Authorization** and **Conditional Use Authorization** pursuant to Planning Code Sections 210.2, 303, and 309 to renovate the existing plaza between the buildings and a partial change of use from retail to office at the ground floor of 555 Market Street, within the C-3-O(SD) (Downtown-Office (Special Development)) Zoning District and 500-S Height and Bulk District. The proposal includes the reconfiguration of the ground floor of both buildings and a conversion of 3,359 square feet of retail use to office use at the ground floor of 555 Market Street. The proposal also involves extensive renovation of the plaza between the two buildings and the addition of a 962 square-foot retail structure in the plaza. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

(Proposed Continuance to April 11, 2019)

SPEAKERS: None
ACTION: Continued to April 11, 2019
AYES: Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Richards

4. 2016-009503DRP (D. WINSLOW: (415) 575-9159)
149 MANGELS AVENUE – at Nordhoff Street; Lot 043 in Assessor's Block 6765 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.0712.2060 for construction of a 3 -story residential building within a RH-1 (Residential-House, Single 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

(Proposed Continuance to May 23, 2019)

SPEAKERS: None
ACTION: Continued to May 23, 2019
AYES: Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Richards

- 5a. 2013.0655CUA (R. SUCRE: (415) 575-9108)
1513A-F YORK STREET – east side of York Street between Cesar Chavez Street and Peralta Avenue; Lots 011, 012 & 020 in Assessor's Block 5513 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 242 and 303, to allow up to one dwelling unit per 1,500 square feet of lot area for the construction of four two-family, two- to three-story (30-ft tall) dwellings (between 1,383 sq. ft. and 1,552 sq. ft. each) with covered parking on Lots 011 & 012 in the center of Block 5513, one two-family, three-story (30-ft tall) dwelling (between 1,040 sq. ft. and 1,208 sq. ft. each) on Lot 020 at York Street, and access to all ten dwellings through a driveway at 1513 York Street. The subject properties are located within a RH-2 (Residential – House, Two-Family) Zoning District, Bernal Heights Special Use 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 24, 2019)
Note: On November 29, 2018, after hearing and closing public comment, continued to January 24, 2019 by a vote of +6 -0 (Richards absent). On January 24, 2019, without hearing, continued to March 14, 2019.
(Proposed Indefinite Continuance)

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

- 5b. 2013.0655VAR (R. SUCRE: (415) 575-9108)
1513A-F YORK STREET – east side of York Street between Cesar Chavez Street and Peralta Avenue; Lots 011, 012 & 020 in Assessor's Block 5513 (District 9) – Request for a **Variance** to the rear yard and exposure requirements pursuant to Planning Code Sections 134 and 140, respectively, to allow the construction of four two-family, two- to three-story (30-ft tall) dwellings (between 1,383 sq. ft. and 1,552 sq. ft. each) with covered parking on Lots 011 & 012 in the center of Block 5513, one two-family, three-story (30-ft tall) dwelling (between 1,040 sq. ft. and 1,208 sq. ft. each) on Lot 020 at York Street, and access to all ten dwellings through a driveway at 1513 York Street. The subject properties are located within a RH-2 (Residential – House, Two-Family) Zoning District, Bernal Heights Special Use District, and 40-X Height and Bulk District.
 (Continued from Regular hearing on January 24, 2019)
(Proposed Indefinite Continuance)

SPEAKERS: None
 ACTION: Acting ZA Continued Indefinitely

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. [2018-003264CUA](#) (S. YOUNG: (415) 558-6346)
2498 LOMBARD STREET – northeast corner of Lombard and Divisadero Streets; Lot 016 in Assessor's Block 0936 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4 and 712 to establish a Formula Retail Use (d.b.a. Circle K) in an approximately 1,212 square foot existing food mart space located within an existing automobile gas station and formula retail food mart convenience store (d.b.a. 76 Gas Station & Food Mart). The project site is located within a NC-3 (Moderate-Scale Neighborhood Commercial) 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
MOTION: [20402](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
• [Draft Minutes for February 28, 2019](#)

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

9. Commission Comments/Questions

Commissioner Moore:

New York Times two days ago, "Lawmakers Support 'Pied-a-Terre' Tax on Multimillion-Dollar Second Homes." The movement is to look at homes over \$5 million second homes and tax them. If anybody wants to read the article, I'll pass it around.

Commissioner Richards:

Two things. First, interesting enough, the Court of Appeals actually affirmed Santa Monica's right to regulate short-term rentals which is a win for local decision-making. Hopefully, it will withstand any challenge in the future or any onslaught by Sacramento. And interestingly enough we had the Legislator Analyst Office report on the housing crisis, I think it was 2015 or 2016 was spurred. These avalanche of bills, one of which we're going to hear today. Interesting enough, last night, somebody forwarded to me the LA report on CEQA and its impact on housing production. So, look for a slew of bills changing CEQA in the future, folks.

Commissioner Johnson:

Thank you. So, last week, we had a troubling case come before us in the discretionary review, 120 Varennes, which was the unfortunate case of a family, a long-term family that was illegally displaced. In an effort -- that came before us in an effort to develop property. And I think, you know, unfortunately, it is not rare that we hear those cases, and

fortunately, we have partners like Chinatown Community Development Corporation that brought to us the long tenant history and created a paper trail of what actually happened to the family that was not there because of illegal things that were done on that property. I think as we -- and I think about the future, whether it's SB50 or other things, what is clear and what always happens are, what we always bring up in these conversations is the need for stronger capacity to uphold tenant protections. And during the budget discussion, we had talked about the idea of setting aside budget for a dedicated person within the Planning Department to focus on tenant protections. And I want to renew that call knowing that we actually want all planners to have all the capacity that they need to really understand what is happening to tenants. And knowing that we are going to need to begin to track where people and how people are renting property, especially if SB50 passes. I think a good first step would be dedicating staff to developing that arm of work for the Department.

Commissioner Richards:

So, to that end, I believe that two years ago we asked for that position. We didn't want to be prescriptive about it and it ended up being cut. I'm going to renew Commissioner Johnson's push for that position. And to that end, Commissioner Johnson and I were planning on meeting with Supervisor Fewer who chairs the Budget Committee at the Board, to ask for that give, as well as additional FTE for Citywide Survey, because we need to make sure the other 75% of the city is surveyed and identified for developers so that they can streamline the pre-entitlement process, as well as protect historic resources.

Commissioner Moore:

In order to help in that effort, there are the groups in the city who are discussing rental registration which is done in other cities, not just in the United States, but also across the world. It's a very healthy tool to really put to record who is renting and make it a broader accessible database, which has perpetuity.

D. DEPARTMENT MATTERS

10. Director's Announcements

AnMarie Rodgers:

Thank you very much. Hi, I'm AnMarie Rodgers, on behalf of John Rahaim who is out of the office today. As many of you know, last Friday there was a tragic accident on Howard Street that resulted in the death of a cyclist, Tess Rothstein. And on behalf of the Department, we wanted to confirm our deep commitment to increasing cyclist and pedestrian safety in all of our long-range planning work. Secondly, I wanted to update the Commission and the public on some of the permanent improvements that we're working on but you should know that this is in light of there were immediate actions that MTA took to remove parking along this stretch. As for as the long-term process, these are flowing out of both our south of downtown design and activation plan and would implement some of the components of the Central SoMa plan. The Planning Department is working with the MTA and Public Works to create a two-way bikeway on the stretch, reduce vehicular traffic lanes and redesign intersections along Howard between the waterfront and 4th Street. This work is called SODA, and we'll be presenting these concepts to the public in mid-May with a goal to go out to bid in 2021, and construction would immediately follow. Thank you.

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

Jonas P. Ionin, Commission Secretary:

There is no report from the Board of Appeals or the Historic Preservation Commission.

Aaron Starr:

Land Use Committee

- 181154 Planning Code - Inclusionary Housing Fee. Sponsor: Peskin. Staff: Bintliff.

This week the Land Use committee heard Supervisor Peskin's ordinance to remove grandfathering exceptions for an additional inclusionary housing fee on State Density Bonus projects. The Planning Commission heard this ordinance on January 31 and February 14 and voted unanimously to recommend disapproval. At Land Use hearing, committee members asked Planning staff for more information on the one project that would be affected by the ordinance, and Supervisor Peskin stated that the intention of the ordinance was not to single out that project, though he acknowledged it would have that effect in practice. The committee did not take the Planning Commission's recommendation and instead advance the ordinance to the full board with a recommendation for approval.

- 190047 Administrative, Planning Codes - Streamlined Contracting for Homeless Services and Siting for Homeless Shelters. Sponsors: Mayor; Brown, Walton, Haney, Mandelman and Stefani. Staff: Conner.

Next, the Land Use Committee heard Mayor Breed's ordinance to permit Homeless Shelters in PDR and SALI Districts during a declared shelter crisis. The Planning Commission heard this ordinance on February 28th and voted unanimously to recommend approval.

At the Land Use Committee, Supervisors asked questions of HSH regarding supportive services offered on-site and the difference between SAFE Centers and Navigation Centers. Supervisor Haney recommended amending the findings in the Ordinance to make a commitment to add new Navigation or SAFE Centers with greater geographic diversity. The committee then voted to advance the ordinance to the full board with a recommendation for approval.

Full Board

- 190007 General Plan - Downtown Area Plan Amendment - 175 Golden Gate Avenue Sponsor: Haney. Staff: Butkus. PASSED Second Read
- 180645 Planning Code, Zoning Map - Rezoning, Preservation Designation - 175 Golden Gate Avenue. Sponsor: Haney. Staff: Butkus. PASSED Second Read

E. GENERAL PUBLIC COMMENT

SPEAKERS: Peter – High rent, high mortgage

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.

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

[SENATE BILL 50: PLANNING AND ZONING: HOUSING DEVELOPMENT: EQUITABLE COMMUNITIES INCENTIVE \(2019\)](#) – **Informational Item** Staff will present on the proposed State Senate Bill 50 (“SB 50”) and its potential effects within San Francisco. This pending state bill would require a local government to grant an equitable communities incentive when a development proponent seeks to construct a qualified residential development that is either within a job-rich or a transit-rich area. The proposed bill provides certain exemptions related to housing occupied by tenants and within areas defined as sensitive communities. The proposed bill would require that a qualified residential development be eligible for certain waivers and up to 3 additional incentives or concessions.

Preliminary Recommendation: None - Informational

SPEAKERS:

- = Paolo Ikezoe – Staff presentation
- Georgia Schuttish – Speculation
- Dave Bisho – Loss of local controls
- Carolyn Kenady – Windfall to developers
- Lori Brooke – Affordable housing
- Jim Chappell, SPUR – Right environmental choice for more capacity
- Calvin Welch – Transit study, deficit
- Roger Dawson – ADU impacts
- + Christopher Peterson – Climate change
- Kathy Hoegger – Tech IPO’s impact on housing market
- Ken Hoegger – Office growth downtown
- + Anthony Singer – Yes to affordable development
- Gene Alejo – Unequitable development
- Mary Claire Amable – Not going to fix the affordable housing issue
- David Woo – Affordable housing crisis
- Anastasia Yovonapolous – Deregulation, moratorium

Although SB50 extends protection to tenants by exempting buildings that are not or have not been tenant occupied, from qualifying for the program, the 635 of San Francisco residents who rent, including 14% renting single family homes are not protected at all, because our city does not have a sure way of knowing whether a building is or has been tenant occupied. There is no tenant data base or registry of tenant occupancy. How can the city be expected to implement SB50 unless all the elements to ensure that tenant protections are in place?

Should Senate Bill 50 pass, Commissioners, I ask that the city proclaim a moratorium on implementing this legislation until the city has complete information regarding past and present tenant occupancy.

- Mary McNamara – Evictions
- Cynthia – Upzoning, deregulation resulting in an increase in speculation

- James – Increased speculation on the west side
- Richard Frisbie – Lobotomy effect, infrastructure impact
- = Rev. Dr. Carolyn Scott – More research, more affordable housing
- Gary Weiss – Infrastructure capacity
- Kathy Lipscom – Spatial relations
- Jeff Frigo – Concerned over the wording, loss of local control
- Renee Curran – Nothing to help affordability
- Bruce Bowen – Wrong for San Francisco
- + Jay Donnelly – Build more homes
- Steve Itelson – Numbers do not make sense
- David Bancroft – 3D models to visualize impacts
- Marie Sorenson – Wienverville
- Marie Eliza – Local control over local communities
- + Elizabeth Stampe – Housing affordability and climate change
- + Laura Foote – Navigation center hearings, more housing
- + Theodore Randolph – Market rate housing to fund affordable housing
- Susan Cieutat – Wolf in sheep's clothing
- Larisa Pedroncelli – Further research and fully vetted
- Peter Papadopoulos – Widespread concerns
- Kelly Hill – Billion-dollar giveaway
- + Steven Buss – Inequitable zoning
- Rose Hillson – Coalition of SF concerns
- Mayor: "More housing near Transit" "Maintain strong renter protections"
- "Demolition restrictions" "Focus... Empty Lots... Underutilized commercial spaces"
- Transit can change/frequency → Uncertainty
- "Jobs Rich" areas → Regional metric basis over local allowed
- Height limits unenforceable; projects must meet minimum floor-area-ratios (e.g. 2.5 -3.25 far) – metric not applied to residential today
- On-site inclusionary: "Affordable" unclear
- Incentivize developers invoke Housing Accountability Act (HAA) → Increased HEIGHTS/DENSITY/FARS in lower-density areas
- Can't reject additions/demolitions of units vs. "Home-SF"
- SF lacks clear objective planning/building demolition criteria – HAA/SB-50 increase demolitions/expansions → missing "Demolition Restrictions" → Impact > "Underutilized spaces"/"Empty lots" including affordable housing
- Weak tenant protection look-back w/o rental registry
- "renters" = Long term → short-term rentals ↑ in new units defeats residents' housing stock
- 55-ft height removed w/ criteria without affordable housing
- SB-50 RH-1s → 9 units; AB-68 <TING> carves out RH1s with new formula so = 3 units while RH-2/RH-3x remains 6-8+units/lot; RMs/NCs More
- + Tom – Support
- Leslie Terzian – Local planning
- Winston Parsons – Tenant protections, housing affordability, displacement

- Deepa Varma – Tenant protection
 - Theresa Flandrick – About the dollar, truly affordable housing
 - Chelsea Wong – Pro-gentrification, pro-developer act
 - Don Emmons – Infrastructure provisions for increased density
 - Brian Pritchard – Luxury condos versus affordable housing
 - Alexandra Goldman – Displacement, questions
 - Gen Fujioka – Democracy
 - George Wooding – Wienerville
 - Lorraine Petty – SB50 does not stand alone
 - Anne Harvey – Tax or penalty for vacant land
 - Speaker – Unconstitutional, ethnic cleansing
 - + Matt Mireles – NIMBY's, Trump, Rent
 - Ozzie Rohm – Working class and underprivileged communities
 - Mary McFadden – Long term policies on immediate needs
 - Rhett Currier – Bad zoning
 - Lori Liederman – Deregulation bill
 - Lisa Fromer – Opposition
 - Tess Welborn – Housing production, democratic process
 - Carol Ritchie – Discriminating and unjust
 - + Hillary Sherald – Affordability
 - + Devon Brady – Mandating mansions, apartments all over the City
 - + Tim Colen – Local jurisdiction are not doing the right thing, the State is moving in
 - Catherine Howard – Nature deficits
 - Denise Renae – Most painful room in the entire world
 - + Caroline Bosche – More housing
 - + Charles Whitfield – Cost of housing
 - + Christine Tate – Safety
 - Beth LeBursch – Find a way for all to live here, this bill does not
 - Susan Marsh – Need for housing, no tenant protection
 - Rick Hall – Massive gentrification bill
 - Speaker – Opposition
 - Mike Buhler – Impact to historic resources
 - Serena Bardell – Debt to those before and after us
 - + Corey Smith – Make a change
 - + Sonja Trauss – Affordability
 - + Todd David – Affordable housing
 - + John Schwart – Only chance to up zone the peninsula
 - Ashley Westinger – Neighborhood outreach, more information
 - + Eduardo – Affordability will come with a higher supply
- ACTION: Reviewed and Commented

6. [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

(Continued from Regular hearing on February 21, 2019)

SPEAKERS: = Nancy Tran – Staff report
+ Jenn Delacroix – Project presentation
+ Michael Angelo Molina – Support
+ Gloria Diana Ramos – Support
+ Juana Villegas – Support
+ Maxie McCoy – Professional development
+ Lori Starr – Support
= Lisa DeAngelis – Traffic study
ACTION: After being pulled off of Consent; Approved with Conditions
AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
MOTION: [20405](#)

- 13a. [2018-007204CUA](#) (L. AJELLO: (415) 575-9142)
[754 35TH AVENUE](#) – east side of 35th Avenue, between Balboa and Cabrillo Streets; Lot 023 of Assessor's Block 1610 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207, 209.1 and 303, for Residential Density of three units on a 4,499 square foot lot to allow construction of a four-story two-family dwelling on a vacant portion of the subject property currently occupied by a three-story, single-family residential building 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
(Continued from Regular hearing on February 28, 2019)

SPEAKERS: = Laura Ajello – Staff report
+ Jeremy Schaub – Project presentation
- John Chow – Opposition
- Phillip Chow – Opposition
- Lee – Opposition
- Karen – Issues and concerns
- Dan Ettruann – Opposition
+ Speaker – Support
ACTION: Approved with Conditions as amended to include fire access to the roof be replaced by a shipladder.
AYES: Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Richards
MOTION: [20406](#)

- 13b. [2018-007204VAR](#) (L. AJELLO: (415) 575-9142)
[754 35TH AVENUE](#) – east side of 35th Avenue, between Balboa and Cabrillo Streets; Lot 023 of Assessor's Block 1610 (District 1) – Request for a **Variance** from the Planning Code for rear yard setback and dwelling unit exposure requirements, pursuant to Planning Code Sections 134 and 140. The subject property is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing on February 28, 2019)

SPEAKERS: Same as item 13a.

ACTION: ZA closed the PH and indicated an intent to Grant

14. [2018-007460CUA](#) (S. YOUNG: (415) 558-6346)
1226 10TH AVENUE – east side between Irving Street and Lincoln Way; Lot 040 in Assessor's Block 1741 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 to legalize the establishment of group housing within the existing three-story, residential building located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal will involve legalizing the establishment of group housing within the existing three-story, residential building (previously utilized for single-family and two-family residential use) that will allow for a total of 7 bedrooms for group housing within the building. 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: = Sharon Young – Staff report
+ Thomas Schultheis – Project presentation
= Lori Liederman – Issues and concerns
= Dennis Moscofian - Displacement

ACTION: Approved with Conditions

AYES: Hillis, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

MOTION: [20407](#)

15. [2018-012687CUA](#) (S. ADINA: (415) 575-8722)
657 - 667 MISSION STREET – south side between New Montgomery Street and 3rd Street; Lots 068 and 067 in Assessor's Block 3722 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 to establish office use and the basement and ground floor of the subject buildings, within a C-3-O(SD) (Downtown-Office (Special Development) and a C-3-O (Downtown-Office) Zoning Districts and 350-S Height and Bulk District. The proposal maintains retail use on Mission Street and establishes office use at the ground floor fronting Minna Street and the basement. 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: = Seema Adina – Staff report
+ Jesse Stewart – Project presentation
+ Craig Slotsky – Design presentation
- Speaker – Ground floor office impacts to retail
= Sue Hestor – Lighting, safety

ACTION: Approved with Conditions

AYES: Hillis, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

MOTION: [20408](#)

G. DISCRETIONARY REVIEW CALENDAR

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

16. [2017-014420DRP](#) (D. WINSLOW: (415) 575-9159)
2552 BAKER STREET – between Green and Vallejo Streets.; Lot 021 in Assessor's Block 0955 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2017.1026.2312 for a 3 -story horizontal addition to an existing 3-story residential building within a RH-1 (Residential-House, Single 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
 - Allison Rowe – DR presentation
 - Mike Davies – Maintenance agreement
 - Katie Woodruff – Trees, negative impacts
 + Scott Embleddge – Project presentation
 + Josh Prime – Project presentation
 + Irene Coke – Support
 + Steven Coke – Support
 + Stephen Sutro – Response to design issues
 ACTION: Took DR and Approved with a three-foot setback of the third-floor terrace railing.
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 DRA: [0645](#)

17. [2016-006123DRP-02](#) (D. WINSLOW: (415) 575-9159)
279 BELLA VISTA WAY – between Dorcas Way and Molimo Dr.; Lot 021 in Assessor's Block 2998 (District 7) – Request for **Discretionary Review** of Building Permit Application No. 2016.0421.5348 for a 2 -story horizontal addition to an existing 2-story residential building within a RH-1 (Residential-House, Single 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: Take Discretionary Review and Approve with Modifications

SPEAKERS: = David Winslow – Staff report
 - Pat MacDonald – DR presentation No. 1
 - Steven Whitney – DR presentation No. 2
 + Matt Hollis – Project presentation
 ACTION: Took DR and Approved with a condition to continue working with Staff on façade modifications.

AYES: Hillis, Johnson, Koppel, Melgar, Moore
MOTION: Richards
DRA: [0646](#)

ADJOURNMENT – 8:52 PM
ADOPTED APRIL 4, 2019