

# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, April 4, 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 1:09 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Chris Thomas, Corey Teague, Rich Sucre, Cathleen Campbell, Esmeralda Jardines, Debra Dwyer, Mary Woods, Bridget Hicks, Xinyu Liang, Michael Christensen, Matt Dito, David Winslow, Tim Frye – Preservation Officer, 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. [2016-004403CUA](#) (S. YOUNG: (415) 558-6346)  
2222 BROADWAY – north side between Webster and Fillmore Streets, Lot 070 in Assessor's Block 0564 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 178(e)(2), 209.1, and 303 to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from

200 to 205 (at most). The proposal will involve modifying conditions of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082). No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed. The Project Site is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

**(Proposed Continuance to May 2, 2019)**

SPEAKERS: None  
 ACTION: Continued to May 2, 2019  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

- 2a. 2017-001270CUA (R. SUCRE: (415) 575-9108)  
3140-3150 16<sup>TH</sup> STREET – between Albion and Valencia Streets – Lot 018 in Assessor's Block 3555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 for the establishment of an Eating and Drinking Use, Planning Code Sections 121.2 and 762 for a Non-Residential Use equal to or greater than 3,000 sq. ft., Planning Code Section 762 for the conversion of existing ground floor Retail Use to Restaurant Use and the establishment of a Nighttime Entertainment Use, Planning Code Section 145.2 for the establishment of an Outdoor Activity Area, and Planning Code Section 186.2 for the upper-story uses of pre-existing structures in Neighborhood Commercial Districts, for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant with Nighttime Entertainment Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses for a new Outdoor Activity Area. The Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on February 14, 2019)

**(Proposed Continuance to May 2, 2019)**

SPEAKERS: None  
 ACTION: Continued to May 2, 2019  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

- 2b. 2017-001270VAR (R. SUCRE: (415) 575-9108)  
3140-3150 16<sup>TH</sup> STREET – between Albion and Valencia Streets – Lot 018 in Assessor's Block 3555 (District 8) – Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, and Off-Street Loading under Planning Code Section 152, for the project involving the rehabilitation and adaptive re-use of a former 20,400 sq. ft. two-story Automotive Repair Use to a new Restaurant Use including interior renovations, installation of new storefront systems, and the construction of a 3,735 sq. ft. outdoor rooftop deck, exit stairs, two restrooms, storage room, and two elevator penthouses. The

Project site is located within the Valencia Street NCT (Neighborhood Commercial – Transit) Zoning District and 55-X Height and Bulk District.  
(Continued from Regular hearing on February 14, 2019)  
**(Proposed Continuance to May 2, 2019)**

SPEAKERS: None  
ACTION: Acting ZA Continued to May 2, 2019

3. 2017-015590DRP (D. WINSLOW: (415) 575-9159)  
4547 20<sup>TH</sup> STREET – south side of 20<sup>th</sup> Street, between Douglass Street and Eureka Street; Lot 045A in Assessor’s Block 2749 (District 8) – Request for **Discretionary Review** of building permit application No. 2017.1121.4504, proposing to construct a new 5-story, up to 40-foot tall, 5,189 square foot, residential building containing two dwelling units, two off-street parking spaces upon a vacant lot within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.  
**WITHDRAWN**

SPEAKERS: None  
ACTION: Withdrawn

## B. CONSENT CALENDAR

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

5. [2019-000325CUA](#) (G. PANTOJA: (415) 575-8741)  
3600 TARAVAL STREET – between 47<sup>th</sup> and 46<sup>th</sup> Avenues; Lot 018 in Assessor’s Block 2375 (District 15) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710 to extend the hours of operation of an existing restaurant use (d.b.a. “Underdogs Too”) from 11 P.M. to 2 A.M. at an existing one-story commercial building within a Neighborhood Commercial Cluster (NC-1) 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  
ABSENT: Richards  
MOTION: [20409](#)

## C. COMMISSION MATTERS

6. Consideration of Adoption:
  - [Draft Minutes for March 14, 2019](#)

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

7. Commission Comments/Questions

**Commissioner Moore:**

I have three items. I would like to ask the Commission to close in memory Corrine Woods tonight. Yes, exactly my reaction Director Rahaim. She passed away on Monday totally unexpectedly. Fabulous Waterfront neighborhood advocate; strong person, often in front of the Commission when we dealt with issues on the Waterfront and her passing came unexpected. I ask that we close in her memory. The second thing is, I wanted to bring this up a few weeks ago. There was an article on Friday, March 15<sup>th</sup> in the paper, an estimated 100,000 homes are sitting empty in San Francisco. I would like to ask the director, perhaps not today but at some point, to comment on how the sources for making such a statement were put together. 100,000 empty units in light of the struggle we are going through every week is absolutely unfathomable. However, since I do not know exactly how to identify the sources by which these data are compiled, I would like for guidance on putting that in our ongoing discussions, thank you. I can pass this around for those who haven't seen it.

My third comment is going to be a little bit emotionally laden. And I need to talk about memo to Planning Commission dated March 26<sup>th</sup> or 25<sup>th</sup>. It is not agendaized today, but it speaks to changes in how we look at roof decks. And I want to go back and reflect that throughout 2018, we made major strides in this Commission to present policy and act on policy which much reflected and simplified of how we look at DRs which deal with roof decks. I have to say that the memo that is in front of us that was also stuck in this very large package of this week's commission package does the opposite from what I think this Commission had been supporting. And I have to unfortunately say, for me it is a misstep in the use of discretionary power to come up with something which is completely counter to the major tenants of what we are standing for. I like the Director to, one, put a hold on this becoming law by tomorrow, April 5<sup>th</sup> so says the attachment to this memo and number two, allow the Commission and the community to hear of what we all embraced on August 30<sup>th</sup> when a formal hearing was held with respect to the subject matter. It was exactly given as an executive summary, hearing date August 30<sup>th</sup>, Residential Roof Deck Policies which very clearly summarized the sensitivities and triggers which have been coming through the Commission's voice for at least the last three years and has gotten stronger and stronger, uniform consensus from how we look at roof decks. We are not speaking just from a story building, the building, a very large building, we are talking about roof additions also in smaller scale neighborhoods, Mission, Noe Valley and on and on and on. And I strongly urge that this would be on hold until we have an ability to discuss with you and your staff where this should go because in the end, we have the discretion to again hear this as unnecessary DRs. I want to stop. I am emotionally a little bit choked up about it. I've put a lot of energy into this myself. You have taken it forward into neighborhood specific guidelines and all of a sudden, this thing shows up and it just doesn't, it just doesn't do it.

**President Melgar:**

Thank you, Commissioner Moore. Director Rahaim, did you want to say something or --

**John Rahaim, Planning Director:**

Yeah, it's not on the calendar today. Commissioner, I was going to talk about this in my comments today. So I'll, if I could I'll just do it now. What we had proposed is a Department policy which there are several such policies in the Department. Just to guide staff's review of projects. And what we had attempted to do is incorporate the kind of direction that you have been giving us over the last couple years on roof decks. So clearly, you're feeling that there is something we didn't capture correctly. So, I am happy to kind of ask staff to hold on these. I just -- and have a hearing. The idea was that these would be interim as you see on the cover. These are interim policies and that we would report back to you in six months on how they are working. If that is not correctly capturing your concerns, then obviously we need to have further discussion about it but that was the intent of these particular standards and procedures.

**President Melgar:**

Thank you, Director Rahaim. I too had understood that from you, but I have also gotten an earful from members of the public. So, we may want to be more cautious about it preceding.

**John Rahaim, Planning Director:**

Okay.

**Commissioner Moore:**

I like to add one comment, I appreciate your saying it would be interim policy but any interim policy only instills bad habits. So, if we come out of the shoot, I would suggest that we are really strong in the major improvements this Commission has worked on very, very hard to bring on a better track.

**D. DEPARTMENT MATTERS****8. [Director's Announcements](#)****John Rahaim, Planning Director:**

Just a couple announcements. I was going to talk about the roof decks. We have talked about that. We will schedule a hearing on that. The second thing is that article about the 100,000 units. I also caught light of that. I'm happy -- I think we definitely need to look at the methodology. I can't imagine the number is anywhere near that. That is one quarter of the city's housing stock. The city has only 400,000 units in total.

**Commissioner Johnson:**

This is for the entire Bay Area. They corrected it.

**John Rahaim, Planning Director:**

In the Bay Area? Okay, I don't know the number is for the city but okay. So, anyway we will look at that. Because this, that method, the methods of calculating and kind of discovering what units are truly vacant is a very inexact science and there has been a number of attempts to look at that but definitely want to look the background of this particular study. And thirdly, I am stunned to hear about Ms. Woods' passing. We worked with her very closely. She's been on the Mission Bay CAC for many years. She was on the advisory board

of our study of the Rail Yard Plan, and she has just been actively involved in the community in that part of the city for years and years and years. I am very sad to hear of her passing. She was a very gracious person who I really enjoyed working with and speaking with. So, I am very sad to hear of her passing and I would certainly also reiterate the request to have the meeting adjourned in her memory. Thank you.

**SPEAKERS:**

- Kathleen Courtney – Roof Decks Policy
- Ozzie Rohm – Roof Decks Policy
- Bruce Bowen – Roof Decks Policy

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

**Aaron Starr:**  
**Land Use Committee**  
**MARCH 18-22, 2019**

- 190030 Planning, Administrative Codes - Zoning Controls and Fees in the C-3-R (Downtown Retail) District. Sponsor: Peskin. Staff: Butkus.

At the March 18th Land Use hearing the Committee considered Supervisor Peskin's ordinance to amend the Open Space fee in the C-3-R District from \$4 a square foot to \$6 a square foot for the conversion of retail to office. Commissioners you heard this item on February 21 and recommended approval. At the land use hearing there was some public comment from representatives of Union Square landowners expressing concern about the increased fee. In the end the Committee voted to recommend the item to the Full Board.

**April 1-5, 2019**

- 181211 Health, Planning, and Police Codes - Small Business Permit Streamlining. Sponsors: Mayor; Brown.

This week, the land use committee considered Mayor Breed and Supervisor Brown's Small Business Permit Streamlining ordinance. This item would, among other things, reduce the buffer around LCUs and LCCUs from ¼ mile to 300', allow outdoor activity hours as of right, and rationalize certain liquor license restrictions. Commissioners, you heard this item on March 7 of this year and voted to approve with modification. The proposed modification was to retain the Conditional Use Authorization requirement for Outdoor Activity Areas associated with a Bar use. After comments from Staff, the committee continued the item to the call of the chair

**Full Board**  
**MARCH 18-22, 2019**

- 181154 Planning Code – Ordinance to remove grandfathering exceptions for an additional inclusionary housing fee on State Density Bonus projects. Sponsor: Peskin. Staff: Bintliff. Continued to April 2, 2019
- 190047 Administrative, Planning Codes - Streamlined Contracting for Homeless Services and Siting for Homeless Shelters. Sponsors: Mayor; Brown, Walton, Haney, Mandelman and Stefani. Staff: Conner. Passed First Read

**April 1-5, 2019**

- 190047 Administrative, Planning Codes - Streamlined Contracting for Homeless Services and Siting for Homeless Shelters. Sponsors: Mayor; Brown, Walton, Haney, Mandelman and Stefani. Staff: Conner. PASSED Second Read
- 181154 Planning Code - Ordinance to remove grandfathering exceptions for an additional inclusionary housing fee on State Density Bonus projects. Sponsor: Peskin. Staff: Bintliff. Passed First Read
- 190030 Planning Code - Union Square Park, Recreation, and Open Space Fee. Sponsor: Peskin. Staff: Butkus. Passed First Read
- 90198 Hearing - Appeal of Determination of Exemption from Environmental Review - Outside Lands Festival Use Permit. Staff: Fordham.

Lastly the Board heard a CEQA appeal for the 10-year contract renewal and use permit for the Outside Lands Music Festival. The appeal primarily raised issues around the noise produced by the event. The appellant stated the project should not be exempt from CEQA review, and department should impose CEQA noise mitigation measures, and numerical noise thresholds. The department stated that while the festival does increase the ambient noise levels, the duration of this increase is very limited and therefore it does not result in a significant noise impact.

Most of the public comment for the appeal stated that the noise was too loud, and numeric noise thresholds should be imposed. Public comment for upholding the departments determination stated the noise was not too loud; that such events are part of living in an urban setting; and the festival was an economic benefit to the outer Richmond and Sunset neighborhoods.

Several supervisors asked questions about how the department analyzes noise impacts, and asked question to the Recreation and Park department about how they address the noise complaints received during the event. In the end Supervisor Fewer moved to uphold the departments CEQA determination. In doing so she acknowledged the festival does have tradeoffs for the community, but that the benefits outweigh those impacts. The Appeal was denied unanimously.

**Tim Frye, Preservation Officer:**

Good afternoon Commissioners. Tim Frye, department staff, with two items from yesterday's Historic Preservation Commission to share with you, both landmark designations. The Commission afforded a positive recommendation for landmark designation to 2851 24<sup>th</sup> Street, known as Galleria De La Raza. There was a good deal of discussion among the Commissioners about whether or not to extend the designation to the interior storefront gallery spaces. There was a concern that limitations in designating the interior volume would also provide restriction or would result in restrictions that would limit new uses entering or contracting for that site. So as a result, the Commission decided to designate the exterior of the building, the liberated mural on the exterior, and the storefront's immediately on the interior sort of the storefront base and decided not to designate the volume. That recommendation will go to the Full Board and then referred to the Land Use Committee shortly. The second item was 2031 Bush Street, also known as Kinmon Gakuen, in the Japantown neighborhood, the Japanese language school. The

building is significant for a variety of reasons including its original use and current use as a Japanese language center. The processing center for Japanese interment during World War II, A Booker T. Washington community center's use and stewardship of the building during the war, and then its return back to the Japanese language school after the war when the Japanese were allowed to move back into San Francisco. The project sponsor, the owners were there, and they wholeheartedly support the designation and the Commission unanimously recommended an initiation. It has one more hearing at the Commission and then it will go to the Full Board for consideration. So those are the two items to share with you and I'm happy to answer any questions. Thank you.

**Jonas P. Ionin, Commission Secretary:**

I have no report from the Board of Appeals.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Alex Lantsberg – Cannabis cultivation land rush

## 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.

4. [2018-000532CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)  
468 VALLEY STREET – north side of Valley Street between Castro and Noe Streets; lot 020 of Assessor's Block 6612 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing 1,696 square foot two-story single-family home and the new construction of a 4,755 square foot, four-story, two-family dwelling within a RH-2 (Residential – House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Linda Ajello-Hoagland – Staff report  
 + Melinda Sarjapur – Project presentation  
 ACTION: After being pulled off of Consent Approved with Conditions  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards  
 MOTION: [20410](#)

10. [2014.0012E](#) (C. THOMAS: (415) 575-9036)  
BETTER MARKET STREET – 2.2-mile corridor along Market Street from Steuart Street to Octavia Boulevard (District 3, District 5, and District 6), including portions of streets that intersect Market Street, four off-corridor intersections, the entirety of Charles J. Brenham Place, and a portion of Valencia Street between Market Street and McCoppin Street – Public Hearing on the **Draft Environmental Impact Report**. Project sponsor San Francisco Public Works, in coordination with the San Francisco Municipal Transportation Agency and



the Citywide Planning Division, would redesign and provide a program of transportation and streetscape improvements within the project corridor, including changes to the roadway configuration and private vehicle access, traffic signals, surface transit (including Muni-only lanes, stop spacing and service, stop locations, stop characteristics, and infrastructure), bicycle facilities, pedestrian facilities, streetscapes, commercial and passenger loading, vehicular parking, and utilities. A new bi-directional F Market & Wharves historic streetcar (F-Line) track loop (F-loop) would be implemented on Charles J. Brenham Place and McAllister Street and traffic configurations would change on adjacent streets intersecting Market Street to both the north and south. The proposed project would also partially restore, reconstruct, and realign the Path of Gold (City Landmark No. 200) light standards to accommodate a new overhead contact system to increase transit service along Market Street; remove or alter several streetscape features, including the red brick sidewalk and plazas, granite curbs, street trees, traffic signals and signage. In addition to the proposed project, the sponsor is considering a variant (the Western Variant) that would implement further improvements over the proposed project to pedestrian and bicyclist safety, comfort, and mobility through additional reductions to conflicts between different modes of transportation between Octavia Boulevard and about 300 feet east of the Hayes and Market Street intersection. **Written comments will be accepted at the Planning Department until 5:00 p.m. on April 15, 2019.**

*Preliminary Recommendation: Review and Comment*

**SPEAKERS:**

- = Chris Thomas – Staff presentation
- = Ron Miguel – Boarding islands
- = Cathy DeLuca – Project recommendations, pedestrian thoroughfare
- + Charles Deffarge – Support
- = Jim Haas – Issues and concerns
- = Lawrence Flores – Families
- = Rachel Hyden – Public transit

**ACTION:** Received Public Comment

11. [2019-004406CRV](#) (C. TEAGUE: (415) 575-9081; R. SUCRE: (415) 575-9108)  
**OFFICE DEVELOPMENT ANNUAL LIMIT PROGRAM UPDATE – Informational Presentation** on San Francisco’s Office Development Annual Limit Program (Program), as defined in Planning Code Sections 320-324. Created in 1985, the Program limits the amount of office development (projects containing at least 25,000 square feet of office space) that can be permitted each year in the City and County of San Francisco. The Department will provide an informational presentation on the background, mechanics and current status of the Program. In addition, the Department will present information on several large office projects within the recently adopted Central SoMa Area Plan.

*Preliminary Recommendation: None – Informational*

**SPEAKERS:**

- = Corey Teague – Staff presentation
- = Rich Sucre – Staff presentation
- = John Rahaim, Director of Planning – Department recommendation
- + CJ Higley – Parcel F, Prop. J
- Jane Weil – Funding for housing, open space, no benefit to current residents
- + Doug Shoemaker – Parcel F
- John Elberling – No construction during pending lawsuit

+ Aaron Finn – 725 Harrison  
 ACTION: Reviewed and Commented

- 12a. [2017-013801CUA](#) (C. CAMPBELL: (415) 575-8732)  
250 RANDOLPH STREET – north corner of Randolph Street, between Victoria and Head Streets; Lot 024 of Assessor’s Block 7089 (District 13) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, **to demolish** an existing dwelling unit & laundromat and construct a four-story two-family dwelling with ground floor commercial within a NC-1 (Neighborhood Commercial Cluster District) 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: = Cathleen Campbell – Staff report  
 + Sean Mallock – Project presentation  
 + Lev Weisbach – Project design  
 - Eric – Opposition, out of character

ACTION: After hearing and Closing public comment; Continued to May 23, 2019

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

- 12b. [2017-013801VAR](#) (C. CAMPBELL: (415) 575-8732)  
250 RANDOLPH STREET – north corner of Randolph Street, between Victoria and Head Streets; Lot 024 of Assessor’s Block 7089 (District 13) - Request for **Variance**, pursuant to Planning Code Sections 134. The project is to allow a rear yard modification to substitute the required rear yard with an open area on the second floor equal to 25% of the lot area at the interior corner of the lot. The subject property is located within a NC-1 (Neighborhood Commercial Cluster District) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 12a.

ACTION: After hearing and Closing public comment; ZA Continued to May 23, 2019

13. [2014.0948ENX](#) (E. JARDINES: (415) 575-9144)  
344 14<sup>TH</sup> STREET/1463 STEVENSON STREET – north side of 14<sup>th</sup> Street between Stevenson and Woodward Street, Lots 013 and 021 in Assessor’s Block 3523 (District 9) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing a lot merger and new construction of a 78-foot tall, 7-story-over-basement residential building (measuring approximately 78,738 gross square feet (gsf)) with ground floor retail and a 40-foot tall 3-story-over basement SEW and PDR (Production, Distribution and Repair) building (measuring approximately 19,360 gsf). The Project would construct a total of 56 dwelling units, 5,633 square feet of ground floor commercial, and 46 below-grade off-street parking spaces. The project would construct a 22,996 gsf below-grade garage to serve both buildings. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) and height (PC 260). Under the LPA, the Project is seeking an exception for vertical non-habitable architectural elements in the Eastern Neighborhoods Mixed Use Districts (PC 263.21). The project site is located within a UMU (Urban Mixed-Use) and PDR-1-G (Production, Distribution, and Repair-1-General) Zoning District, and 40-X and 58-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\(h\)](#).

(Continued from Regular hearing on February 14, 2019)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS:       = Esmeralda Jardines – Staff report  
                   + Jody Knight – Project presentation  
                   + Chris Heagglund – Design presentation  
                   + Mark Roth – PDR training  
                   - Larissa Pedroncelli – Organized Opposition  
                   - Scott Weaver – Organized Opposition  
                   - Vicky Castro – Organized Opposition  
                   + Gideon Kramer – Support  
                   - Taylor Ahlgren – Gentrification  
                   - Sven Eberlein – Bicycling mitigation measures  
                   - Stephen Schur – Woodward Historic District, neighborhood character  
                   - Kelly Hill – Ground water, sewage system  
                   - Ben Carol – Opposition  
                   - Kevin Ortiz – Character of the neighborhood  
                   - Marie Sorenson – Opposition, parking  
                   - Jack Rice – Gentrification  
                   - Andy Gyllis – Gentrification  
                   - Davian Contreras – Opposition  
                   - Rick Hall – Continue for sponsor to work with the community  
                   - Jackie Barshackle – Opposition  
                   + Phil Lesser – Community outreach  
                   = Debra Dwyer – Geotechnical analysis

ACTION:        After hearing and Closing public comment; Continued to June 6, 2019

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

14.       [2018-013413CUA](#) (M. WOODS: (415) 558-6315)  
1001 VAN NESS AVENUE – northwest corner at O'Farrell Street, Lot 016 in Assessor's Block 0714 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 134, 145.1, 152, 243, 253, 253.2, 271, 303 and 304 , to allow a Planned Unit Development (PUD) to demolish the existing four-story television studio/office building and construct a 13-story senior residential care facility (an Institutional Healthcare Use under Planning Code) containing approximately 247 assisted living units, common areas and supportive services, approximately 8,000 square feet of retail use, 47 parking spaces, and 60 bicycle spaces, totaling approximately 267,000 square feet. The proposal includes PUD modifications for floor area premium for corner lots, off-street loading space, width of parking and loading entrances; and CU for height above 50 feet, street frontage greater than 50 feet, bulk exception, off-street parking, and wind comfort level. The project site is located in a RC-4 (Residential-Commercial, High Density) District, Van Ness Special Use District, Van Ness Automotive Special Use District, Van Ness Avenue Area Plan, 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*

SPEAKERS:       = Mary Woods – Staff report

+ Juan Carlos Wallace – Project presentation  
 + Glenn Rescalvo – Design presentation  
 + Karyn Skultety – Support  
 + Steve Larson – Support  
 + Grahme Deasy – Support  
 + Marlayne Morgan – Support  
 + Marie McKigney – Support  
 = Theresa Wong – Concerns and issues

ACTION: Approved with Conditions  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards  
 MOTION: 20411

18. [2018-013230CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
2215 QUESADA – south side of Quesada Avenue between Industrial Street and Interstate 280; Lot 033 in Assessor’s Block 5333 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303, to establish a 5,364 square foot Industrial Agriculture use in an existing one-story Industrial building to allow the cultivation of cannabis. The project is in a PDR-2 (Production, Distribution & Repair 2) Zoning District and a 65-J 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: Continued to May 9, 2019  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

15. [2018-015071CUA](#) (B. HICKS: (415) 575-9054)  
2166 MARKET STREET – north side of Market Street between Sanchez Street and Church Street; Lot 016 in Assessor’s Block 3542 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 764 to legalize the change of use to a General Entertainment Use (d.b.a. The Academy) and the addition of an Outdoor Activity Area in the rear of the property, located within the Upper Market Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X 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: Approve with Conditions*

SPEAKERS: = Bridget Hicks – Staff report  
 + Paul Miller – Project presentation  
 + Steve Adams – Support  
 ACTION: Approved with Conditions as amended to include:  
 1. No Amplified music outdoors;  
 2. Outdoor activities limited to 10 pm daily;  
 3. Outdoor activities with amplified music limited to 12 am on NYE, Castro Street Fair, Folsom Street Fair, Pride Week, and Halloween, only; and  
 4. Provide a Community Liaison.  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards

MOTION: [20412](#)

16. [2018-017008CUA](#) (B. HICKS: (415) 575-9054)  
[3512 16<sup>TH</sup> STREET](#) – north side 16<sup>th</sup> Street between Sanchez Street and Market Street; Lot 009 in Assessor’s Block 3559 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 764 to allow the change of use to a Retail Professional Service (d.b.a. The Agency), located within the Upper Market Street NCT (Neighborhood Commercial Transit) 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: = Bridget Hicks – Staff report  
 + Jody Knight – Project presentation  
 + Rachel Swan – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Hillis, Johnson, Koppel, Melgar, Moore  
 RECUSED: Richards  
 MOTION: [20413](#)

17. [2017-010011CUA](#) (X. LIANG: (415) 575-9182)  
[840 FOLSOM STREET](#) – north side of Folsom Street between 4th and 5th Streets; Lot 018 in Assessor’s Block 3733 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 175.1, 249.40A, 303 and 844, to establish an Amusement Arcade use in the Western SoMa Mixed-Use General (WMUG) Zoning District and to establish a Restaurant and Bar use within the SoMa Youth and Family Special Use District. The Project includes a change of use of approximately 6,900 gross square foot (gsf) from retail use to an amusement arcade/restaurant/bar (d.b.a Eagle Golf Indoor Club) in an existing two-story commercial building. As part of the recently adopted 2018 Central SoMa Area Plan, the subject property was rezoned from WMUG to the Mixed Use Residential (MUR) Zoning District. Per Planning Code Section 175.1, the project elects to be exempt from the Central SoMa Zoning Controls and instead be subject to the previous controls in the WMUG Zoning District, since an application was filed before February 15, 2018. Currently, the subject property is located in a MUR (Mixed Use – Residential) Zoning District, a SoMa Youth and Family Special Use District, Central SoMa Special Use District, and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Xinyu Liang – Staff report  
 + Harvey Hacker – Project presentation  
 + Michael Sharett – Project presentation  
 + Peter Erickson – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Hillis, Johnson, Koppel, Melgar, Richards  
 ABSENT: Moore  
 MOTION: [20414](#)

19. [2018-003066CUA](#) (M. CHRISTENSEN: (415) 575-8742)

1233 CONNECTICUT – east side of Connecticut Street between 26<sup>th</sup> Street and Cesar Chavez Street; Lot 072 in Assessor’s Block 4287 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303, to establish a 4,660 square foot Industrial Agriculture use in an existing one-story Industrial building to allow the cultivation of cannabis. The project is in a PDR-2 (Production, Distribution & Repair 2) Zoning District and a 65-J 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: = Michael Christenson – Staff report  
+ Harvey Hacker – Project presentation  
ACTION: Approved with Conditions as amended by Staff  
AYES: Hillis, Johnson, Koppel, Melgar, Richards  
NAYS: Moore  
MOTION: 20415

20. [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\(h\)](#).

(Continued from Regular hearing on February 21, 2019)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Matt Dito – Staff report  
+ Felix – Project presentation  
ACTION: Approved with Conditions  
AYES: Hillis, Johnson, Melgar, Moore  
ABSENT: Koppel, Richards  
MOTION: [20416](#)

## 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.

21. [2017-013473DRP](#) (D. WINSLOW: (415) 575-9159)  
115 BELGRAVE AVENUE – between Shrader and Stanyan Street; Lot 050 in Assessor’s Block 2688 (District 5) - Request for **Discretionary Review** of Building Permit Application No. 2017.1004.0424 for construction of a four-story residence within a RH-1 (D) (Residential-

House, Single 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: Take Discretionary Review and Approve as revised*

SPEAKERS: = David Winslow – Staff report  
 ACTION: Took DR and Approved as revised per the private agreement  
 AYES: Hillis, Johnson, Melgar, Moore  
 ABSENT: Koppel, Richards  
 DRA: [0647](#)

22. [2018-001541DRP](#) (D. WINSLOW: (415) 575-9159)  
2963 22<sup>ND</sup> STREET – Between Folsom and Treat Street; Lot 014 in Assessor’s Block 3639 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2017.1226.7384 for construction of a 2<sup>nd</sup> story horizontal rear addition to a 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: Do Not Take Discretionary Review and Approve*

SPEAKERS: = David Winslow – Staff report  
 - Robert Trumble – DR presentation  
 ACTION: Took DR and Disapproved the BPA  
 AYES: Hillis, Johnson, Koppel, Moore  
 ABSENT: Melgar, Richards  
 DRA: [0648](#)

ADJOURNMENT 7:37 PM – IN MEMORY OF CORINNE WOODS  
 ADOPTED APRIL 18, 2019