

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 11, 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 1:06 PM

STAFF IN ATTENDANCE: Aaron Starr, Veronica Flores, Diego Sanchez, Lisa Fisher, Pilar LaValley, Gabriela Pantoja, Seema Adina, Mathew Chandler, David Winslow, 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. 2018-013861PCAMAP (D. SANCHEZ: (415) 575-9082)
LARGE RESIDENCE SPECIAL USE DISTRICT – Planning Code and Zoning Map Amendment introduced by Supervisor Safai to create the District 11 Large Residence Special Use District (the area within a perimeter established by Brotherhood Way, Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, Holloway Avenue, Harold Avenue, Ocean Avenue, Geneva Avenue, Interstate 280, Tingley Street, Alemany Boulevard, Mission Street, Interstate 280, Stoneybrook Avenue, Cambridge Street, Stoneyford Avenue, Gladstone

Drive, Sunglow Lane, Silver Avenue, Madison Street, Valmar Terrace, Peru Avenue, Burrows Street, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Brazil Avenue, Mansell Street, Persia Avenue, western boundary of John McLaren Park, La Grande Avenue, western boundary of John McLaren Park, Geneva Avenue, Carter Street, southeastern boundary of Census Tract 0263.02, Block 3005, and the southern boundary of San Francisco, Saint Charles Avenue, Interstate 280, straight-line extension northerly to Orizaba Avenue, Alemany Boulevard, and Brotherhood Way), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the 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 welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

(Continued from Regular hearing on March 7, 2019)

Note: On March 7, 2019, after hearing and closing public comment, continued to April 11, 2019 by a vote of +6 -0.

(Proposed Continuance to April 18, 2019)

SPEAKERS: None
 ACTION: Continued to April 25, 2019
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

2. 2018-003223DRP (D. WINSLOW: (415) 575-9159)
15 EL SERENO COURT – between Rio Court; Lot 025 in Assessor's Block 2968B (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2018.0302.2730 for new construction of a one-story horizontal addition to a one-family house within the RH-1 (Residential-House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Proposed Continuance to April 25, 2019)

SPEAKERS: None
 ACTION: Continued to April 25, 2019
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards

- 3a. 2015-016326GPR (C. ALEXANDER: (415) 575-8724)
SEAWALL LOTS 323 & 324 – north side of Broadway between The Embarcadero and Davis Street, Assessor's Block 0138, Lot 001 and Assessor's Block 0139, Lot 002 (District 3) – Request for **Findings of Consistency** with the General Plan and with the Priority Policies of Planning Code Section 101.1 for the proposed street vacation of portions of Davis Street and Vallejo Street for the Teatro ZinZanni Development Project, with conditions. The Project proposes to demolish the existing parking lot and construct a new mixed-use development consisting of three components: an approximately 26,100 gross-square-foot (gsf) entertainment venue that would primarily house a theater space (dba "Teatro ZinZanni"); an approximately 112,700 gsf, four-story hotel building that would accommodate a

maximum of 192 guestrooms; and an approximately 14,000 gsf privately financed and maintained public park. The proposal requires project entitlements that must be heard at a later date by the Port Commission. The subject property is located within the Article 10 Northeast Waterfront Landmark District and is within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings of Consistency, with Conditions
(Proposed Continuance to May 2, 2019)

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

- 3b. 2015-016326CUA (C. ALEXANDER: (415) 575-8724)
SEAWALL LOTS 323 & 324 – north side of Broadway between The Embarcadero and Davis Street, Assessor’s Block 0138, Lot 001 and Assessor’s Block 0139, Lot 002 (District 3) – Request for a **Conditional Use Authorization** to demolish the existing parking lot and construct a new mixed-use development consisting of three components: an approximately 26,100 gross-square-foot (gsf) entertainment venue that would primarily house a theater space (dba “Teatro ZinZanni”); an approximately 112,700 gsf, four-story hotel building that would accommodate a maximum of 192 guestrooms; and an approximately 14,000 gsf privately financed and maintained public park. The proposal requires project entitlements that must be heard at a later date by the Port Commission. The subject property is located within the Article 10 Northeast Waterfront Landmark District and is within a C-2 (Community Business) 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

4. 2018-016667CUA (D. GANETSOS: (415) 575-9172)
3307 SACRAMENTO STREET– southern side between Presidio Avenue and Walnut Street, Lot 027 in Assessor’s Block 1021 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 724 to establish a retail professional service use (real estate office, DBA ENGEL & VÖLKERS) with an accessory art gallery (retail sales and service use) in an existing and vacant first floor tenant space, last permitted as a retail sales and service use. The entire tenant space has a gross square footage of 2,085 square feet. The proposed real estate office will occupy 1,838 square feet of this space, and the proposed accessory art gallery will occupy 246 square feet at the entrance of the space. No interior tenant improvements or changes to any building façade are associated with this proposal.
(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely

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

B. CONSENT CALENDAR

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

5. [2018-017057CUA](#) (A. LINDSAY: (415) 575-9178)
 1226 9TH AVENUE – east side between Lincoln Way and Irving Street, Lot 032 of Assessor’s Block 1742 (District 14) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 730, to permit change of use from Limited Restaurant to Restaurant (d.b.a Tartine Manufactory) at an existing vacant storefront ground floor space. No interior or exterior work proposed under this request. Site most recently operated under land use retail-professional services. In October 2016, approval for Limited Restaurant was sought and obtained, but the site has not operated as Limited Restaurant. This project was reviewed under the Community Business Priority Processing Program (CB3P). The subject property is located within the Inner Sunset NCD (Neighborhood Commercial) and 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20417](#)

C. COMMISSION MATTERS

6. Consideration of Adoption:
 • [Draft Minutes for March 7, 2019](#)

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

7. Commission Comments/Questions

President Melgar:

So, I did have a comment. At our last meeting, we got a lot of public comment and then subsequently I got a lot of correspondence from the public about the way that we calculate the office allocation, space allocation under Prop M. And you know, from folks that I respect and trust who had historical information about the intent of the voters when Prop M was passed. I have yet to see any formal documentation about the, you know, the beauty contest

idea that was brought up. I was not around when we passed Prop M or at least not active yet, we're still in school. So, I want us to actually, you know, look for this. I imagine something that this important would have been formally documented in some policies and procedures or some documentation. It's got to be around somewhere. Something this important should be. So, I did find a reference to some writing that Marcia Rosen had done way back then, but other than that, you know, if anyone's watching or any of the member, many members of the public who care about this issue, anybody's got something in a shoe box somewhere it'd be great to actually find it. So, thank you. That's all.

Commissioner Moore:

President Melgar, you're taking the words out of my mouth. I worked in an office where many of the buildings we designed were under the beauty contest and a saying to a property understand what that meant. Require perhaps revisiting not just the proposition itself, that is M, but also how it was meant to be applied. I would like to ask the Commission to support that we have a special, put this on our action item list, and have a special presentation. I would also like to ask that we add Prop K to that discussion because there's many uncertainties particularly for us regarding that issue. Both are propositions which were voted in by the voters many years ago, decades ago. Many of us, all of us, were not on the Planning Commission nor did we actively participate in many of the informed dialogue that went on at that the time. So, I'd ask that the Commission supports that we take that and revisit the particulars of both propositions.

D. DEPARTMENT MATTERS

8. Director's Announcements

John Rahaim, Planning Director:

Thank you, Jonas. Good afternoon, Commissioners. I realize it's not on our calendar, but I did have a couple comments related to that different aspect of our hearing last week on Prop M. There was a lot of discussion and I know you've received a lot of e-mails about the projects and the provision of affordable housing as a part of projects and wanted to clarify a couple things with respect to that. The projects that would go forward under our, under staff's proposal, each of those projects, each of those three projects does involve a land dedication site that would result in, that would ultimately hold about 300 units of housing and we understand the concern is that it's land and not buildings. But, what I wanted to clarify and was not mentioned last week is that those projects also have a fee that would be paid, a job's housing leakage fee, on top of that land. And there's also a very large residential project, The Creamery project, which would pay a very large residential fee going forward, in their -- as part of their proposal. The result of that is we believe that those fees could result in about 300 units of affordable housing actually being built. If you recall, the Central SoMa plan requires that fees generated within the plan area are spent within South of Market. So, the result of the projects that we had put forward along with the Creamery project would create about 300 units of affordable housing and we believe that at least two of the projects, litigation pending of course, could move forward next year.

With respect to the Flower Mart, I think I just wanted to clarify that of course that project does require development agreement because of the nature of the Flower Mart itself. And so, that would come to you and go to the Board of Supervisors. And Kilroy has been working with the PUC to secure in a temporary location for the Flower Mart, which I think we are all

aware of. And finally, you know, there was a lot of discussion last week about the pending litigation we get that. We understand that there's concern about delays, but we do think that the kind of going ahead with the projects that the Commission sees fit is still important in light of the litigation. So, I just wanted to clarify that. And I will mention that at the end of last week, after last week, I've convened staff to kind of debrief on the hearing. We are preparing a memo for you to talk about kind of in more specifically our recommendations but also, we can include what you talked about today and do the research on the beauty contest. It's been a while and predates I think virtually everyone on the staff. So, we will dig through the files and see what we can come up with and make that part of the memo as well.

Commissioner Moore:

Director Rahaim, thank you for actually adding that clarification to last week's presentation. I would like just to remind you, in particular, as you're directing staff, that Mr. Sucre seemed to be very amenable to provide us, as Commissioners, with more detailed presentation on these three projects, or four or whatever, there are how many. There are four I think. So, we will have a better base understanding of what is in front of us before we get in the deals and wheels behind it. So, that would be greatly appreciated.

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

Aaron Starr:

Land Use Committee

- **190230** Interim Zoning Controls - Conditional Use Authorization for Conversion of Child Care Facilities to Other Uses. Sponsors: Yee; Mar and Fewer. Staff: Flores

At this week's land use hearing the Committee considered interim controls from Supervisor Yee, that would require conditional use authorization for a change of use from a Childcare Facility to another use. The intention behind these interim controls is to slow the displacement of childcare facilities in the short term, while providing time to develop a long-term solution. As an interim control this item did not come to the Planning Commissions; however, staff will be working with Supervisor Yee's office on permanent controls, which will come to you for your consideration and adoption.

Government Audit and Oversight Committee

Last Thursday, the government audit and oversight committee held a hearing on a resolution to "oppose SB 50, unless amended". At the hearing there was significant discussion about the City's RENA goals and how we are over performing for "Above Moderate" housing; while falling short on the lower income groups. Staff also noted that the most recent RHNA goals were produced during an economic down-cycle; and had regional agencies known growth would be this strong, the RHNA targets would likely have been larger. Further, since San Francisco has a large unmet need, when SF produces 100% of the RHNA goals we're only producing enough to meet expected growth and not enough to counteract the housing deficit. Staff also shared new information produced by Berkeley that looked at the feasibility for new housing under SB50 in both a high-income area (Menlo Park) and a lower-income

area (Fruitvale). The UC Berkeley study showed that new housing under SB50 would be highly profitable in Menlo Park but would not be profitable in Fruitvale.

The GAO hearing lasted several hours with most speakers expressing concern about the state bill. Supervisors Mar & Fewer expressed support for infill housing and added density—but wanted these changes to come from a community process. They were concerned that the current bill may increase displacement pressures on already stressed communities. Supervisor Brown was sympathetic to these concerns. She asked that San Francisco work with the state legislature on amendments that would protect our interests and enable support of the bill. The Committee then forwarded the resolution to the Full Board with minor amendments.

Full Board

- **190030** Planning Code - Union Square Park, Recreation, and Open Space Fee. Sponsor: Peskin. Staff: Butkus. PASSED Second Read
- **181154** Planning Code - Inclusionary Housing Fee. Sponsor: Peskin. Staff: Bintliff. PASSED Second Read
- **190188** Planning Code - Amending Landmark Designation - 906 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church. Sponsor: Peskin. Staff: Smith. Passed First Read
- **190319** Opposing California State Senate Bill No. 50 (Wiener) – Housing Development: Incentives - Unless Amended] Sponsors: Mar; Mandelman, Yee, Fewer, Peskin, Walton and Ronen

Next the board considered the resolution SB 50. At the Full Board hearing, Supervisor Brown offered specific amendments (see attached) so that the SB 50 program could not be combined with the State Density Bonus and so that there would not be additional incentives & concessions that would weaken our local code. She also offered amendments to increase protections for sensitive communities by allowing cities to define the sensitive areas. She suggested an anti-Monster Home provision and asked for more clarity on the ability of cities to add inclusionary and/or designate plan areas as compliant with SB50. The BOS expressed interest in developing these amendments and duplicated the file so that the GAO Committee could consider the amendments later. With that, the BOS voted 9-2 (Brown Safai) to approve the more general “oppose, unless amended” resolution so that the City could state clearly its interest in getting amendments before any further action by the state legislature.

- **190093** Hearing - Appeal of Determination of Community Plan Evaluation - 1052-1060 Folsom Street and 190-194 Russ Street. Staff: Sheyner, Espiritu, White. 3:00 PM Special Order, Items 20-23
- **190097** Hearing - Appeal of Conditional Use Authorization - Proposed Project at 1052-1060 Folsom Street and 190-194 Russ Street. Staff: Sucre/Starr. 3:00 PM Special Order. Items 24-27

Finally, the Board took up the CEQA and CU appeal 1052-1060 Folsom Street. This Project includes the demolition of five existing buildings on three lots, merger of

the lots into one parcel, and the construction of a new seven-story, mixed use building containing ground floor retail space and 63 dwelling units.

The CEQA appeal dealt mainly with whether the shadow was a significant impact to the adjacent park. During the CEQA hearing Supervisor Peskin made several comments about the original intention of Proposition K and the ability of the Rec and Parks Commission and the Planning Commission's to hold joint hearings on shadow issues, which did not happen in this case. He also discussed the ability of the Rec and Parks commission to weigh the benefits of the project against the projected shadow. This issue was germane because the Rec and Parks commission had rejected an early project that was significantly smaller a few years ago for shadow impacts. Supervisor Haney, though, did not feel that the CEQA review was inadequate and made a motion to uphold the CEQA determination and reject the appeal. This motion passed with Supervisor Peskin voting against it and Supervisor Safai recused.

On the issue of the CU however, the Board had more latitude to evaluate the merits of the project. The public comment for this item was very long, and dozens of children who live in the area and use the park, as well as other members of the community spoke out against the project. Their concerns were over the proposed shadow on the park and the continuing gentrification of their neighborhood. There were also several speakers in favor of the proposed project, who noted the need for more housing in San Francisco, and the fact that the proposed project would provide 15 on-site Inclusionary units and not cause displacement of existing residents.

At the end of the public comment, Supervisor Haney made a motion to overturn the Planning Commission's CU approval and send the project back to the Commission stating that the proposed project's impact on the adjacent park rendered it not necessary or desirable. This motion passed on a unanimous vote with Supervisor Safai recused.

SPEAKERS: Sue Hestor – 1052 Folsom shadow impact

Commissioner Richards:

A couple comments. First, I met with Supervisor Mar yesterday and we talked about kind of putting our money where our mouth is and actually starting a real community-based dialogue on what the Sunset wants to be in the future in terms of adding population and density and its share of growth. And I suggested he work with Director Rahaim and staff and AnMarie and he took that suggestion and you should be getting call from him. The other one on Ms. Hestor's comment, I watched the entire hearing on my computer at home on the Folsom Street project that she was referencing. And I think Supervisor Peskin made a really good point. He said it's a false equivalent, see where we start trying to say, "this much shadow equals this much money", or "this much shadow equals this much housing", it's really needs to be measured in and of itself not against some other type of a measurement. And I thought that that was a really apt statement. That's what the voters had intended when they passed Prop K not to put up against other things to measure.

E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

SPEAKERS: = Calvin Welch – Prop M
 - Pat Buscovich – Section 317
 = Georgia Schuttish – Prop M
 = Sue Hestor – Section 101.1
 = Tom Radulovich – Planning documents, General Plan

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.

- 15a. [2019-003571MAP](#) (V. FLORES: (415) 575-9173)
 915 CAYUGA AVENUE PROJECT ZONING MAP AMENDMENTS [BF 190251] – between Ocean and Onondaga Avenues, Lots 011C and 039 in Assessor’s Block 6954 (District 11) – Request to Adopt a Recommendation of Approval of a **Zoning Map Amendment** introduced by Supervisor Safai to amend the Zoning Map to change the zoning district on Assessor’s Parcel Block No. 6954, Lot No. 039, from RH-1 (Residential, House District, One Family) and Excelsior Outer Mission Street Neighborhood Commercial District to Excelsior Outer Mission Street Neighborhood Commercial District; and to change the zoning district on Assessor’s Parcel Block No. 6954, Lot No. 011C, from RH-1 to Excelsior Outer Mission Street Neighborhood Commercial 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 welfare under Planning Code, Section 302.
 Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Veronica Flores – Staff report
 + Sup. Safai – Project components
 + Speaker, OEWD – Project presentation
 + Speaker – Sponsor presentation
 + Reza Khoshnevisan – Sponsor presentation
 + Debbie Rowsher – Foster Youth housing
 + Juan Carlos Hernandez – Homeless youth and students
 + George Tinoco – Foster Youth
 + Sandy Phan – Foster Youth
 - Jonathan Burbam – Parking
 + Jessie Fernandez – Rent controlled units, BMRs
 = David Hooper – Parking
 + Rena Zillow – Support

+ Corey Smith – Support
 ACTION: Approved with Staff Modifications
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: [20418](#)

- 15b. [2016-013850PCAMAP](#) (V. FLORES: (415) 575-9173)
915 CAYUGA AVENUE PROJECT SPECIAL USE DISTRICT [BF 190250] – between Ocean and Onondaga Avenues, Lots 011C and 039 in Assessor’s Block 6954 (District 11) – Request to Adopt a Recommendation of Approval of **Planning Code and Zoning Map Amendments** introduced by Supervisor Safai to amend the Planning Code to establish the Cayuga/Aleman Special Use District (SUD) for the property located at 915 Cayuga Avenue (Assessor’s Parcel Block No. 6954, Lot Nos. 039 and 011C); amending the Zoning Map to add the Cayuga /Alemany SUD and to change the height limit on Assessor’s Parcel Block No. 6954, Lot Nos. 039 and 011C, to 65-X; 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 welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: Same as item 15a.
 ACTION: Approved with Staff Modifications
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: [20419](#)

- 15c. [2016-013850DVA](#) (V. FLORES: (415) 575-9173)
915 CAYUGA AVENUE DEVELOPMENT AGREEMENT [BF 190249] – between Ocean and Onondaga Avenues, Lots 011C and 039 in Assessor’s Block 6954 (District 11) – Request to Adopt a Recommendation of Approval of a **Development Agreement** between the City and County of San Francisco and SYTS Investments, LLC, for the development project at 915 Cayuga Avenue, with various public benefits including significantly more below market rate units than otherwise required; making findings under the California Environmental Quality Act and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B and 56; and ratifying certain actions taken in connection therewith, as defined herein.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: Same as item 15a.
 ACTION: Approved with Staff Modifications
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 RESOLUTION: [20420](#)

- 15d. [2016-013850CUA](#) (V. FLORES: (415) 575-9173)
915 CAYUGA AVENUE – between Ocean and Onondaga Avenues, Lots 011C and 039 in Assessor’s Block 6954 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 249.63 to allow demolition of the existing commercial building and new construction of a five-story-over-two-basement building (measuring approximately 115,4985 square feet) with 116 residential units, 50% of which are affordable below market rate units. The Project includes a dwelling unit mix consisting of 16 studios,

18 one-bedrooms, 70 two-bedrooms, and 12 three-bedroom units. The proposal includes 66 off-street parking spaces, three car-share parking spaces, 116 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 15a.
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 MOTION: [20421](#)

10. [2019-001604PCA](#) (D. SANCHEZ: (415) 575-9082)
BUILDING STANDARDS – Planning Code Amendment introduced by Supervisor Mandelman to require building setbacks for buildings fronting on narrow streets, modify front yard requirements in Residential Districts, increase required rear yards in single family zoning districts by five percent, amend the rear yard requirements for through lots and corner lots in certain districts to permit second buildings where specified conditions are met, and allow building height increases to existing stories in existing nonconforming buildings in order to accommodate residential uses; 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 report
 + Kyle Smeallie, Aide to Sup. Mandelman – Proposed amendments
 + Tom Radulovich – Support, RH zoning districts
 + Jeff Surf – Support
 + Georgia Schuttish – Support
 ACTION: Approved with Staff Modifications and direction to Staff to pursue similar controls for RM districts.
 AYES: Hillis, Johnson, Koppel, Melgar
 NAYS: Moore
 ABSENT: Richards
 RESOLUTION: [20422](#)

11. [2013.4117CWP](#) (L. FISHER: (415) 575-8715)
SAN FRANCISCO BIODIVERSITY RESOLUTION – Request for **Adoption** of a Planning Commission Biodiversity Resolution proposed in response to, and in support of, the San Francisco Biodiversity Policy unanimously approved by the Board of Supervisors in April 2018. This resolution outlines the unique natural heritage of San Francisco and its current challenges; the inter-related global biodiversity and climate change crises; the role and ability of the Planning Department to support biodiversity in the built environment; and specific strategies to pursue internally, with the public, and in partnership with fellow agencies. This resolution also recognizes and builds on the efforts from the past four years’ work order with SF Environment co-developing policies and tools, and the findings of the Department’s Biodiversity Survey from October 2018.
Preliminary Recommendation: Adopt

SPEAKERS: = Lisa Fisher – Staff report
 = Peter Brastow – Biodiversity
 + Susan Krzywicki – Support
 + Georgia Schuttish – Rear yard, mid-block, open space
 + Tom Radulovic – Support

ACTION: Adopted

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

RESOLUTION: 20423

12. [2017-016416PCA](#) (A. STARR: (415) 558-6362)
CODE REORGANIZATION PHASE 3: CHINATOWN – Planning Code Amendment Initiation to revise the zoning control tables of the Chinatown Mixed Use Districts to make them consistent with those in Article 2 and 7 and to apply the use definitions in Section 102; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1 and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Initiate and Schedule for Adoption on or After May 9, 2019

SPEAKERS: = Aaron Starr – Staff report
 + Roy Chan – Support

ACTION: Initiated and Scheduled a Hearing on or after May 9, 2019

AYES: Hillis, Johnson, Koppel, Melgar, Richards

ABSENT: Moore

RESOLUTION: 20424

13. [2016-013156SRV](#) (P. LAVALLEY: (415) 575-9084)
CITYWIDE CULTURAL RESOURCES SURVEY – Informational Presentation regarding the Citywide Cultural Resources Survey. Planning Department staff will present an overview of the Citywide Cultural Resources Survey, including: survey methodology; survey phasing; and, information on survey staffing and budget.
Preliminary Recommendation: None – Informational

SPEAKERS: = Pilar LaValley – Staff presentation
 = Aaron Hyland – Support to expedite
 = Georgia Schuttish – Support

ACTION: Reviewed and Commented

14. ~~[2016-013850ENV](#) (J. MOORE: (415) 575-8733)
915 CAYUGA AVENUE – between Ocean and Onondaga Avenues, Lots 011C and 039 in Assessor’s Block 6954 (District 11) – Request for Adoption of **Final Mitigated Negative Declaration**. The 915 Cayuga Avenue Project would rezone the entire project site and establish land use controls for the project site through adoption of the Cayuga/Alemany Special Use District (SUD). The Project includes demolition of the existing commercial building and new construction of a five-story over two-basement building (measuring approximately 115,498 square feet) with 116 residential units, 50% of which are affordable below market rate units. The Project includes a dwelling unit mix consisting of 16 studios, 18 one-bedrooms, 70 two-bedrooms, and 12 three-bedroom units. The proposal includes~~

~~66 off-street parking spaces, three car share parking spaces, 116 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces.~~

Preliminary Recommendation: Adopt

16. [2018-015554CUA](#) (G. PANTOJA: (415) 575-8741)
95 NORDHOFF STREET – between Stillings and Mangels Avenues, Lot 001 in Assessor’s Block 6763 (District 13) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 121 and 303 for the subdivision of an existing lot currently containing a single-family dwelling unit into four new lots, two which will be substandard lots, within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The proposal will also individually develop two of the proposed four lots with a single-family dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family dwelling unit. 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: = Gabriela Pantoja – Staff report
 + Tony Pantaleoni – Project presentation
 - Larry Ketelaar – Density
 - Jocelyn Skelley – Opposition
 - Carolyn Fleg – Parking
 - Jennifer Polishook – Opposition, parking, density
 - Bashir Abdullah – Density, height, not compatible
 - David Pierce – Height, tree
 - Barbara Dobrennan – Density, character
 - Rohan Clarke – Construction

ACTION: After hearing and Closing public comment; Continued to May 23, 2019 with direction from the Commission

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

- 17a. [2018-004711DNX](#) (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** pursuant to Planning Code Section 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 San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Seema Adina – Staff report
 + Allan Walker – Project presentation
 + Speaker – Design presentation
 + Speaker – Design presentation

ACTION: Approved with Conditions

AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20425](#)

- 17b. [2018-004711CUA](#) (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 **Conditional Use Authorization** pursuant to Planning Code Sections 145.4, 210.2, and 303 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.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as item 17a.
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20426](#)

18. [2018-012330CUA](#) (M. CHANDLER: (415) 575-9048)
447 BROADWAY – south side between Rowland Street and Nottingham Place; Lot 026 of Assessor’s Block 0163 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 714, to establish a 4,000 square foot General Entertainment Use (dba Escape SF) at the ground floor of an existing vacant space most recently used for private parking within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on March 7, 2019)

SPEAKERS: = Mathew Chandler – Staff report
 + Speaker – Project presentation
 - Amor Santiago – Noise concerns, character, safety, entrance
 + David Bladison– Support
 + Speaker – Support
 ACTION: Approved with Conditions as amended to include an update memo in one year.
 AYES: Hillis, Johnson, Koppel, Melgar, Richards
 NAYS: Moore
 MOTION: [20427](#)

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.

19. [2018-007006DRP](#) (D. WINSLOW: (415) 575-9159)
2000 GROVE STREET – at the corner of Clayton; Lot 002D in Assessor’s Block 1189 (District 5)
 - Request for **Discretionary Review** of Building Permit Application No. 2018.0509.8704 for construction of an accessory dwelling unit at the ground floor garage area of a 4-story apartment building within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Winslow – Staff report
 - Jennifer Fieber – DR presentation
 - Elisa Stein – Opposed
 + Speaker – Project presentation
 ACTION: No DR
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 DRA: [0649](#)

20. [2017-010147DRP](#) (D. WINSLOW: (415) 575-9159)
1633 CABRILLO STREET – between 17th & 18th Avenues; Lot 044 in Assessor’s Block 1660 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2017.0720.2498 for new construction of a 4-story two-family house on a vacant lot 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
 ACTION: Took DR and approved per private agreement
 AYES: Hillis, Johnson, Koppel, Melgar, Moore, Richards
 DRA: [0650](#)

ADJOURNMENT – 6:22 PM
 ADOPTED APRIL 25, 2019