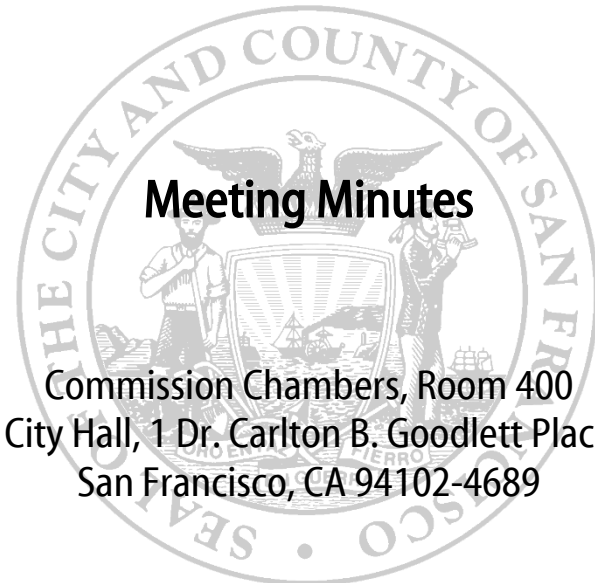


# SAN FRANCISCO PLANNING COMMISSION



## Meeting Minutes

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

**Thursday, June 27, 2019**  
**1:00 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Fung, Hillis, Koppel, Moore, Richards  
**COMMISSIONERS ABSENT:** Johnson, Melgar

**THE MEETING WAS CALLED TO ORDER BY COMMISSION CHAIR KOPPEL AT 1:06 PM**

**STAFF IN ATTENDANCE:** Aaron Starr, Andrea Green, Seema Adina, Jacob Bintliff, Esmeralda Jardines, Jeff Horn, Laura Ajello, 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. 2018-011962DRP (M. CHANDLER: (415) 575-9048)  
869 ALVARADO STREET – southside between Hoffman Ave. and Douglass St.; Lot 037 in Assessor's Block 2802 (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2018.0823.8143, to construct a one-story attached garage in the existing side drive way on an existing three-story, single-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: Do Not take Discretionary Review and Approve*  
**(Proposed Continuance to August 29, 2019)**

SPEAKERS: None  
 ACTION: Continued to August 29, 2019  
 AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

2. 2017-013537CUA (K. DURANDET: (415) 575-6816)  
233 SAN CARLOS STREET – between 19<sup>th</sup> and 20<sup>th</sup> Streets; Lot 032 of Assessor's Block 3596 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.4, 303 and 317, to demolish an existing single-family residence (measuring 1,302 square feet) and construct a new four-story, two-unit residence (measuring 3,689 square feet) with two off-street parking spaces. The subject property is located in the RTO-M (Residential Transit Oriented-Mission) Zoning District and 45-X Height & Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on April 25, 2019)

**Note: On February 21, 2019, after hearing and closing public comment, continued to March 21, 2019 by a vote of +7 -0.**

**On April 25, 2019, without hearing, continued to May 9, 2019 by a vote of +6 -0.**

**On May 9, 2019, without hearing, continued to June 27, 2019 by a vote of +5 -0 (Johnson, Richards absent).**

**(Proposed Continuance to August 29, 2019)**

SPEAKERS: Ashton – Requesting July 25  
 ACTION: Continued to July 25, 2019  
 AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

3. 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*

(Continued from Regular hearing on May 23, 2019)

**Note: On April 11, 2019, after hearing and closing public comment, continued to May 23, 2019 with direction from the Commission by a vote of +6 -0.**

**On May 23, 2019, without hearing, continued to June 27, 2019 by a vote of +7 -0.**

**(Proposed Continuance to October 10, 2019)**

SPEAKERS: None  
 ACTION: Continued to October 10, 2019  
 AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

- 13a. [2016-001794SHD](#) (N. FOSTER: (415) 575-9167)  
95 HAWTHORNE STREET – east side of Hawthorne Street between Folsom and Howard Streets; Lot 012 in Assessor’s Block 3735 (District 6) – Request for adoption of **Shadow Findings** that Project shadows would not adversely affect use of public open space at Guy Place Park, a park under the jurisdiction of or designated for acquisition by the Recreation and Park Commission (Planning Code Section 295). The Project proposes to demolish the existing five-story office building and construction of a new 42-story residential building reaching a height of 443’-9” tall (462’-3” including rooftop mechanical equipment) with approximately 3,500 square feet of ground-floor retail. The Project would contain a mix of 199 one-bedroom units, 144 two-bedroom units, and 49 three-bedroom units totaling 392 dwelling units, with just over 18 percent of the total units (55 dwelling units) provided as affordable (Below Market Rate). The Project would provide 107 off-street vehicle parking spaces, 4 car-share spaces, and 3 freight loading spaces within a below-grade garage in addition to 184 Class 1 and 24 Class 2 bicycle parking spaces. The Project is utilizing the Individually-Requested State Density Bonus Program to achieve a density bonus thereby maximizing residential density on the Site. The subject property is located within a C-3-O(SD) Zoning District and 320-I Height and Bulk District.  
*Preliminary Recommendation: Adopt Findings*

SPEAKERS: Jim Reuben – Continuance  
 ACTION: Continued to September 19, 2019  
 AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

- 13b. [2016-001794DNX](#) (N. FOSTER: (415) 575-9167)  
95 HAWTHORNE STREET – east side of Hawthorne Street between Folsom and Howard Streets; Lot 012 in Assessor’s Block 3735 (District 6) – Request for a **Downtown Project Authorization**, pursuant to Planning Code Sections 210.2 and 309 to allow a project greater than 50,000 square feet of floor area within the C-3 Zoning District with exceptions including “Ground-level wind currents in C-3 Districts” (Section 148). The Project is utilizing the Individually-Requested State Density Bonus Program to achieve a density bonus thereby maximizing residential density on the Site and includes waivers from: 1) Setbacks and Streetwall Articulation (Section 132.1(c)(1)); 2) Rear Yard (Section 134); 3) Common and Private Useable Open Space (Section 135); 4) Dwelling Unit Exposure (Section 140); and 5) Height (Section 250). The Project proposes to demolish the existing five-story office building and construction of a new 42-story residential building reaching a height of 443’-9” tall (462’-3” including rooftop mechanical equipment) with approximately 3,500 square feet of ground-floor retail. The Project would contain a mix of 199 one-bedroom units, 144 two-bedroom units, and 49 three-bedroom units totaling 392 dwelling units, with just over 18 percent of the total units (55 dwelling units) provided as affordable (Below Market Rate). The Project would provide 107 off-street vehicle parking spaces, 4 car-share spaces, and 3 freight loading spaces within a below-grade garage in addition to 184 Class 1 and 24

Class 2 bicycle parking spaces. The subject property is located within a C-3-O(SD) Zoning District and 320-I 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: Same as item 13a.  
 ACTION: Continued to September 19, 2019  
 AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

17. [2019-000297DRP](#) (D. WEISSGLASS: (415) 575-9177)  
1608-1610 VALLEJO STREET – north side of Vallejo Street between Franklin Street and Van Ness Avenue; Lot 007 in Assessor’s Block 0551 (District 2) – Request for **Discretionary Review** of Building Permit Application No. 2019.0208.2501 for the addition of one Accessory Dwelling Unit (ADU) in the garage of an existing 5-unit property within a RH-3 (Residential House, Three-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: Speaker – Continuance  
 ACTION: Continued to August 29, 2019  
 AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar

## 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.

4. [2018-014378CUA](#) (K. PHUNG: (415) 558-6373)  
733 WASHINGTON STREET – south side of Washington Street between Walter U Lum Place and Grant Avenue; Lot 011 in Assessor’s Block 0209 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 811, to allow a change of use from an existing Limited Restaurant to a Restaurant (dba Washington Bakery & Restaurant) in an existing building within the CVR (Chinatown Visitor Retail) Zoning District and 50-N Height and Bulk District. This change of use will enable the proposed restaurant to obtain an ABC License Type 41 for the on-site sale of wine and beer. No changes to the front façade of the building or construction are associated with this proposal. 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*

SPEAKERS: None

ACTION: Approved with Conditions  
 AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar  
 MOTION: [20473](#)

- 5a. [2018-008277CUA](#) (D. WEISSGLASS: (415) 575-9177)  
952 CLEMENT STREET – northeast corner of Clement Street and 11<sup>th</sup> Avenue; Lot 022 in Assessor's Block 1423 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2 and 716, to establish a two-story, 7,160 square-foot Institutional Use (d.b.a. "Community Youth Center") in an existing building within the Inner Clement NCD (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: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar  
 MOTION: [20474](#)

- 5b. [2018-008277VAR](#) (D. WEISSGLASS: (415) 575-9177)  
952 CLEMENT STREET – northeast corner of Clement Street and 11<sup>th</sup> Avenue; Lot 022 in Assessor's Block 1423 (District 1) – Request for **Variance** from the Zoning Administrator, pursuant to Planning Code Section 134. The project is to allow an encroachment of a stair enclosure on the roof into the required rear yard. The subject property is located in the Inner Clement NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None  
 ACTION: Acting ZA closed the PH and indicated an intent to Grant

## C. COMMISSION MATTERS

6. Consideration of Adoption:  
 • [Draft Minutes for June 13, 2019](#)

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

7. Commission Comments/Questions

### Commissioner Richards:

So, I wasn't here last week, I'm going to take a couple of extra minutes. What's happening across US, it started in Oregon with a rent cap of 7%. I know we have some laws proposed in California on protect - the part of the Protect, Preserve, and Produce. New York, while I was gone, actually had a sweeping rent law passed. I'll just read a couple of excerpts from

the New York Times from June 15<sup>th</sup> and just imagine these words happening for California and see if you can actually have that great leap of faith that we could get here. "New York lawmakers on Friday," that was three Fridays ago, "passed a sweeping package of rent laws designed to dramatically enhance tenant protections and reshape the state's housing landscape, after a months-long battle that galvanized tenant activists and dealt a blow to the state's most powerful real estate industry. The laws signaled a seismic shift not only in relationship between tenants and landlords, but also in the power balance of Albany." Try to put the word Sacramento in there. "Where deep-pocketed developers had long enjoyed access and influence. 'This is a huge reversal of a decades-long trend toward weaker laws and more loopholes and more ability for landlords to make profits,' said Senator Brian Kavanagh. The real estate industry had lobbied fiercely against the proposed changes, warning that they would discourage landlords from investing in properties and erode thousands of building workers' and contractors' jobs. They spent hundreds of thousands of dollars on ad campaigns, hired well-connected lobbyists and pleaded their case directly to Governor Cuomo and other top state officials." Sound familiar? "But their appeals met skepticism, and sometimes even hostility, from the state's newly empowered Democrats, who took over the Legislature last year for the third time in the last half-century. 'For far too long, this Legislature gave landlords the tools to game the system,' said Assemblywoman Jo Anne Simon, a Democrat from Brooklyn, referring to the years of alliance between the industry and Republican lawmakers. In a radio interview on Friday before the bill's passage, Governor Cuomo said that developers who thought they were going to get special treatment because they had donated 'don't know me at all.' 'At the beginning of this legislative session, I called for the most sweeping, aggressive tenant protections in state history,' he said in a statement. 'I'm confident the measure passed today is the strongest possible set of reforms that the Legislature was able to pass and a major step forward for the tenants across New York.'" Can you imagine that happening in this State? I think it's a dream, but I think we can actually get there hopefully someday. Secondly, while I was away, and not coincidentally, we heard the Thursday I was here last, the large home piece of legislation proposed by Supervisor Safai on the number of bedrooms in a conditional use requirement for exceeding a certain number of bedrooms. I don't know where it ended up in the Land Use, if it has been heard yet or not. As well, I wasn't here for the marathon demolition hearing, that I'm glad I probably wasn't here for. I did watch the whole 5 1/2 hours on SFGovTV on the tape, but, coincidentally the next day, there is a merge from Sacramento from Senator Scott Wiener SB 592 which was a nothing burger bill that started in February on the date of the HCD had to deliver its annual report. On March 27<sup>th</sup>, Senator Wiener morphed it into a cosmetology bill, requiring the Board of Cosmetology to update the public profile of a licensee if the licensee's address changed. Then, in June, on September 4<sup>th</sup>, when Wiener substantially amended SB 50, after it got shelved by Senator Portantino. On June 13<sup>th</sup>, he amended this cosmetology bill replacing it in its entirety with some of the text of SB 50 as amended on June 4<sup>th</sup>. The bill defines the definition of housing development project to include single-family homes, ADUs, and additions to single-family homes. I would request that this Commission ask staff what the impact analysis would be: one, in the workload of the Department, whether it goes down or up in terms of making additions to single-family homes, especially bedrooms, redefining the definition of what a density is, it doesn't become a unit anymore, it becomes a bedroom, on how this would actually impact our ability to discretionary reviews, our approval process, and what the role this Commission and the public actually are going to have any more in terms of these additions.

There's one other thing in the law that I read that I'm going to note on market rate housing. "A city cannot disapprove any project, not just low or moderate but including low or moderate and market rate based on density unless the state -- the city finds within 30 days that all three of the following apply. The density process inconsistent with mandatory provisions of the general plan and zoning that cannot be varied by appropriate city authority such as the Planning Commission, Zoning Administrator, or Board of Supervisors. Two, most provisions of our general planning code can be accepted by variance although I think there are very few that actually any of us have power including the Board to actually amend or change." The practical effect, I believe that this clause is to make every project by right. "And three, if the project has adverse impact upon public health or safety -- we've been down this road before with the HAA. And the third one is there's no feasible method to satisfactorily mitigate or avoid the adverse impact of the project." I read this as an absolute utter takeover of all local control for any development project, and I think we need to analyze it and understand what the impact is and shed the light of day and have a hearing to discuss what this actually is. Thank you.

## D. DEPARTMENT MATTERS

### 8. Director's Announcements

#### **John Rahaim, Planning Director:**

Commissioners, good afternoon. Two things today. First, I wanted to introduce you to the summer interns who are here in the audience. I wanted to ask them to all stand up for a couple of minutes. We have a total -- it's a 12-week program that started on June 3<sup>rd</sup> and end at the end of August. There are a total of 23 interns this summer, which includes high school interns from the city's Youth Works program. I just wanted to tell you about some of the projects they're working on. They're working on everything from PDR implementation guidelines to the Better Roofs Ordinance, Climate Resiliency Programming, Environmental Justice Policies in the General Plan, the Southeast Mobility Strategy Guidelines For Public -- for POPOS, guidelines for and template for institutional master plans, and the Housing Affordability Strategy, the Women's Rights Historic Context Statement and the Citywide Historic Survey. As you know, as part of the 12-week program, each intern is paired with a planner who mentors their work. There are also weekly discussions, site visits and special presentations led by staff members. In the final week, the interns will present their work to staff during a weeklong noontime lecture series. The Department is very appreciative of all the work and we are very excited about the program. And as you know, many of our staff started as interns with the Department, so we think it's a great training ground for the department and we get some really great work for the Department as a result. So, we welcome you all to the Department.

Secondly, Commissioners, I have a bitter sweet announcement. I think, as you know, Andrea Green is leaving the Department. Tomorrow is her last day. Andrea's been with the Department for 24 years, and for fifteen of those, the last fifteen of those years has been the Executive Assistant to the Director. So, which means that she has been my assistant for the entire time I've been here. We will miss her greatly. Andrea has become the kind of heart and soul of the department in so many ways. And I think one of the really great assets that she has brought to the Department is her ability to kind of treat everyone with equal respect and kindness no matter who they are, no matter how upset they are. And she is one of the most important, kind of front doors to the Department, if you will, where

she is the face of the Department and has really kind of helped us in that our messaging and bringing a positive face forward. So, I will personally miss her terribly, and I know the Department will, and I know you will. And I just want to honor her. I will say, might reiterate a thanks to Supervisor Peskin who honored her at the Board of Supervisors on Tuesday. The board signed a commendation in her honor on Tuesday which was quite lovely. But we will miss her greatly, and Andrea, I'd love you to come up and say a few words.

**Andrea Green:**

First, I would like to say thank you so much. Thank you, John, it's been quite a wonderful pleasure working with you. And I mean that from the bottom of my heart. I'm not going to cry, because I am a cry baby, but I'm not going to cry. I'm going to fight them back. But thanks to all that I've worked with at the Commission, the staff, and everyone. It's been a long road, but a fun road. It's had its ups and downs, but the ups have been greater than the downs, so I really appreciate working with all of you. I've been knowing Commissioner Hillis from way back. City attorney, Kate, we go way back, so I appreciate all of you. My heart will be with the Department, which is the best department in the City and County of San Francisco, so thank you so much, and I'll miss you -- and I won't be a stranger, I promise. Thank you.

**Commissioner Fung:**

Andrea, we will miss you. We wish you the best, and you've just taken away one of the main reasons for me to visit the Department.

**Commissioner Richards:**

I won't be able to be there tomorrow tonight, however, I have very fond memories when I was on that side of the aisle. As a pipsqueak activist, you treated me so well and you treated me with respect, and I actually really appreciate what you did. Thank you.

**Commissioner Hillis:**

Yeah thank you very much. It's been great knowing you all these years, and you really kind of our synonymous with the Department. I can't quite imagine the Planning Department without you. I never really liked calling John Rahaim or Dean Makras before, but it was, I did it because I got to talk to you. So, thank you for everything. It's been great working with you and knowing you. Thank you.

**Commissioner Moore:**

Andrea can't we convince you to stay? You're moving into a new building, new desk, new everything. Thank you for everything. You are wonderful. I appreciate knowing you.

**Vice President Koppel:**

Yeah in behalf of all of us up here, thank you for everything and congratulations. Well deserved.

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



**Aaron Starr:**

Hi good afternoon Commissioners. Aaron Starr, manager of Legislative Affairs. First on the Land Use agenda this week was the Mayor and Supervisor Brown's Small Business Streamlining ordinance. This ordinance with among other things expand the types of liquor licenses allowed within a bar use, reduce the quarter mile buffer around limited non-conforming commercial uses to 300 feet. Amend the definition of general entertainment to include amusement game arcades. Allow outdoor activity areas to operate between 6 am and 10 pm as of right. Commissioners, you heard this item on March 7<sup>th</sup> and voted to approve with modifications. Your proposed modifications was to retain the Conditional Use Authorization for outdoor activity areas associated with a bar use. During the hearing, there was significant debate around whether the resident – or restricted use districts in the city should retain their quarter mile buffers for LCU use and LCC use. Supervisor Peskin recommended retaining the core amount of buffer for the RUDs and going to the individual communities to let them decide whether to retain the buffers. Many members of the public came to speak in favor of the legislation, along with a few neighbors, neighborhood advocates who came to speak in opposition. Supervisor Peskin submitted his proposed amendments in writing to the committee and asked that they be considered. Department has not received a copy of those amendments yet. The committee voted to continue the item with all proposed amendments submitted at the hearing by Supervisor Brown. Included and with the request for the committee to consider the additional amendments submitted by Supervisor Peskin at the following hearing on July 8<sup>th</sup>.

Next, the committee considered Supervisor Mandelman's ordinance amending Building Standards. You heard this item on April 11<sup>th</sup> and recommended approve with modifications. Without public comment, Chair Peskin moved that this ordinance be continued to the Land Use committee on July 8<sup>th</sup> of this year.

The Full Board only had one planning item this week, which was the CEQA appeal for the SAFE Navigation Center at Seawall Lot 330, which would include 200 beds to serve the city's homeless community. While the Planning Commission did not hear this item, the Port Commission did and unanimously approved the MOU between the Port and HSA on April 23<sup>rd</sup> of this year. The appellants raised CEQA issues with regards to contaminated soil, lack of review by Waterfront Design Advisory Committee, adequate emergency services, and impacts on noise and transportation. Non-CEQA issues were also raised during the – were also raised when they regarded the state lands commission, fair market value for the property and merits of the project. Public comments in support of the appeal were primarily non-CEQA comments related to the location size, use, level of public outreach and the way the project was approved. The few CEQA comments were about contaminated soils and emergency services. Public comments in opposition to the appeal were primarily non-CEQA and related to the need for homeless shelters and services. Supervisor Haney was the only member of the Board who asked questions, most of which were aimed at Jeff Kositsky, the director of the Department of Homelessness and Supportive Housing, Elaine Forbes, the Executive Director of the Port, and Rod Iwashita, the Port's Chief Harbor Engineer. Questions related to – or directed to Planning about the level of environmental review that had occurred at the other navigation centers and what the Waterfront Special Use District 3 requires. Supervisor Haney did not believe the comments raised by the appellant were related to CEQA, and therefore made a motion to deny the appeal and uphold the Department CEQA determination. Those passed

unanimously with Supervisor Peskin and Ronen absent. And finally, I just wanted to let you know that I had been reviewing the hearing from last week. I had a long-planned family vacation, so I couldn't be here, but I did want to be here, not necessarily for the four or five-hour hearing, but I wanted to be there to support Audrey, who did spend a tremendous time working on it, and I wanted to support her in that, so thank you.

## E. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Demolitions  
Richard Frisbie –Housing  
Rose Hillson – Affordable Housing addendum 5 to EIR  
RE: June 5, 2019 Planning Letter:  
“ADDENDUM 5 to Environmental Impact Report” (from Lisa Gibson for John Rahaim)

“2019-006081ENV”/“BOS File 190437:  
NON-DISCRETIONARY REVIEW of 100% AFFORDABLE HOUSING and TEACHER HOUSING PROJECTS” (introduced by Mayor Breed on April 23, 2019)

This Addendum Letter -- for 100% affordable and employee housing for SFUSD and Community College District employees -- states said housing will only need Planning's ministerial review, limit discretion, change Planning Code, and Business and Tax Regulations Code, and is approved as part of the 2004/2009/2014 Housing Element FEIR. It alludes to SB 35 (streamlines, removes CEQA requirements) & AB 2162 (by-right supportive housing).

Why was this Addendum Letter formalizing environmental conclusion in advance of File 190437 still pending BOS Committee action?

Will this be coming before this Commission?

What nexus might this have with ballot initiatives on the same matter?

Kathleen Courtney – Department efficiency, Preservation Officer  
Ozzie Rohm – Preservation Officer  
Catherine Petrin – Preservation Officer  
Todd David – SB 592

## 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.

10. [2013.1753CXV](#) (S. ADINA: (415) 575-8722)  
1066 MARKET STREET – north side of Market Street between Jones Street, McAllister Street, and Golden Gate Avenue, Lot 003 in Assessor's Block 0350 (District 4) – **Informational Presentation** for the onsite public art requirement.  
*Preliminary Recommendation: None – Informational*

SPEAKERS: = Seema Adina – Staff presentation  
 + Dorothy Keehn – Project presentation  
 = Speaker – Color?  
 ACTION: Reviewed and Commented

11.

(J. BINTLIFF: (415) 575-9170)

[SENATE BILL 330: HOUSING CRISIS ACT OF 2019](#) – **Informational Presentation** – Bill establishing a statewide housing emergency until 2025, during which time certain localities would be prohibited from reducing zoned capacity for housing, reducing housing density below what is permitted under existing zoning and the General Plan for proposed projects, or imposing certain new parking and design standards. In these jurisdictions, the demolition of existing affordable housing would be prohibited unless certain conditions are met. In all localities, the bill would generally limit the number of public hearings for code-complying housing projects, expedite some review timeframes, guarantee the zoning regulations in place at the time of a first application for up to three years, and allow for localities to delay enforcement of certain building code violations for “occupied substandard buildings” at the request of the property owner.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Jacob Bintliff – Staff presentation  
 - Rose Hillson – Opposition  
 June 11, 2019  
 Assembly Committee on Local Government  
 1020 N Street, Room 157  
 Sacramento, CA 95814

SUBJECT: SB 330 – Vote “NO”

Dear Chair Aguiar-Curry and Members of the Assembly Committee on Local Government:

Please vote “NO” on SB 330.

Local government and neighborhood control are vital to socially, ethnically, economically diverse nature of all towns and cities.

This bill hands over decisions to the state which makes every city a cookie-cutter homogenous uber-densified living compound with no regard to topography, natural resources, nor various infrastructure readiness as well as other matters too diverse and numerous to put in this letter.

Building housing to create inequitable distribution and impacts is not objective. It might be a form of red-lining economically, socially, etc.

Vote “NO” to nix SB 330 now.

- Ben Libby – Errors  
 - Lorraine Petty – Opposition  
 - Ozzie Rohm – Opposition  
 - Peter Papadapolous – Opposition  
 - Georgia Schuttish – No. of hearings

- +Todd David – Higher density housing
- Rick Hall – Amending Housing Accountability Act
- Sue Hestor – Issues and concerns

ACTION: Reviewed and Commented

12. [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, Lot 013 in Assessor’s Block 3532 (District 9) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing new construction of a 78-foot tall, 7-story residential building (measuring approximately 84,650 gross square feet (gsf)) with ground floor commercial. The Project would construct a total of 62 dwelling units, 5,775 square feet of ground floor commercial. 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) usable open space (PC 135), and 3) height (PC 260). The project site is located within a UMU (Urban Mixed-Use) Zoning District and 58-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 June 6, 2019)  
**Note: On April 4, 2019, after hearing and closing public comment, continued to June 6, 2019 by a vote of +6 -0.**  
**On June 6, 2019, without hearing, continued to June 27, 2019 by a vote of +6 -0 (Fung absent).**

SPEAKERS: = Esmeralda Jardines – Staff report  
 + Manouch Moshayedi – Project presentation  
 + Steven Shur – Support for mitigation measures  
 = Larisa Pedroncelli – No agreement  
 - Kelly Hill – Numerous concerns  
 - Marie Sorenson – Affordable housing  
 = Rick Hall – More time to reach an agreement  
 = Peter Papadapolous – More time to reach an agreement  
 = Speaker – Extend paving

ACTION: After hearing and closing public comment and a Motion to Approve with Conditions failed +3 -2 (Moore, Richards against; Johnson, Melgar absent); Continued to July 11, 2019

AYES: Hillis, Koppel, Moore, Richards

NAYS: Fung

ABSENT: Johnson, Melgar

14. [2017-007582CUA](#) (J. HORN: (415) 575-6925)  
225 VASQUEZ AVENUE – east side between Kensington Way and Garcia Avenue, Lot 030 in Assessor’s Block 2923 (District 7) – Request for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing 1,240 square-foot one-story-over-garage single-family home and construct a new 3,715 gross-square-foot two-story-over-garage single-family home with an accessory dwelling unit within a RH-1(D) (Residential-House, One Family-Detached) Zoning 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 May 9, 2019)

**Note: On March 7, 2019, after hearing and closing public comment, continued to May 9, 2019 by a vote of +6 -0.**

**On May 9, 2019, without hearing, continued to May 23, 2019 by a vote of +5 -0 (Johnson, Richards absent).**

**On May 23, 2019, without hearing, continued to June 27, 2019 by a vote of +7 -0.**

SPEAKERS: = Jeff Horn – Staff report  
 + Jeff Burris – Project presentation  
 - Kathy Darby – Size of the proposal  
 - Karen Flynn – Size of the proposal  
 - Gary – Neighborhood character  
 - Michael Antonini – Sun light, height  
 - Peter Melky – Size  
 + Kate Morgan – Support  
 + Alana Beyer – Support  
 - John Nulty – Opposition  
 - Michael Nulty – Opposition  
 - Jana Pennisi – Neighborhood character  
 - Speaker – Opposition

ACTION: Approved with Conditions as amended:  
 1. Limiting the floor to ceiling height of the living room to 12'6"; and  
 2. Increasing the setback of the living room portion from 7'6" to 10'.

AYES: Fung, Hillis, Koppel, Moore

NAYS: Richards

ABSENT: Johnson, Melgar

MOTION: [20475](#)

15. [2015-005763CUA](#) (L. AJELLO: (415) 575-9142)  
[247 17<sup>TH</sup> AVENUE](#) – west side, between California and Clement Streets, Lot 009 in Assessor's Block 1416 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish a two-family dwelling through a major alteration within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The proposal includes renovation of the front façade and vertical and horizontal additions. The resulting building will contain two dwelling units. 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: = Laura Ajello – Staff report  
 + Derek Vinh – Project presentation

ACTION: Approved with Conditions as amended:  
 1. Provide five-foot setbacks on the roof deck;  
 2. Provide an ADU behind the garage with direct access to the street;  
 and  
 3. Eliminate the interior stair between ground and second level.

AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar  
 MOTION: [20476](#)

16. [2016-006164CUA](#) (L. AJELLO: (415) 575-9142)  
2478 GEARY BOULEVARD – north side of Geary Boulevard between Lyon and Baker Streets;  
 Lot 019 in Assessor’s Block 1081 (District 2) – Request for **Conditional Use Authorization**  
 pursuant to Planning Code Sections 303 and 317 to demolish a one-story over basement  
 single-family dwelling and construct a four-story over basement three-family dwelling  
 within a RH-3 (Residential, House, Three 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: = Laura Ajello – Staff report  
 + Sam – Project presentation  
 - Dan Waters – Privacy  
 - Speaker – Neighborhood character, parking  
 + Jessica Middleton – Support

ACTION: Approved with Conditions as amended, to provide a six-foot opaque  
 privacy screen.

AYES: Fung, Hillis, Koppel, Moore, Richards  
 ABSENT: Johnson, Melgar  
 MOTION: [20477](#)

ADJOURNMENT 5:11 PM  
 ADOPTED JULY 11, 2019