

SAN FRANCISCO PLANNING COMMISSION



DRAFT – Meeting Minutes

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

Thursday, April 2, 2015
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards
COMMISSIONER ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:09 p.m.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Aaron Starr, Glonzalo Mosquera, Britany Bendix, Rich Sucre and 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. 2014.1408C (M. BOUDREAUX: (415) 575-9140)
3822 24TH STREET - north side of 24th Street between Church and Vicksburg Streets; Lot 018 in Assessor's Block 3651 - Request for **Conditional Use Authorization** pursuant to Planning Code Section 303, 317 and 728.37, to allow demolition of an existing two-story

single-family dwelling. The proposed new construction includes a four-story-over-basement, five-unit residential with ground-floor commercial building, with five bicycle parking spaces. The building will be approximately 45 feet in height, pursuant to Planning Code Section 263.20. The property is within the 24th Street- Noe Valley 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 Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Pending

(Proposed for Continuance to April 23, 2015)

SPEAKERS: None
 ACTION: Continued to April 23, 2015
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
 ABSENT: Richards

2. 2015-000673PCA (D. SANCHEZ: (415) 575-9082)
CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT, THE 24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT, THE UPPER MARKET NEIGHBORHOOD TRANSIT DISTRICT AND PARCELS ZONED NEIGHBORHOOD COMMERCIAL TRANSIT ON MARKET STREET [BOARD FILE NO. 150017] - **Planning Code Amendment** introduced by Supervisor Wiener to require that certain uses obtain Conditional Use Authorization in the Castro Street Neighborhood Commercial District, the 24th Street-Noe Valley Neighborhood Commercial District, the Upper Market Neighborhood Transit District and in the Moderate-Scale Neighborhood Commercial Transit (NCT-3) District for parcels on Market Street west of Octavia Boulevard; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Pending

(Proposed for Continuance to April 23, 2015)

SPEAKERS: None
 ACTION: Continued to April 23, 2015
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
 ABSENT: Richards

3. 2013.0614X (B. BENDIX: (415) 558-6362)
600 SOUTH VAN NESS AVENUE - southwest corner of the intersection of 17th Street and South Van Ness Avenue, Lot 070 in Assessor's Block 3575 - Request for a **Large Project Authorization** pursuant to Planning Code Section 329 to construct a five-story, mixed-use building of approximately 34,715 gross square feet that contains 27 residential units, three ground floor commercial retail spaces totaling approximately 3,060 gross square feet, 17 off-street parking spaces, 27 bicycle parking spaces, and common open space, within the Urban Mixed Use (UMU) Zoning District and 58-X Height and Bulk District. The project is seeking a modification of the requirements for: 1) rear yard (Planning Code Section 134); 2) open space (Planning Code Section 135); 3) permitted obstructions over the street (Planning Code Section 136); 4) dwelling unit exposure (Planning Code Section 140); and, 5) street frontage (Planning Code Section 145.2). This action constitutes the Approval

Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Pending

(Proposed for Continuance to April 30, 2015)

SPEAKERS: None
 ACTION: Continued to April 30, 2015
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
 ABSENT: Richards

4. 2014.1019C (E. JACKSON: (415) 558-6363)
1000 MISSISSIPPI STREET - west side of Mississippi Street, through lot to Texas Street, near 25th Street; Block 4224, Lots 015-016, and 037-040 - Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) to construct four 4-story residential buildings on a single podium containing 28 dwelling units and 28 off-street parking spaces in an underground garage in a RH-3 (Residential, House Districts, Three-Family) Zoning District and 40-X Height and Bulk designation pursuant to Planning Code Section 304. Modifications, including density (Planning Code Section 209.1), rear yard (Planning Code Section 134), open space (Planning Code Section 135), exposure (Planning Code Section 140), and method of measurement for height (Planning Code Section 260) are being requested under the PUD provisions of the Planning Code. This proposal is to modify the previously approved project – Case No. 2006.0810CEK under Motion No. 17583 approved on April 17, 2008. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Pending
(Proposed for Continuance to April 30, 2015)

SPEAKERS: None
 ACTION: Continued to April 30, 2015
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
 ABSENT: Richards

5. 2014-003095CUA (T. KENNEDY: (415)-575-9125)
160 WEST PORTAL AVENUE - Block 2988A, Lot 006 - Request for SB4P (Small Business Priority Processing Pilot Program) **Conditional Use Authorization** to change a use from a Limited Restaurant to a Restaurant pursuant Planning Code Sections 303 and 729.44 - The Zoning Classification of the subject site is the West Portal Avenue Neighborhood Commercial Zoning District (NCD) and 26-X Height and Bulk District. The uses in this district are family-oriented and are restricted in size and intensity. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Preliminary Recommendation: Pending
(Proposed for Continuance to April 30, 2015)

SPEAKERS: None
 ACTION: Continued to April 30, 2015
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
 ABSENT: Richards

6. 2014-001033PCA (A. STARR: (415) 558-6362)
AMENDING REGULATION OF SHORT-TERM RESIDENTIAL RENTALS AND ESTABLISHING FEE [BOARD FILE 141036] - **Administrative Code and Planning Code Amendments** to provide an exception for permanent residents to the prohibition on short-term residential rentals under certain conditions; to create procedures, including a registry administered by the Planning Department, for tracking short-term residential rentals and compliance; to establish an application fee for the registry; amending the Planning Code to clarify that short-term residential rentals shall not change a unit's type as residential; 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.
 Preliminary Recommendation: Pending
 (Continued from Regular Meeting of March 12, 2015)
(Proposed for Continuance to April 23, 2015)

SPEAKERS: None
 ACTION: Continued to April 23, 2015
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
 ABSENT: Richards

7. 2015-001282PCA (A. STARR: (415) 558-6362)
SUSPENSION OF ORDINANCE NO.218-14 –REGULATING SHORT-TERM RENTALS - [Board File No. 150028] - **Administrative and Planning Code Amendments** to suspend Ordinance No. 218-14, which provided an exception for permanent residents to the prohibition on short-term residential rentals under certain conditions, created procedures, including a registry administered by the Planning Department, for tracking short-term residential rentals and compliance, established an application fee for the registry, and clarified that short-term residential rentals shall not change a unit's type as residential, but provide that Ordinance No. 218-14 will become operative again 30 days after the Treasurer/Tax Collector certifies that all short-term residential rental hosting platforms have remitted all Transient Occupancy Taxes that are due and payable; 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.
 Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
 ABSENT: Richards

B. COMMISSION MATTERS

8. Consideration of Adoption:
 • [Draft Minutes for March 19, 2015](#)

SPEAKERS: None
 ACTION: Adopted

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore
ABSENT: Richards

9. Commission Comments/Questions

- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Moore:

I'd like just briefly report on the search of subcommittee meeting of this Commission, we are in the process of prioritizing items for presentation or for final agreement on our last meeting on April 23rd and will be coming back to the Commission shortly thereafter. Other thing I'd like to ask is that we put up another action item meeting and that is called enforcement. I'd like to have a discussion on permits, compliance, complaint based enforcement, the effectiveness of all three⁴ interacting with each other and the larger number of illegal projects that are popping up current or past and where we stand with defining workable terms of enforcement that would be an action item, which I think is worth the timing.

Commissioner Antonini:

A couple weeks ago I mentioned I'd want to talk a little bit about some of the things they've done in the town I grew up in, which was Pleasanton, and good things and bad thanks things and maybe instructive for us in San Francisco, with particular reference to their main street, because as some of you may know, at one time, all of these small towns in the East Bay, had their own little defined main street, and core cities, which included all of the essential services, the markets and you know all the sorts of things you had to have movie theatres unfortunately most of them are gone now, because in the 60s, particularly with the merger of many of them into the City of Fremont, and a few others into the city of Union City, a lot of them were destroyed and replaced by shopping centers, surface parking lots, and a decentralize auto centric type of situation. Mr. Ionin putting up some of the pictures from the present main street in Pleasanton and I'll comment on what is there, as I get further along in my remarks, but they were lucky because some of it happened it was an isolated little town with only 2 thousand people, and I was living there, so it survived some of the boom that occurred in the 60s where everything was torn down and they preserved enough of the buildings there to be able to restore, they even had some Victorians because the train went through there as early as the 1880s, a lot **masonry** buildings, previously were feed stores and things like that, because it is all agricultural craftsman style and stucco from the 20s. They preserved those that remained of those type of but what they did, they did a good job, that was the all city hall, when I was growing up, it was city hall, the library and the police department, the fire department now, it's a museum, but it is the same building, so, anyway and what they did as well preserving they added new additions to the buildings remained were very contextual to was there, much has been done with those plazas, as one example, here in San Francisco, where it is sort a seamless edition, when you see, they did a great job with that, they did create a few new places, most notably John Madden, has built a hotel called the Rose Hotel, which is the same name as the historic hotel, which was destroyed when I was a child out there, and they did a pretty good job, it may come up in the pictures, and it's been very lucky for them because they attract a lot of parades and a lot other events, that you know, because of the historic

nature or the well done. That's a bank now in a building that is an agriculture use in the past. So, that was a process to part of that, the bad part of that is that they still have a lot of the surface parking, fortunately is not the main street, is hidden behind on the side streets, but, and you know, the bad thing they also only went up about 2 floors with their additions or 3 floors of the most, instead of going 5 or 6, and putting housing above, because it could have been a great densification and they didn't do that, and they also, the little town doesn't have any of the essential services, there is not market in the little town, there is a lot things, you may need and neighborhoods serving uses, which aren't really there, a lot is just sort restaurants and maybe some banks and a few other things but not too much of, that the residents that live in that areas most of them are elderly can walk to. But, by and large they did a lot of good things, and I think it is instructive for us, in some of our streets, coming to mind in particular is West Portal, because it went through a lot of the same sort of things; we have some of the older buildings which there, which were notably only more than 2 floors or more; and the 60s they were torn-downed and replaced by banks and other institutions with surface parking lots, and this is a great opportunity for us to densify in a contextual way, so that the new buildings would blend with what is there and certainly transit rich, you can't be any transit richer, than having three Muni lines go right downtown, subway all the way. I'm not advocating for a huge, you know densification of it, there's a properly planned densification they've done in Pleasanton's main street but they did do it as well as they could have, but they managed to keep the context. So, I think that that would be something we can take some examples from particular architecturally, as we a look to some of our neighborhoods streets that are undergoing change and make sure what is in there, blends in with was in there before, and we use create the best use if we have parking that we'll probably need, is underground and or at least hidden from site and I think we can do a lot of good things. Secondable, the comments we had with the sponsors from 1218 south van ness a project will see in about three weeks, I think, and finally I'd like to wish everyone a happy Easter and Passover.

C. DEPARTMENT MATTERS

10. [Director's Announcements](#)

Director Rahaim:

Good afternoon, Commissioners, just a couple of announcements I want to call your attention to an item in the front of the Director's report, which is the Market Street Festival, this is a project that we have been working in collaboration with the Yerba Buena Center for the Arts, and the James Knight Foundation, the festival is next week, we are expecting a fairly substantial number of people, even from out State, coming in for the festival, it is the first of its kind looking at the prototypes, for how we could improve the conditions on Market Street, to create new interventions on the street, it is happening from 9th to 11th next week, and there is a website MarketStreetprototyping.Org, to find more information, Secondly, you may have seen today's paper in regard the census projections estimates on the City's population, we the Census Bureau estimate that in July of last year, the City's population reached 850,000 for the first time and the population is kind of population trends are happening all over the country right now, where central cities are seeing substantial growth in population for the first time in decades we are growing at a rate about of 10 -11 thousands of people, per year since the 2010 census, so it is an indication of the shifting preferences, if you will, for the millennial generation, the baby boom generation moving into the city we're seeing that very clearly in San Francisco right now. That concludes my presentation. Thanks.

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

LAND USE COMMITTEE:

- **150197 Hearing - Interagency Plan Implementation Committee Annual Progress Report and the Development Impact Fee Report. Sponsor: Cohen.** The Planning Commission heard this item as an informational presentation on December 11. At the Land Use Committee hearing, there was some discussion by committee members about the progress of implementing infrastructure improvements in plan areas, funding tools in addition to impact fees, the ability to raise impact fees to capture increased housing values, the need to expand transit impact fees, and the need for funding to childcare facilities and funding. Because this was informational item, the item was heard and filed and no action was taken.
- **150149 Planning Code - Adopting Nexus Analysis for Certain Development Fees. Sponsor: Planning Commission.** This item was approved by the Planning Commission on December 11 of last year. At the Land Use Committee hearing, the members discussed raising impact fees, identifying alternative sources of revenue and the need for public funding for childcare facilities. This item was forwarded to the Full Board with positive recommendation.
- **141266 Planning Code - Off-Street Parking Exceptions. Sponsor: Breed.** Continued to April 6th

FULL BOARD OF SUPERVISORS:

- **150247 Administrative Code - Establishing Balboa Reservoir Community Advisory Committee. Sponsor: Yee.** Passed its Second Read
- **150171 Public Hearing - Appeal of Community Plan Exemption from Environmental Review - 340 Bryant Street.** Continued to April 7th at the request of the project sponsor.
- **150315 Supporting the Designation of the San Francisco Bay Water Trail as a Priority Conservation Area. Sponsor: Cohen.** This resolution was unanimously adopted.
- **150317 Resolution authorizing the nomination of four new Priority Conservation Areas. Sponsor: Mar.** This resolution was unanimously adopted.

INTRODUCTIONS:

- **141266 Planning Code - Off-Street Parking Exceptions. Sponsor: Breed.** Reintroduced with Planning Commission's recommended changes.

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

No Report

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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.

SPEAKER: John Elberling – Central SOMA

E. REGULAR CALENDAR

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

- 12a. [2015-001388PCA](#) (A. STARR: (415) 558-6362)
ESTABLISHING THE DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT [BOARD FILE NO. 150082] - **Planning Code and Zoning Map Amendments** to establish the Divisadero Street Neighborhood Commercial Transit District along Divisadero Street between Haight and O'Farrell Streets in place of the Divisadero Street Neighborhood Commercial District and make conforming and other technical changes to various other sections; amending the Zoning Map to make changes that conform with the Code amendments; 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.
 Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: + Conner Johnston, Aide to Supervisor Breed – Amendment presentation
 + Michael Smithwick – Support, housing density on transit corridor
 = Michael Duval – Height, shade and shadows
 + Owen O'Donnell – Support, population, density
 - Ed Yates – Fillmore Street – text book example of bad redevelopment
 + David Ballafe – Parking
 = (F) Speaker – Walkability, keep the diversity
 - Claudia Sagan – Unique plans
 - Donna Thompson – SF density

ACTION: Adopted a Recommendation for Approval as Amended to include a recommendation that the Supervisor investigate Cu controls for lot mergers; and does not recommend inclusion of the density bonus program modification proposed by staff.

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

RESOLUTION: 19348

- 12b. [2015-001268PCA](#) (A. STARR: (415) 558-6362)
ESTABLISHING THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT [BOARD FILE NO. 150081] - **Planning Code and Zoning Map Amendments** to establish the Fillmore Street Neighborhood Commercial Transit District along Fillmore Street between Bush and McAllister Streets in place of the Fillmore Street Neighborhood Commercial District; rezoning two properties at the corner of Fillmore and Fulton from NC-1 to RTO; amending various other sections to make conforming and other technical changes; amending the Zoning Map to make changes that conform with the Code amendments; and 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.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: Same as Item 12a.
 ACTION: Adopted a Recommendation for Approval with Modifications
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards
 RESOLUTION:

13a. [2013.0973CVX](#) (G. MOSQUERA: (415) 575-9165)
150 VAN NESS AVENUE - Southern side of Hayes Street between Van Ness Avenue and Polk Street; Lots 001, 014, 015, 016 and 021 in Assessor's Block 0814. The project will demolish one existing office buildings, four parking lots and the pedestrian bridge over Hayes Street and construct a 120 foot, 450,577 square foot, 13-story building with approximately 420 dwelling units and 9,000 square foot of ground floor retail. Request for **Downtown Project Authorization**, including modifications to certain Planning Code requirements, including: 1) ground level wind currents (Planning Code Section 148); 2) off-street parking exceeding principally-permitted amounts (Planning Code 151.1); 3) rear yard—lot coverage (Planning Code Section 249.33).The project site is located within a C-3-G (Downtown General) Zoning District and 120-R-2 Height and Bulk District, and Van Ness & Market Downtown Residential SUD. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of March 12, 2015)

SPEAKERS: + Oz Erickson – Project presentation
 + Architect – Design presentation
 + (F) Speaker – Demolition plan
 + Victor Watson – Safe of trades and community\
 = Sarah Hickey – Lack of housing and preschool facilities, noise
 = Erika Hitchings – Noise, privacy, air quality
 = Alice B__ - Concerned parents
 = David Mullafey – Parent concerns
 = (F) Speaker – More time
 = Mark Loedowski – Noise, air quality, cumulative detrimental effect
 - Heather Kilday – Setback
 - Nicholas Tsuk – Negative impacts
 - (F) Speaker – Omissions, inaccuracies in public notice
 + Jim Chapel – Project merits and notice
 - Ana Cassad – Right to education, light and air
 - Sue Kwan – Message to LePort, schools, parents, request for continuance
 + Gabriel Metcalf – Idea of planning Market and Octavia Plan
 + Tim Colen – Van Ness SUD, improving the area
 + Katherin Young – Rental prices
 + Rob Poole – Endorsement
 = Areal Cossara – Request for continuance
 + Donna Savoy – Support
 + Jessica Birmigham – Aware of the development and in support
 + Jim Worshell – Market-Octavia plan
 + John Schwork – Dire housing crises

- + Jill Manten – Public art trust
- = Alex Witt – Interest rates
- (M) Speaker – Health and safety of students
- + Ali Hulery – Demand and supply
- + (M) Speaker – Support read into the record
- + Andy Sharitte – Moe high density housing
- + Jim Koppel – Support
- + Tony Gazetta – Union labor jobs
- + Sonja Trauss – Housing development issues
- + Kiko Sing – Support
- + Vague Uvley – Support for more high density housing in this location
- + Ed Johnson – Desirability of the neighborhood
- + Amir Berrar – Support for the proposed housing
- + Steve Vettel – Response to questions

ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards
 MOTION:

- 13b. [2013.0973CVX](#) (G. MOSQUERA: (415) 575-9165)
150 VAN NESS AVENUE - Southern side of Hayes Street between Van Ness Avenue and Polk Street; Lots 001, 014, 015, 016 and 021 in Assessor's Block 0814. The project will demolish one existing office buildings, four parking lots and the pedestrian bridge over Hayes Street and construct a 120 foot, 450,577 square foot, 13-story building with approximately 420 dwelling units and 9,000 square foot of ground floor retail. Request for **Conditional Use Authorization** to exempt the floor area attributed to the on-site inclusionary affordable units from the Floor Area Ratio (Planning Code Section 124) and authorize three guest suites as hotel rooms (Planning Code Section 216). The project site is located within a C-3-G (Downtown General) Zoning District and 120-R-2 Height and Bulk District, and Van Ness & Market Downtown Residential SUD.
 Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of March 12, 2015)

SPEAKERS: Same as Item 13a.
 ACTION: Approved with Conditions
 AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards
 MOTION:

- 13c. [2013.0973CVX](#) (G. MOSQUERA (415) 575-9165)
150 VAN NESS AVENUE - Southern side of Hayes Street between Van Ness Avenue and Polk Street; Lots 001, 014, 015, 016 and 021 in Assessor's Block 0814. The project will demolish one existing office building, four parking lots and the pedestrian bridge over Hayes Street and construct a 120 foot, 450,577 square foot, 13-story building with approximately 420 dwelling units and 9,000 square foot of ground floor retail. Request for **Variance**, from the requirements for dwelling unit exposure (Planning Code Section 140) and curb cut width (Planning Code Sections 145.1 and 155), and a height exemption for the 120-foot height limit for the elevator penthouse (Planning Code Section 260). The Zoning Administrator will consider these requests following the Planning Commission's consideration of the request for Downtown Project Authorization and Conditional Use Authorization. The

project site is located within a C-3-G (Downtown General) Zoning District and 120-R-2 Height and Bulk District, and Van Ness & Market Downtown Residential SUD.

(Continued from Regular Meeting of March 12, 2015)

SPEAKERS: Same as Item 13a.
ACTION: After hearing and Closing Public Comment; ZA Continued to April 23, 2015

14. [2014.1520C](#) (B. BENDIX: (415) 575-9114)
561-563 VALENCIA STREET - east side of Valencia Street between 16th and 17th Streets, Lot 041 in Assessor's Block 3569 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.2, 303, 726.21 and 726.44 to legalize a non-residential use larger than 3,000 square feet and to convert a retail use to a restaurant use in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. The proposed project legalizes the expansion of a restaurant at 561 Valencia Street (d.b.a. Bar Tartine) to approximately 3,400 gross square feet by converting an adjacent ground floor commercial space at 563 Valencia Street to a restaurant use. The project does not expand the existing building footprint. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Vinnie Ng – Project presentation
ACTION: Approved with Conditions
AYES: Fong, Wu, Antonini, Johnson, Moore, Richards
ABSENT: Hillis
MOTION: 19352

F. DISCRETIONARY REVIEW CALENDAR

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

15. [2013.1431DRP_3](#) (R. SUCRE: (415) 558-6159)
1512 20th STREET - north side of 20th Street between Missouri and Connecticut Streets, Lot 012 in Assessor's Block 4067 - Request for **Discretionary Review** of Building Permit Application No. 2013.10.29.0519 (Alteration) proposing a change in use from retail/personal service to restaurant/personal service and construction of a one-story vertical addition and a one-to-two-story horizontal addition with a second-story roof deck within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: - Bridgette O'Rourke - DR Requestor presentation – Privacy
- Miland Paranjpe – DR Requestor presentation – Light and privacy

- Dana Loof – DR Requestor presentation – Light and air
- + Lester Zeigman – Project presentation
- + Carrie Bernstein – Design presentation
- + Steve Vettel – Code issues
- = (M) Speaker – Privacy and noise concerns
- + Rosemaire B ossler – Former retailers commercial zoning
- + Melinda Lee – Price of property, potential value
- + Jerry Meyer – Support
- + Sister Lucia Devologo – Support
- + J.R. Redman – Support
- + Keith Goldstein – Support
- + Paul Terry – Support
- + Phillip Anosovich – Support
- + Mary Petrin – Support
- + Peter Linenthal – Support
- + Susanna Brenner – Support
- + Mary Hewitt – Age in place
- + Ron Miguel, Privacy, as of right

ACTION: Did not take DR and Approved
 AYES: Fong, Wu, Antonini, Johnson, Moore, Richards
 ABSENT: Hillis
 DRA No: 0413

G. 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 with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

ADJOURNMENT - :00 P.M.

