

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, February 4, 2016
12:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Fong, Richards, Antonini, Hillis, Moore, Wu
ABSENT: Commissioner Johnson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:13 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Erika Jackson, Andrew Perry, Deborah Landis, Menaka Mohan, Marcelle Boudreaux, Collin Clarke, Jeffrey Horn, Veronica Flores, Nancy Tran, 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. 2015-013891DRM (E. JACKSON: (415) 558-6363)
100 SICKLES AVENUE - northern corner of Sickles and Huron Avenues; Lot 016 of Assessor's Block 7142 - Request for a Mandatory Discretionary Review of a Building Permit Application to establish a Medical Cannabis Dispensary (MCD) (d.b.a. "God's Green

Compassion”) on the ground floor of the subject property. The MCD would allow for on-site sales of medical cannabis and/or medical cannabis edibles. No on-site cannabis cultivation, nor on-site medication of medical cannabis would take place at the subject property. The subject property is within the Excelsior Outer Mission Street NCD Zoning District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

(Proposed for Continuance to April 28, 2016)

SPEAKERS: None
 ACTION: Continued to April 28, 2016
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson

2. 2002.0695D (A. PERRY: (415) 575-9017)
55-65 HILIRITAS AVENUE - east side of Hiliritas Avenue between Diamond and Arbor Streets; Lots 022 and 023 in Assessor’s Block 7552 - Request for **Discretionary Review** of Building Permit Application Nos. 2002.03.19.1797, 2002.03.19.1800, and 2002.03.19.1802 to demolish an existing two-story single-family dwelling at 55 Hiliritas Avenue, and construct two new two-story over garage single-family dwellings within a RH-1 (Residential House, One-Family) Zoning District and a 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).

WITHDRAWN

SPEAKERS ON CONTINUANCE ITEMS:

Kevin Honda – 2100 Market Street – Continuance
 Joel Kaniele – 100 Sickles – Continuance, notice
 Leigh Kay – 100 Sickles – Notice
 Bruce Bowen – Cumberland Continuance – Support
 Tom Mellroy – 2100 Market St. – 6 weeks continuance

B. COMMISSION MATTERS

3. Consideration of Adoption:
 • [Draft Minutes for January 21, 2016](#)

SPEAKERS: None
 ACTION: Continued to February 11, 2016
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson

4. 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.

2016 Hearing Schedule

SPEAKERS: None
ACTION: Reinstate March 31, 2016
AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
ABSENT: Johnson

Commissioner Wu:

So, now that Sickles -- 100 Sickles is on the April date, is there any requirement for the Planning Department to re-notice it, and then the question about which languages it was notice in, how that is being corrected?

Director Rahaim:

I know that we are trying to correct the notice, technically with the continuance you don't meet to re-notice it, but I will ask staff to look at and make sure we get the proper notice out.

Commissioner Wu:

I'd recommend, it sounds maybe didn't go out in Tagalog, if does go in Tagalog, maybe it needs to go out in all the languages again.

Commissioner Antonini:

I had the good fortune to be able to go both to Super Bowl City and the NFL Zone within the last week and I think they were extremely well organized, clean, safe, very diverse in all ways and actually had occasion to dine at one of the restaurants in connection was actually quite reasonable so very impressed with the way it is done, and I think those of you who haven't, it is a lot fun, very interesting things, particularly at the NFL Zone, find out how footballs are made and others interesting items, so good job as far as I can see.

Commissioner Richards:

I'll try to be brief here, because I know we are under time crunch, three quick things. First, I am sure some of you read the Joe Eskenazi article in San Francisco Magazine or ModernLaundry.com, on he kind of - - he took - - didn't kind of, he took it upon himself to take the 5M project 40 percent affordable and run it through the sausage grinder to see exactly, and at the end what true, in his opinion affordability rate was. Interesting enough, I think it is a great exercise, I know the Director has hired a consultant to try to come up with a number, because we have been asking, what the additional 8 percent get us truly, but one thing that disturbs me is, we here as commissioners sat and heard a project that has 33 percentage affordability, yet his calculations, and I'm not saying they're right or wrong, I don't know, indicates that the project was less than 33 percent. Even, we Commissioners were kind of -- a little bit, didn't have quite the full grasp on what the true level of affordability. He did his calculations based on what would have been needed to be given anyways, and what was subtracted out because we had a development agreement. So I ask that any time we have a development agreement, we have a certain threshold affordability that type of exercise is given to us when we are actually looking at the project. I think it is a really good transparency thing rather than looking afterward. I'd love to see, maybe a consultant pick apart Joe's numbers and say, they are real not, when he goes thru that. Secondly, there was an article in the Chronicle on the 28th, which was last week's

hearing, talking about areas being affordable and walkable, and now the world wants to live close together and be able walk to everything, especially the millennial and the post-millennial generation, but it says only 14 percent of the neighborhoods in the country manage to be affordable and walkable, and only two places in the U.S. actually have those Washington, D.C. and Seattle. A third of millennials commute to work or school by foot, compared with 13 percent for the baby boom generation. So, we're truly seeing shifts in behavior patterns among generations and it is really impacting where people want to live and I don't think we are able to adapt as quick enough as we need to to take into account this change. Lastly, I hear Commissioner Antonini say all the time that the Mission used to be Irish and Italian and is now Hispanic, I was in City Light Bookstore the other day and I came across this book about the history of the Mission, that making the Mission and how its ethnicity changed. It actually start with the founding of Mission Dolores all the way through urban renewal to the 70s and it is interesting I flipped through it, and I really wanted to understand how the out migration happened and was were the plans for the Mission, so, occasionally during commission comments I'll let you know one or two things I learned from this book that are really interesting, and I hope you'll find interesting as well, and I will start reading tonight.

Commissioner Moore:

I would be interested to have this Commission have a conversation with the Health Commission and Director Garcia. I read something quite interesting in the paper. I actually saw it on TV about a week ago. Redwood City has established what is called a food pharmacy, where food pantries and banks are advised by public health practitioners about the combination of healthy food to deal with the improvement on, for example, diabetes. We have a lot of health clinics, which are publically sponsored and supported and it will be interesting to have a targeted program like that and see if that can be used in San Francisco. I'll send the article to you Director Rahaim, as you will be having these discussions probably more frequently than we do, but I think it will be a fabulous idea for us to have a targeted way of assistance in food and health programs for choosing food for healthier living.

C. DEPARTMENT MATTERS

5. [Director's Announcements](#)

Director Rahaim:

I have nothing urgent today, so I defer my report in the interest of time.

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

LAND USE COMMITTEE:

• **150494 Planning, Building Codes - Conditional Use Required to Remove Any Residential Unit; Mandatory Legalization of Illegal Units; Permeable Surfaces and Landscaping Requirements.** Sponsor: Avalos. Staff: Haddadan.

At Monday's Land Use Committee hearing, the Committee heard Supervisor's Avalos's ordinance that would require CU authorization for the removal of any dwelling unit. The Planning Commission heard this item on December 10 of last year and voted 5 to 1 to

recommend approval with modifications¹. Supervisor Avalos has amended the legislation to include the Commission proposed amendments.

1. Amend the findings related to unit removal through demolition. The commission proposes adding the following two findings: 1) whether or not the replacement project would maximize density on the subject lot; and 2) If replacing a residential building not subject to the Rent Ordinance, whether the new projects replaces all of the existing units with new dwelling units with the same number of bedrooms and of similar size.
2. Amend the finding related to cost of legalization when removing unauthorized unit by using the average cost of legalization per unit instead of the proposed per square footage in the legislation.
3. Amend the tables within Article 2, Article 7, and 8 of the Planning Code to reflect the proposed changes in Section 317.
4. Encourage Staff to reform the definition of “demolition” in Section 317 of the Planning Code.

At the land use committee hearing Supervisor Wiener had several questions of staff related to the implementation of this ordinance. Specifically, how this change would impact homeowners who could not afford to pay to have the unit legalized. He also felt that the ordinance was a significant change that needed more vetting and outreach. In response, the Planning Department and DBI noted that there were funds that may become available to address this issue in the next budget, and DBI has also set aside additional funds to help home owners come into compliance with code violations. Similar sentiments were brought up by Supervisors Peskin and Cohen. Several member of the public spoke in favor of the ordinance, and how it would help protect the tenants and stop displacement. There were also several speakers in opposition to the ordinance including the Residential Builders Association and organizations representing landlords.

The Committee did vote to amend the ordinance to remove a provision that exempted residential units on the ground floor in C-3 districts from Section 317 controls; however given the concerns brought up by the committee members they ultimately voted to continue to the item to next week’s hearing.

• **151281 Interim Zoning Controls - Additional Design Standards for Large Projects Within the Showplace Square, Potrero Hill, and Central Waterfront Area Plans.** Sponsor: Cohen. Staff: Not Staffed.

Also at the Committee was a resolution imposing interim controls that places additional design standards for Large Project Authorizations in the Showplace Square, Potrero Hill, and Central Waterfront Area Plans. This item passed out of committee unanimously and will be considered by the Full Board next week.

FULL BOARD OF SUPERVISORS:

• **150914 Eliminate CU for 100% Afford. Housing.** Sponsor: Wiener. Staff: Mohan. Passed its first read on a 10 to 1 with Supervisor Yee dissenting.

• **160036 Committee of the Whole - Charter Amendment - Authorizing Board of Supervisors to Update Inclusionary or Affordable Housing Requirements and Providing Increased Interim Requirements - February 23, 2016.** Sponsor: Kim. Staff: Not Staffed.

Also at the Board was a resolution to schedule a hearing on February 28 for Supervisor Kim's charter amendment that would change the City's inclusionary **Summary of Board Activities February 1-5, 2016** Planning Commission Report: February 4, 2015 housing requirement. The resolution was amended at the Board to essentially allow the ballot initiative to bypass the Rules committee. This amendment passed 6 to 5. The item was then continued to the February 9th hearing by a unanimous vote.

INTRODUCTIONS:

• **160102 Planning Code - Prohibiting Formula Retail in Polk Street Neighborhood Commercial District.** Sponsor: Peskin. Staff: TBD

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

The Historic Preservation Commission did meet yesterday. They only had one item on the regular calendar, which will be brought to you under your regular calendar regarding the budget, and I believe they are recommending approval of that.

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.

SPEAKERS: Georgia Schuttish – Request to recalculate demo case figures
RE: General Public Comment Recalculation of Demo #s for Pending DR cases and unexpired 311 Notification

Please request that staff consider the above particularly for those pending DR cases that involve:

1. Façade changes
2. Major interior alterations
3. Relocation of unit
4. Huge expansion of sq. footage/over

This is very important due to:

1. The staff according to Mr. Sanchez and Commissioner Richards will be evaluating this process and procedures.
2. There is at least a 40% likely that demos have not been calculated correctly previously.
3. If mandatory DRs are necessary this will have an impact on preventing loss of affordable housing throughout S.F.

Ozzie Brown – Planning Department trend regarding revisions

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.

7. [2016-000613CRV](#) (D. LANDIS: (415) 575-9118)
FY 2016-18 PROPOSED DEPARTMENT BUDGET AND WORK PROGRAM – **Review and Comment** on the balanced Fiscal Year 2016-2018 department budget and work program.
Preliminary Recommendation: Review and Comment

SPEAKERS: John Rahaim – Introduction
 Tom DiSanto – Staff presentation
 ACTION: Reviewed and Commented

8. [2015-014590PCA](#) (M. MOHAN: (415) 575-9141)
UPPER MARKET STREET NCTD BAR EXPANSION - **Planning Code Amendment** to allow an existing bar on the ground floor in the Upper Market Street Neighborhood Commercial Transit District to expand to the second floor under specified circumstances with a Conditional Use authorization; 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 findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: = Menaka Mohan – Staff presentation
 + Andres Power – Aide to Supervisor Wiener
 + David Toup – Good neighbor
 ACTION: Adopted a Recommendation for Approval
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson
 RESOLUTION: 19556

9. [2015-014877CUA](#) (C. CLARKE: (415) 575-9184)
3325 SACRAMENTO STREET - between Presidio Avenue and Walnut Street, Lot 026 in Assessor’s Block 1021 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [724.52](#), and [790.116](#), for a change of use from a Retail toy store (d.b.a. The Ark) to a Retail and Personal Service use with accessory Medical Service (d.b.a. SkinSpirit), located on the ground floor of an existing two-story commercial building, within the Sacramento Street NCD (Neighborhood Commercial District), and 40-X 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

SPEAKERS: = Colin Clarke – Staff presentation
 + Tom Tuney – Project presentation
 + Hillary Hubbard – Design presentation
 + Lynn Hugh Bline – Basics program
 + Mel Dagonts – Project owner

+ Raul Isaac –
 = Tracy Tarioka – Parking
 = Marlyn Yaeger – Parking
 = Marioka Nu – Skin care completion, parking
 ACTION: Approved with Conditions, as amended by staff
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson
 MOTION: 19557

10. [2015-006700CUA](#) (C. CLARKE: (415) 575-9184)
 1533-1539 FRANKLIN STREET - at the northwest corner of Franklin and Austin Streets, Lot 004 in Assessor's Block 0665 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [178\(d\)](#), [303](#), [712.55](#), and [790.46](#), to establish a 30-room Tourist Hotel (d.b.a Pacific Heights Inn) on the top three floors of a four-story commercial building within a NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 130-E 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

SPEAKERS: = Colin Clarke – Staff presentation
 + Ilene Dick – Project presentation
 = Sue Hestor – Union issues
 = Sophia Gomez – Affordability of housing to hotel employees.
 Conditional Use criteria for hotels and motels requires the Commission to evaluate hotel projects in context of workforce housing. This project may be small in terms of room and employee count, but given the proliferation of micro-hotel projects, Planning must recognize the dwindling supply of housing affordable, to hotel employees, plus the rapid displacement of San Francisco residents who work in the City's hotel industry.

Conversion of rent-controlled housing to short term rentals, as well as a growing number of SROs seeking to convert to tourist hotels, measurably contributes to the reduced supply of affordable San Francisco housing. This is an essential backdrop to work-force housing. Planning should quantify those impacts as part of every Section 303(g) analysis.

Given proliferation of such micro-hotels and resulting impacts on San Francisco's hotel workforce, Local 2 asks that Planning evaluate these impacts in terms of their cumulative effect, not simply project by project.

ACTION: Approved with Conditions, including additional attention to the alley, as amended by staff
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson
 MOTION: 19558

- 11a. [2012.0262CUAVAR](#) (M. BOUDREAUX: (415) 575-9140)
500 GENEVA/2301 SAN JOSE AVENUE - located on the southeastern side of the intersection of San Jose and Geneva Avenues; Lot 036 in Assessor's Block 6972 - Request for **Conditional Use Authorization** pursuant to Planning Code Section 211.2 and 303 to allow change of use at the existing Powerhouse building within the Geneva Car Barn complex (Office Building and Powerhouse) to community facility/exhibition space. The overall rehabilitation and change of use project will move forward in two phases. The project requires variance from the Planning Code for lack of code-compliant Class 1 bicycle parking, pursuant to Section 155.3. Part of the property is listed in Article 10 of the Planning Code as Landmark No. 180, and has received Certificate of Appropriateness for phase 1 scope of work from the Historic Preservation Commission on November 18, 2015 (case no. 2012.0262COA). The property is within a P (Public) 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: Approve with Conditions
- SPEAKERS: = Marcelle Boudreaux – Staff presentation
+ Nicole Awril – Project presentation
+ Dan Weaver – Support
- ACTION: Approved with Conditions
AYES: Fong, Antonini, Hillis, Moore, Wu
ABSENT: Johnson, Richards
MOTION: 19559
- 11b. [2012.0262CUAVAR](#) (M. BOUDREAUX: (415) 575-9140)
500 GENEVA/2301 SAN JOSE AVENUE - located on the southeastern side of the intersection of San Jose and Geneva Avenues; Lot 036 in Assessor's Block 6972 - Request for variance from the Planning Code to not provide two required Class 1 bicycle parking spaces, pursuant to Section 155.1-155.3. The project proposes change of use to community facility/exhibition space at the Powerhouse building (within the Geneva Car Barn complex). The property is within a P (Public) Zoning District, and 40-X Height and Bulk District.
- SPEAKERS: Same as Item 11a.
ACTION: After hearing and closing public comment, ZA indicated an intent to grant
- 12a. [2014.0519CUAVAR](#) (J. HORN: (415) 575-6925)
2100 MARKET STREET - located on the northwestern side of the intersection of Church, Market and 14th Streets; Lot 041 in Assessor's Block 3542 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections: 303, 155 (to allow a curb cut along 14th Street, an official City bike route), 733.11 (to develop a lot exceeding 9,999 square feet) and 733.44 (to establish a restaurant) for a project proposing to demolish an existing a 20-foot-tall, two-story, commercial building (former "Home" restaurant) approximately 4,406 square feet in size with a surface parking lot containing 15 spaces and to construct a new 4- to 7-story (40' to 65' in height) mixed-use building approximately 61,678 square feet in size. The proposed building would include 62 residential units and 2,600 square feet of ground-floor commercial use. The proposed building would have 62 dwelling units, 62 Class 2 bicycle spaces at the ground-floor level and five (5) Class 1 bicycle spaces located

on the Market Street sidewalk in front of the project site and two (2) parking spaces for service vehicles accessed from 14th Street. The proposed building would provide approximately 4,960 square feet of common usable open space. The project also requires variances from the Planning Code for rear yard and ground floor ceiling height, pursuant to Sections 134 and 145.1. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and 40-X and 60/65-X Height and Bulk Districts, within the Market and Octavia Area Plan. 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: = Jeff Horn – Staff presentation
 + Brian Spiers – Project presentation
 + Alex – Design presentation
 - Sherry King – Opposed to anything above four stories
 - Tom McIlroy – Design issues
 - David Troupe – Design issues
 + Victor Gonzalez – Affordable housing crisis
 + (M) Speaker – Site is an eyesore, good project
 + Ken Waldeck – Problem site, prior opposition
 + David Cincotta – Clarifying variance

ACTION: After hearing and closing public comment; a motion to continue to March 3, 2016 failed+3 -3 (Antonini, Hills, Fong against); Approved with Conditions as amended to include:

1. Sponsor to continue working with staff and the community on the design;
2. Add a retail component to the 14th Street frontage;
3. Allow for retail size flexibility; and
4. Provide a formal report back to the Commission on the projects' revised design

AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson
 MOTION: 19560

- 12b. [2014.0519CUAVAR](#) (J. HORN: (415) 575-6925)
2100 MARKET STREET - northwestern side of the intersection of Church, Market and 14th Streets; Lot 041 in Assessor's Block 3542 – Request for **Variance** pursuant to Planning Code Sections: 134, for rear yard and 145.1, for ground floor non-residential ceiling height that is less than 14-feet in height. The project site is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and 40-X and 60/65-X Height and Bulk Districts, within the Market and Octavia Area Plan.

SPEAKERS: Same as Item 12a.

ACTION: After hearing and closing public comment, ZA took the matter under advisement

13. [2014.1192C](#) (V. FLORES: (415) 575-9173)
2310 MARKET STREET - north side of Market Street, at 16th Street; Lot 001 in Assessor's Block 3562 - Request for **Conditional Use Authorization** pursuant to Planning Code

Sections 303, 721.69, and 790.123 to legalize an existing retail store selling primarily tobacco/tobacco paraphernalia with gift sales as an accessory use. The tobacco paraphernalia store will maintain the name "Koheba Gifts and Smoke Shop". The project does not propose any storefront changes. The project is located within the Upper Market Neighborhood Commercial District and 50-X Height and Bulk District. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Veronica Flores – Staff presentation
+ Amad Zariga – Project presentation

ACTION: Approved with Conditions

AYES: Fong, Antonini, Hillis, Moore, Wu

RECUSED: Richards

ABSENT: Johnson

MOTION: 19561

14. [2015-002171CUA](#) (A. PERRY: (415) 575-9017)
3606 TARAVAL STREET - north side of Taraval Street between 46th and 47th Avenues; Lot 019 of Assessor's Block 2375 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 781.1(a) to establish a Limited Restaurant (d.b.a. Avenues) that would operate a small coffee bar in the front portion of a retail surf and clothing store, within an NC-1 (Neighborhood Commercial, Cluster) Zoning District, the Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk District. This notice also meets Section 312 requirements for public notification for the change of use. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Andrew Perry – Staff presentation
+ Eddie Choi – Project presentation
- (F) Speaker – Increase in food related retail
= Silvia Johnson - Inaudible

ACTION: Approved with Conditions

AYES: Fong, Richards, Antonini, Hillis, Moore

ABSENT: Johnson, Wu

MOTION: 19562

15. [2013.1213CUA](#) (E. JACKSON: (415) 558-6363)
313-323 CUMBERLAND STREET - south side of Cumberland Street, between Sanchez and Noe Streets; Lots 043-044 in Assessor's Block 3601 - Request for **Conditional Use Authorization** to establish dwelling units at a density of one unit per 3,000 square feet of lot area per Planning Code Sections 207, 209.1, and 303, and authorize the demolition of a single-family dwelling that exceeds 80% of the combined land and structure values of single-family homes in San Francisco per Planning Code Section 317. The Proposed Project is to merge lots 043 and 044 into one 5,700 square foot lot, demolish the existing single-family dwelling on lot 043, and construct a new three-story over garage, two-family dwelling. The Discretionary Review of Building Permit Application No. 2014.06.27.9813 has been superseded through this CU authorization process. The Project is located in a 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Continued to March 31, 2016
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson

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.

16. [2014.1096DRP](#) (V. FLORES: (415) 575-9173)
17 TEMPLE STREET - east side of Temple Street between Saturn and 17th Streets; Lot 031 in Assessor's Block 2646 - Request for **Discretionary Review** of Building Permit Application No. 2014.04.22.3783 proposing to construct vertical and horizontal addition (at rear and front of existing structure) to an existing two-story single family residence. The existing unit will change from a two-bedroom unit to a three-bedroom unit, which will occupy the second and third floors of the structure. This unit will also include a new rear deck. Additionally, the project will add a one-bedroom unit on the first floor of the property. The subject property is 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 purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
- SPEAKERS: None
 ACTION: Continued to February 11, 2016
 AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
 ABSENT: Johnson
17. [2015-003411DRP](#) (N. TRAN: (415) 575-9174)
21 ROSEMONT PLACE - northeast end of Rosemont Place, between 14th Street and Clinton Park; Lot 020 in Assessor's Block 3534 - Request for **Discretionary Review** of Building Permit Application No. 2014.07.03.0471, proposing to demolish a detached accessory garage structure, construct horizontal and vertical additions (new third floor) and increase the dwelling count on-site from one to two units. Other modifications include: interior remodeling, façade alterations, new roof decks, stair penthouse, partial building removal for a ground floor patio and creation of a second off-street parking space. The subject property is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do not take Discretionary Review and Approve

SPEAKERS: None
ACTION: Continued to February 11, 2016
AYES: Fong, Richards, Antonini, Hillis, Moore, Wu
ABSENT: Johnson

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: 5:39 P.M.

