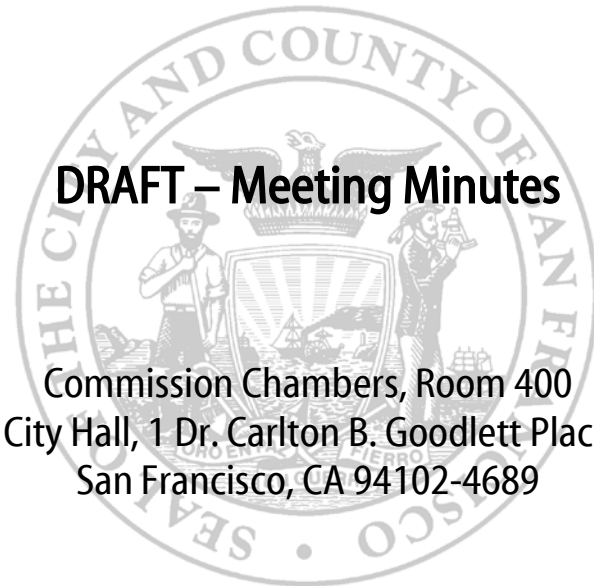


# SAN FRANCISCO PLANNING COMMISSION



## DRAFT – Meeting Minutes

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

**Thursday, March 3, 2016**  
**12:00 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:03 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Sara Jones, Mathew Snyder, Tina Chang, Nicholas Foster, Kate Conner, Alex Kirby, 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. 2015-018387CUA (E. SAMONSKY: (415) 575-9112)  
461 VALENCIA STREET - located on the east side of Valencia Street, between Sparrow Street and 16th Street; Lot 019 Assessor's Block 3554 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 145.4(e) and 303 to permit a change of use of a 3,153 square foot vacant commercial space (previously occupied by an art gallery) to a Business

and Professional Service use, doing business as Keller Williams Realty, at the ground floor of the subject property. The project also includes interior and exterior tenant improvements. The subject property is located in the Valencia Street Neighborhood Commercial Transit (NCT) Zoning District and a 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

**(Proposed for Continuance to March 10, 2016)**

SPEAKERS: None  
 ACTION: Continued to March 10, 2016  
 AYES: Fong, Antonini, Hillis, Moore, Richards  
 ABSENT: Johnson, Wu

2. 2014-000174CUA (A. PERRY: (415) 575-9017)  
32 ORD STREET - west side between Ord Court and 17<sup>th</sup> Street; Lot 005 of Assessor's Block 2626 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 306.7, and interim zoning controls established under Resolution 76-15, proposing a horizontal and vertical addition to a single-family home that would increase the existing square footage by more than 75% and in excess of 3,000 square feet without increasing the legal unit count, within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This notice also meets Section 311 requirements for public notification. 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 Meeting of January 7, 2016)

**(Proposed for Continuance to April 7, 2016)**

SPEAKERS: None  
 ACTION: Continued to April 7, 2016  
 AYES: Fong, Antonini, Hillis, Moore, Richards  
 ABSENT: Johnson, Wu

3. 2014.0599ENX (K. DURANDET: (415) 575-6816)  
540 DE HARO STREET - west side between Mariposa and 18<sup>th</sup> Streets; Lot 002 of Assessor's Block 4008 - Request for **Large Project Authorization** pursuant to Planning Code Section 329 to permit the demolition of the existing industrial building and the new construction of a 40 feet tall, 41,772 square foot building with 17 dwelling units, 16 off-street parking spaces and 17 Class I bicycle parking spaces. The project involves a dwelling unit mix consisting of (15) 2-bedroom, and (2) 1-bedroom units in the UMU (Urban Mixed Use) Zoning District, and 40-X Height and Bulk District. The proposed project is seeking a rear yard exception per Section 134 for the ground floor which has full lot coverage and permitted obstructions per Section 136. 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 Meeting of January 7, 2016)

**(Proposed for Continuance to June 2, 2016)**

SPEAKERS: Jessica Anderson – Support for Continuance  
ACTION: Continued to June 2, 2016  
AYES: Fong, Antonini, Hillis, Moore, Richards  
ABSENT: Johnson, Wu

## B. COMMISSION MATTERS

### 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.

#### **Commissioner Richards:**

Just wanted to bring up something I read, it was interesting in the New York Times on Tuesday morning. It talks about overcrowding in New York City and how it is worsening and it actually links the crowded conditions have been shown to hurt cognitive and behavioral development, and shorten and impinge on studying and sleep, leading to problems that endure throughout life, so New York City is experiencing the same thing we are experiencing here in San Francisco in terms of runaway rents, and if things don't kind of get done or it's not addressed, I think society will pay for it throughout the lifetime of the children that are actually in those crowded conditions. I've heard families living in SROs here, which is I think is absolutely terrible and wanted to bring it to everybody's attention.

#### **Commissioner Antonini:**

A more positive note, in a study that was from the San Francisco Business Times, a pre-human resources consulting firm named Mercer found that San Francisco has the highest quality of living of any American city, a survey out of 230 cities, I mean, unfortunately their rating was only number 28 worldwide, so obviously there is something about European cities or foreign cities that is lacking in American, I am not quite sure what their criteria are, but it is encouraging that we ranked higher than any other American city, Boston 34, Honolulu 35, Chicago 43 and New York City 44<sup>th</sup> place, and they talked about recreation, consumer goods, natural environment, medical accessibility, public services, transportation, banking currency, etc. So, obviously whoever did this survey seems to think it's a good place to live.

## C. DEPARTMENT MATTERS

### 5. [Director's Announcements](#)

#### **Director Rahaim:**

Good afternoon, Commissioners one announcement today, I wanted to bring to your attention a panel discussion that is occurring next week on the issue of gentrification and displacement. The Mayor's Office of Housing and Community Development is hosting a panel with the citizens community on community development, and the presenters are from the Center for Community Innovation at UC Berkeley, who worked on the Urban

Displacement Project, that includes Professor Karen Chapple and Miriam Zuk from the Center for Community Innovation at Berkeley. The Urban Displacement Project is a research and action initiative of UC Berkeley in collaboration with researchers at UCLA, community-based organizations, regional planning agencies, and the State of California Air Resources Board. The project's goal is to understand the nature of gentrification and displacement in the Bay Area. This has been a multi-year study that the center has put on, these are folks who have become an expert on this field and I would encourage members of the public and the Commission to attend, it also includes Antonio Diaz, who is the organizational director for PODER here in San Francisco and Gordon Chin, who is the Executive Director -- Founding Executive Director of the Chinatown Community Development Center, this is all taking place, next Tuesday the 8<sup>th</sup> at 5:00 pm., at the Mayor's Office of Community Development, which is 1 South Van Ness on the 5<sup>th</sup> floor. So, again next Tuesday, March 8<sup>th</sup> at the Mayor's Office of Housing and Community Development, 1 South Van Ness, on the 5 floor.

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

#### **LAND USE COMMITTEE:**

- **Planning Code - Upper Market Street Neighborhood Commercial Transit District; Second Floor Bars. Sponsor: Wiener.**

First on the Land Use Agenda was Supervisor Wiener's ordinance that would allow existing bars to expand to the second floor with CU authorization in the Upper Market Street NCT. The Commission heard this item on February 4<sup>th</sup> of this year and unanimously recommended approval to the Full Board. At this week's Land Use Committee hearing, Planning Staff gave a brief presentation on the Commission's action. There were no comments from the Committee members and no public comment. The Committee then voted unanimously to recommend approval to the Full Board.

- **160185 Planning, Building Codes - Conditional Use Required to Remove Any Residential Unit; Mandatory Legalization of Unauthorized Units. Sponsor: Avalos. Staff: Haddadan.**

The second duplicated file and third iteration of Supervisor Avalos's ordinance that would require CU for the removal of any unit was continued to the call of the chair this week. Supervisors Avalos and Wiener will be working on amendments to the proposed ordinance, which will require it to be referred back to the Planning Commission for review and recommendation.

- **150766 Hearing - Student Housing Needs and Production. Sponsor: Wiener. Staff: Haddadan, Rodgers**

Also on Monday, the Department participated in a hearing, sponsored by Supervisor Wiener, on Student Housing. Several educational institutions also presented at the hearing including UCSF, UC Hastings, SF State, and CCA. Over the past few months, the Supervisor has been working with these and other major institutions on their needs and plans for providing student housing. In the Department's presentation, staff discussed the need for student housing. Currently, colleges provide only about 9,000 beds for the approximately 80,000 students in the city. Staff also provided recent legislative history on student housing, which included two significant pieces of legislation, one adopted in 2010 and one in 2012 both of which encouraged the production of new student housing, and protecting existing housing from converting to student housing. Staff also provided an overview of new student housing added since 2010, and housing currently in the

pipeline. Staff's conclusion is that we would still have a significant shortfall of approximately 28,000 beds if existing housing and pipeline projects are accounted for. 1 Since 2010, 450 new beds have been developed for California College of the Arts and the Conservatory of Music along with remodeling of SF State dorms that created 800 new beds. There are also about 1700 new beds in the pipeline in association within four projects (CCA, Conservatory of Music, and USF).

Staff's presentation was followed by presentations from the educational institutions in attendance. Currently, the four institutions all provide a small proportion of housing to their student body, ranging from 14% for UCSF and SF State, to about 30% for CCA and UC Hastings; however, the general goal of these institutions is to provide housing for 50% of their student body.

During public comment, the Housing Action Coalition stated that the City needs to investigate the lack of interest from developers in building more student housing despite the recent legislative. The Developer, The Panoramic, which has developed most of the student housing built since 2010, recommended only requiring a 5 year commitment from a school when building student housing instead of the current 10 year commitment. At the conclusion of the hearing, Supervisor Wiener asked the Department to further investigate changes necessary to incentivize the development of student housing.

#### **FULL BOARD:**

- **151257 Planning Code - Increasing Transportation Sustainability Fee for Non-residential Projects.**

At the Full Board this week, Supervisor Avalos's ordinance that would increase the TSF by about \$2.00 for non-residential projects passed its Second Read on a 5 to 6 vote. The Mayor has indicated that he plans to veto this ordinance and it looks like the Board does not have enough votes to override the Mayor's veto.

- **151004 Planning Code - Projecting Signs in the Fillmore Street Neighborhood Commercial Transit District. Sponsor: Breed. Staff: Starr.** Supervisor Breed's ordinance that would allow projecting signs in the Fillmore District passed its First Read

- **160026 Planning Code, Zoning Map - Rezoning Noe Valley Town Square. Sponsor: Wiener. Staff: Burns.**

And Supervisor Wiener's ordinance to rezone the Noe Valley Town Square parcel to P/OS also passed its First Read.

- **160115 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.**

Also on the agenda was Supervisor Avalos's ordinance that would require CU for the removal of legal and unwarranted units. This was the second version of this file and applies to all zoning districts. The first version to pass the Board only applied to the C-3 Districts. With some minor clerical amendments, this ordinance passed its first read on a 9 to 2 vote, with Supervisor's Tang and Yee voting against. The concerns of these two supervisors were generally about the impact to single-family home districts; however Supervisor Tang did express support for the intent of the legislation and said that she looked forward to working with Supervisors Avalos and Wiener on the pending duplicated ordinance to address her concerns.

- **160166 Establishing City Policy Maximizing a Feasible Inclusionary Affordable Housing Requirement. Sponsor: Yee.**

Finally at the Full Board hearing, the Board considered Supervisor Yee's Resolution that addresses maximizing the City's inclusionary housing requirement. At the hearing, the resolution was amended by a unanimous vote in order to lay the groundwork for trailing legislation. The amended resolution states that the Board intends to adopt trailing legislation by April 19, 2016, which will include a grandfathering clause; a feasibility study; a clause requiring the Controller and other City departments to conduct a periodic feasibility studies; allow for the middle income units to be priced at 100% AMI; for the Board to set the maximum affordable unit pricing; and allow for the City to approve projects through Development Agreements that could include variations from the inclusionary housing requirements. This resolution then passed the Board on a unanimous vote.

**INTRODUCTIONS:**

- none

**HISTORIC PRESERVATION COMMISSION:**

Good afternoon, Commissioners, Tim Frye, Department staff here to share with you a few items from yesterday's Historic Preservation Commission hearing. The Architectural Review Committee of the HPC met to review the design criteria for a proposed UCSF research facility near San Francisco General Hospital. The location of the new building will be on an existing parking lot. The reason to bring the ARC into the mix for design review and comment is that the collection of early 20th century medical buildings at the San Francisco General have been identified as a National Registered District with a period of significance from 1915 to 1938. The ARC members reviewed the design criteria prepared by an outside preservation consultant and had very limited comments on the overall proposal. They feel that the design criteria will help guide a future architecture firm in developing a new building that fits within the eligible historic district. They did have some comments about the massing of the overall structure and how it relates to the historic buildings. While the current proposal and massing study is a very low, sort of boxy structure, the Commission -- the ARC members actually felt the building could be taller and sculpted in a more elegant fashion and better relate to the historic district. After the conclusion of the ARC there were two items on the full HPC calendar, one was a community sponsor landmark designation application for 235 Valencia Street, also known as the Hap Jones Building. Hap Jones is significant for its associations with the motorcycle industry, nationwide but also specifically to the Bay Area. The applicant has prepared a very thorough report, which the Commission felt addresses many, at least establishes significance of the building with Hap Jones, however; felt that there needed to be a better understanding of the cultural and social significance of the building related to the larger motorcycle industry and recreation within the Bay Area. The property owner is also preparing his own information, which the Department has not reviewed yet, so the Commission decided to voted unanimously to continue that item to their April 6<sup>th</sup> hearing. At that time, both the applicant and the property owner should have additional material for the Commission consideration on whether or not to initiate the Hap Jones Building to Article 10 of the Planning Code. It is important to know based on the current information, the Planning Department recommendation is, while the building does appear eligible for the California Register, it doesn't appear to meet any other priority areas identified by the HPC, as part of its Landmark Designation Work Program. Finally, Rec and Park Department presented or gave an informational presentation on the condition of the Mothers Building. Recently Rec and Park was awarded a Historic Preservation Fund Committee grant to hire an outside consultant to evaluate -- to conduct a condition assessment in a seismic feasibility study for the building located in the San Francisco Zoo. The building is significant and has been on the HPC's Landmark Designation Work Program since 2011, it is currently vacant, however; it suffers from a great deal

of deferred maintenance. The Rec and Park Department showed that the report identifies some immediate repairs that have to occur to the building, some short term repairs and some long term repairs, which are the bulk of the seismic upgrade and the mural restoration, at a total of approximately \$4.7 million. The President – likely the President of the HPC is going to attend the Rec Park Commission hearing of March 17, to also offer the HPC’s support in seeking grant funding or any other avenues to help rehabilitate the building in a timely fashion. That concludes my report unless you have any questions.

**BOARD OF APPEALS:**

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.

SPEAKERS: Judith – Number of public meetings

**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. [2012.0726E](#) (S. JONES: (415) 575-9034)  
**TRANSPORTATION SUSTAINABILITY PROGRAM – Transportation Sustainability Program, Align Component (AKA Level of Service Reform)** - Proposed Planning Commission Resolution to require the Planning Department to implement changes in the environmental review process for all California Environmental Quality Act determinations, including active projects, which will inevitably be required as a result of California Senate Bill 743. These changes would modify the local environmental review process by: removing automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, as a significant impact on the environmental pursuant to the California Environmental Quality Act, and replace it with vehicle miles traveled criteria which promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.  
*Preliminary Recommendation: Adopt*

SPEAKERS: + Sarah Jones – Staff presentation  
 + Wade Weitgreffe – CEQA L’os  
 + Devyani Jaine – Staff conclusion  
 + Tilly Chan – Support  
 + Ed Riskin – Support  
 + Sheryl Brinkman – Support  
 + (F) Speaker – Support  
 + (F) Speaker – Support

- + Viktoriya Wise – Support
- + (M) Speaker – Support
- + Judith – Support
- (F) Speaker – Opposition, history
- + (F) Speaker – Support
- + Andy Thornly – Support
- + Andrew Junius – Support
- + Scott Reinstein – Support
- + John Schwark – Support
- + Drew Cooper – Response to questions

ACTION: Adopted  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards  
 ABSENT: Wu  
 RESOLUTION: 19579

8. [2015-013111CWP](#) (M. SNYDER: (415) 575-6891)

**CANDLESTICK POINT DESIGN FOR DEVELOPMENT AMENDMENTS** - The portion of the Bayview Hunters Point Redevelopment Project Area that is within "Zone 1"; Assessor's Block and Lots (Block/Lot(s)): 4884/024, 028-036, 039; 4886/09; 4917/001-003, 4918/ 001-008, 021-025, 4934/002, 003; 4935/001-003; 4956/003-014; 4960/ 027; 4977/008; 4983/001; 4984/ 001, 002; 4991/276; 5000/002-024; 5005/001-005; 5023/008, 010, 5025/028, 011; 5027/015; 5076/008, 010, 011; 8803/001, 8804/001, 8811/001, 8812/001 - Proposed approval of **amendments to the Candlestick Point Design for Development**, originally approved by the Planning Commission by Motion No. 18104 on June 3, 2010. The proposed amendments would include height increases along two of the project's main streets (Harney Way between Arelious Walker Drive and Ingerson Drive, and Ingerson Drive between Arelious Walker Drive and Harney Way), the relocation of three tower sites, the reconfiguration of the CP Center, the retail core of the development, among other changes. The area subject to the Design for Development is within the Bayview Hunters Point Redevelopment Project Area, Zone 1, and within the Candlestick Activity Node Special Use District and the CP Height and Bulk District. As a part of the approval action, the Commission would also affirm CEQA Findings and findings of consistency with the General Plan and the eight priority policies of the Planning Code, Section 101.1

*Preliminary Recommendation: Approve*

SPEAKERS: = Matt Snyder – Staff presentation  
 + David Thorn – Staff presentation  
 = Steve Musalami – Tower location  
 + Linda Richardson – CPC could be more aggressive, model project  
 + Derf Buttler – Support  
 + Pr. Josiah Bell – Support  
 Dr Veronica Honeycut

ACTION: Approved  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards  
 ABSENT: Wu  
 MOTION: 19580

9. [2015-017728PCA](#) (T. CHANG: (415) 575-9197)



**MIDBLOCK ALLEY & ROOFTOP LEGISLATION** - Initiation of **Planning Code Amendment** - Amending Planning Code Sections 260, 270, 309, 329, 735, 743, and 744 to allow for greater flexibility in the screening and enclosure of rooftop mechanical equipment and make mid-block alley controls more consistently applied where required; 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 the Planning Code Section 101.1, and findings of public convenience, necessity and welfare under Planning Code Section 302.

*Preliminary Recommendation: Initiate*

SPEAKERS: = Tina Chang – Staff presentation  
 ACTION: Initiated  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards  
 ABSENT: Wu  
 RESOLUTION: 19581

- 10a. [2012.1445CV](#) (N. FOSTER: (415) 575-9167)  
824 HYDE STREET - east side of Hyde Street, between Bush and Sutter Streets, Lot 017 in Assessor's Block 0280 - Request for **Conditional Use Authorization** pursuant to Planning Code Section 253 and 303 to permit a building exceeding 50 feet within a RC Zoning District. The Project site is located within the RC-4 (Residential-Commercial, High Density) Zoning District and 80-A Height and Bulk District. The project proposes to construct a five story (over basement) building with 15 dwelling units on a vacant lot. The resulting height of the building would exceed 50 feet in height. Even though the underlying Bulk and Height District (80-A) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code. 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*  
 (Continued from Regular Meeting of January 14, 2016)

SPEAKERS: = Nick Foster – Staff presentation  
 + Ilene Dick – Project presentation  
 + Joseph Chance – Design presentation  
 - Bill Quan - Windows  
 ACTION: Approved with Conditions  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards  
 ABSENT: Wu  
 MOTION: 19582

- 10b. [2012.1445CV](#) (N. FOSTER: (415) 575-9167)  
824 HYDE STREET - east side of Hyde Street, between Bush and Sutter Streets, Lot 017 in Assessor's Block 0280 - Request for **Variance** pursuant to Planning Code Sections 136 and 145.1 to allow for permitted obstructions (bay windows) and relief from the Code regarding required active street frontages for residential developments.  
 (Continued from Regular Meeting of January 14, 2016)

SPEAKERS: Same as Item 10a.  
 ACTION: After hearing and closing public comment, ZA indicated an intent to grant

- 11a. [2015-000453ENXSHD](#) (K. CONNER: (415) 575-6914)  
88 ARKANSAS STREET - located at the northwest corner of 17<sup>th</sup> Street; Lots 002 and 002A in Assessor's Block 3953 - **Request for Adoption of Findings**, pursuant to Planning Code Section 295, regarding the shadow study that concluded the new construction of a five-story residential building (approximately 118,684 gsf), approximately 48 feet in height with 127 dwelling units would not be adverse to the use of Jackson Playground, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the UMU (Urban Mixed-Use Zoning District) and 48-X Height and Bulk District in the Showplace Square/Potrero Hill Area Plan.  
*Preliminary Recommendation: Adopt Findings*

SPEAKERS:       = Kate Connor – Staff presentation  
                       + (M) Speaker – Project presentation  
                       + (M) Speaker – Design presentation  
                       + Terry Califarias – Support  
                       - J.R. Eppler – Exception denial  
                       + Samisha Tate – Nested bedrooms  
                       + Adrian Simi – Housing for San Francisco  
                       + Austin Hunter – Affordable housing  
                       = Jude Deckenbock – Nested bedrooms  
                       + Natalie Rico – Functional design  
                       + Laura Clarke – Affordable housing  
                       + John Darsky – Support  
                       + Rob Poole – Support  
                       + Eric Mory – Acoustical impact  
                       - Mari Eliza – Request for continuance, loss of PDR  
                       - Allison Heath – Prioritizing housing  
                       - Sean Engels – Cumulative negative impacts  
                       + Drew Hess – Density of the project  
                       - Judith – Toxics height  
                       - Tony Kelly – Exception precedence  
                       + William Duncanson – Response to questions

ACTION:         Adopted Findings  
 AYES:           Fong, Antonini, Hillis, Johnson  
 NAYES:         Moore, Richards  
 ABSENT:        Wu  
 MOTION:        19583

- 11b. [2015-000453ENXSHD](#) (K. CONNER: (415) 575-6914)  
88 ARKANSAS STREET - located at the northwest corner of 17<sup>th</sup> Street; Lots 002 and 002A in Assessor's Block 3953 - Request for **Large Project Authorization**, pursuant to Planning Code Section 329, for the new construction of a five-story residential building (approximately 118,684 gsf), approximately 48 feet in height with 127 dwelling units, approximately 3,118 gsf of café use, 98 parking spaces, 128 Class 1 bicycle parking spaces and 12 Class 2 bicycle parking spaces, and a combination of private and common open space. As part of the Large Project Authorization, the project is seeking exceptions to certain Planning Code requirements including: 1) rear yard pursuant to Planning Code Section 134, 2) dwelling unit exposure pursuant to Planning Code Section 140, 3) off-street loading pursuant to

Planning Code Section 152.1, and 4) dwelling unit mix pursuant to Planning Code Section 207.6). The subject property is located within the UMU (Urban Mixed-Use Zoning District) and 48-X Height and Bulk District in the Showplace Square/Potrero Hill Area Plan. 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: Same as Item 11a.  
 ACTION: Approved with Conditions as amended to include the Entertainment Commission Conditions of Approval.  
 AYES: Fong, Antonini, Hillis, Johnson  
 NAYES: Moore, Richards  
 ABSENT: Wu  
 MOTION: 19584

## 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.

12. [2015-000164DRM](#) (A. KIRBY: (415) 575-9133)  
127 23<sup>RD</sup> AVE - west side between Lake and California Streets; Lot 004 in Assessor's Block 1383 - Request for **Mandatory Discretionary Review** of Building Permit Application Nos. 2014.12.19.4190 and 2014.12.19.4194 proposing to demolish the existing two-story single-family residence and construct a three-story, single-family residence with a partial fourth floor 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 as Proposed*

SPEAKERS: = Ali Kirby – Staff presentation  
 + Georgiana Cleveland – Project presentation  
 ACTION: No DR and Approved as Proposed  
 AYES: Fong, Antonini, Hillis, Johnson, Moore, Richards  
 ABSENT: Wu  
 DRA No: 0451

## 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 – 5:37 P.M.