

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 17, 2016
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:09 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Claudia Flores, Omar Masry, Mary Woods, AnMarie Rodgers, Marcelle Boudreaux, Chelsea Fordham, Tina Chang, Wayne Farrens, Laura Ajello, 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. 2015-010755CUA (C. GROB: (415) 575-9138)
447 BUSH STREET - south side of Bush Street, between Grant Avenue and Mark Lane; Lot 020 in Assessor's Block 0287 (District 3) – Request for **Conditional Use Authorization** to

convert 37 of 38 existing residential hotel rooms to tourist hotel rooms and to establish one new tourist hotel room pursuant to Planning Code Sections 210.2 and 303, as well as Chapter 41 of the Administrative Code. There are currently 51 total rooms at the subject property, d.b.a. Hotel Des Arts, 13 of which are legally permitted tourist hotel rooms. There is one permanent tenant in one of the 38 existing residential hotel rooms, which is not proposed for conversion. There are no permanent tenants in the remaining 37 rooms proposed for conversion. The one new tourist hotel room will be constructed in the existing lobby area on the second floor. No physical expansion or alterations are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). This action will also constitute a determination that the residential units provided in the 361 Turk Street and 145 Leavenworth Street buildings are "comparable units," per Section 41.12(d) of San Francisco Administrative Code Chapter 41. The proposed 361 Turk Street and 145 Leavenworth Street building involves the new construction of two residential buildings with 238 group housing rooms, which was previously approved under Case No. 2012.1531ECK.

(Proposed for Continuance to May 12, 2016)

SPEAKERS: None
 ACTION: Continued to May 12, 2016
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

2. 2014.0909C (C. GROB: (415) 575-9138)
140 ELLIS STREET - north side of Ellis Street, between Cyril Magnin Street and Powell Street; Lot 023 in Assessor's Block 0326 (District 3) - Request for **Conditional Use Authorization** to convert 12 existing residential hotel rooms to tourist hotel rooms pursuant to Planning Code Sections 210.2 and 303, as well as Chapter 41 of the Administrative Code. There are currently 124 total rooms at the subject property, d.b.a. Hotel Fusion, 112 of which are legally permitted tourist hotel rooms. There are no permanent tenants in the 12 rooms proposed for conversion. No physical expansion or alterations are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). This action will also constitute a determination that the residential units provided in the 361 Turk Street and 145 Leavenworth Street buildings are "comparable units," per Section 41.12(d) of San Francisco Administrative Code Chapter 41. The proposed 361 Turk Street and 145 Leavenworth Street building involves the new construction of two residential buildings with 238 group housing rooms, which was previously approved under Case No. 2012.1531ECK.
(Proposed for Continuance to May 12, 2016)

SPEAKERS: None
 ACTION: Continued to May 12, 2016
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

3. 2014.0911C (C. GROB: (415) 575-9138)
1412 MARKET STREET - north side of Market Street, at the intersection of Fell Street and Market Street; Lot 001 in Assessor's Block 0835 (District 6) - Request for **Conditional Use Authorization** to convert 15 existing residential hotel rooms to tourist hotel rooms pursuant to Planning Code Sections 210.2 and 303, as well as Chapter 41 of the Administrative Code. There are currently 120 total rooms at the subject property, d.b.a.

New Central Hotel, 105 of which are legally permitted tourist hotel rooms. There are no permanent tenants in the 15 rooms proposed for conversion. No physical expansion or alterations are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). This action will also constitute a determination that the residential units provided in the 361 Turk Street and 145 Leavenworth Street buildings are "comparable units," per Section 41.12(d) of San Francisco Administrative Code Chapter 41. The proposed 361 Turk Street and 145 Leavenworth Street building involves the new construction of two residential buildings with 238 group housing rooms, which was previously approved under Case No. 2012.1531ECK.

(Proposed for Continuance to May 12, 2016)

SPEAKERS: None
ACTION: Continued to May 12, 2016
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

4. 2015-010747CUA (C. GROB: (415) 575-9138)
972 SUTTER STREET - north side of Sutter Street, between Hyde Street and Leavenworth Street; Lot 012 in Assessor's Block 0280 (District 3) - Request for **Conditional Use Authorization** to convert 19 existing residential hotel rooms to tourist hotel rooms pursuant to Planning Code Sections 210.2 and 303, as well as Chapter 41 of the Administrative Code. There are currently 30 total rooms at the subject property, d.b.a. The Mithila Hotel, 11 of which are legally permitted tourist hotel rooms. There are no permanent tenants in the 19 rooms proposed for conversion. No physical expansion or alterations are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). This action will also constitute a determination that the residential units provided in the 361 Turk Street and 145 Leavenworth Street buildings are "comparable units," per Section 41.12(d) of San Francisco Administrative Code Chapter 41. The proposed 361 Turk Street and 145 Leavenworth Street building involves the new construction of two residential buildings with 238 group housing rooms, which was previously approved under Case No. 2012.1531ECK.

(Proposed for Continuance to May 12, 2016)

SPEAKERS: None
ACTION: Continued to May 12, 2016
AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

5. 2012.1531C (C. GROB: (415) 575-9138)
54 4TH STREET - Southwest side of 4th Street, between Market Street and Jessie Street; Lot 004 in Assessor's Block 3705 (District 6) - Request for **Conditional Use Authorization** to convert 81 existing residential hotel rooms to tourist hotel rooms pursuant to Planning Code Sections 210.2 and 303, as well as Chapter 41 of the Administrative Code. There are currently 201 total rooms at the subject property, d.b.a. The Mosser Hotel, 120 of which are legally permitted tourist hotel rooms. There are no permanent tenants in the 81 rooms proposed for conversion. No physical expansion or alterations are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). This action will also constitute a determination that the residential units provided in the 361 Turk Street and 145

Leavenworth Street building are “comparable units,” per Section 41.12(d) of San Francisco Administrative Code Chapter 41. The proposed 361 Turk Street and 145 Leavenworth Street building involves the new construction of two residential buildings with 238 group housing rooms, which was previously approved under Case No. 2012.1531ECK.

(Proposed for Continuance to May 12, 2016)

SPEAKERS: None
 ACTION: Continued to May 12, 2016
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

6. 2014.0910C (C. GROB: (415) 575-9138)
432 GEARY STREET - North side of Geary Street, between Mason Street and Taylor Street; Lot 006 in Assessor’s Block 0306 (District 3) - Request for **Conditional Use Authorization** to convert 61 existing residential hotel rooms to tourist hotel rooms pursuant to Planning Code Sections 210.2 and 303, as well as Chapter 41 of the Administrative Code. There are currently 69 total rooms at the subject property, d.b.a. Union Square Plaza Hotel, 8 of which are legally permitted tourist hotel rooms. There are no permanent tenants in the 61 rooms proposed for conversion. No physical expansion or alterations are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). This action will also constitute a determination that the residential units provided in the 361 Turk Street and 145 Leavenworth Street buildings are “comparable units,” per Section 41.12(d) of San Francisco Administrative Code Chapter 41. The proposed 361 Turk Street and 145 Leavenworth Street building involves the new construction of two residential buildings with 238 group housing rooms, which was previously approved under Case No. 2012.1531ECK.
(Proposed for Continuance to May 12, 2016)

SPEAKERS: None
 ACTION: Continued to May 12, 2016
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

SPEAKERS FOR THE CONTINUANCE CALENDAR:

John Kevlin – Continuance to a sooner calendar
 Carly Grob – Staff response

B. CONSENT CALENDAR

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

7. [2015-002837CUASHD](#) (T. CHANG: (415) 575-9197)
455 FELL STREET / PARCEL O – South side of Fell Street at Laguna Street; Lot 024 in Assessor’s Block 0831 (District 5) – Request for **Adoption of Findings** pursuant to Section 295 of the Planning Code regarding a Shadow Study that concluded that the shadow cast by the construction of a 50-foot tall building containing 108 dwelling units, 1,200 square feet of retail, a day-care facility and 118 bicycle parking spaces (102 Class 1, 8 Class 2, and 2

cargo spaces) within a RTO (Residential Transit Oriented) Zoning and 40-50-X Height and Bulk District would not be adverse to the use of Patricia's Green, land under the jurisdiction of the San Francisco Recreation and Park Department.

Preliminary Recommendation: Adopt Findings

SPEAKERS: None
 ACTION: Adopted Findings
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu
 MOTION: 19590

C. COMMISSION MATTERS

8. Consideration of Adoption:

- [Draft Minutes for March 3, 2016](#)

SPEAKERS: None
 ACTION: Adopted
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu

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:

Two articles one about PDR, the loss of PDR, which I thought was extremely well written and I will keep it when we discuss this issue in a few weeks. Second article on student housing in the Business Times, equally important, will probably come up today again and I will talk about it later.

Commissioner Antonini:

I wish everybody a Happy St. Patrick's Day.

D. DEPARTMENT MATTERS

10. [Director's Announcements](#)

Director Rahaim:

Thank you, Commissioners. I would like to ask that we close the meeting today in honor of Isoken Omakaro, who was a member of the staff for 20 years, who passed away unexpectedly yesterday morning. Isoken was with the Department for 20 years. He was an immigrant from Nigeria, was schooled in US, and moved to the West Coast in the early 90s. He worked primarily in the last 15 years at the Public Information Counter. He was very well known at the counter. He worked very closed with staff, many, many members of the public knew Isoken, and he was really dedicated to public service and very much enjoyed

his time there. He is survived by my wife and two children, who are 11 and 17, so, we ask for your support for his family, to the Department, and ask that you close the meeting in his honor. Thank you.

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

LAND USE COMMITTEE:

- No Planning items this week

FULL BOARD:

- **151084 Planning Code - Upper Market Street Neighborhood Commercial Transit District; Second Floor Bars.** Sponsor: Wiener. Staff: Mohan, Starr. PASSED Second Read

INTRODUCTIONS:

- **160255 Planning, Administrative Codes - Inclusionary Affordable Housing Fee and Requirements; Preparation of Economic Feasibility Report; Establishing Inclusionary Housing Technical Advisory Committee.** Sponsor: Kim, Peskin. Staff: Starr, Rodgers. This item is scheduled to come before the Planning Commission on March 31st for the Commission's review and recommendation.
- **160252 Planning, Administrative Codes - Construction of Accessory Dwelling Units Citywide.** Sponsor: Peskin. Staff: TBD

BOARD OF APPEALS:

The Board of Appeals did meet last night, only one item, I think might of interest, is an appeal of a variance that I've granted for 3636 Webster. This was before you as a Discretionary Review as well. We had a joint hearing on the item. The Board heard the appeal last night and denied the appeal. There will be a subsequent appeal opportunity in the building permit, which has your discretionary review decision.

HISTORIC PRESERVATION COMMISSION:

Good afternoon Commissioners, Tim Frye, Department staff, here to share with you a couple of items from the Historic Preservation Commission hearing. The Commission unanimously approved the Central SOMA Context Statement and Historic Resource Survey. The findings of the Context Statement on the survey will be used to inform the Environmental Impact Report for the Central Corridor Area Plan as well as provide support for development of cultural heritage districts within the Central SOMA, particularly the Filipino Cultural Heritage District that is currently underway. The findings also will be used to inform the policies of the draft Central Corridor Area Plan and you should see those drafts policies when the plan comes to you in the future. Finally, the Commission forwarded a unanimous positive recommendation for the land local landmark designation of 34-45 Onondaga Avenue. This is historically known as the Alemany Emergency Health Center. This is a community sponsored designation, also supported by Supervisor Avalos. The two buildings that are inter-connected are known as one of the – as part of the City's early emergency health system and one of the buildings contain some WPA era mural, which the Arts Commission is currently seeking funding to restore. That is moving to the Board of Supervisors and Aaron Starr will certainly keep you updated on its progress thorough the Board. That concludes my comments, unless you have any questions.

E. 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: Robin Bishop – 891 Carolina Street

F. REGULAR CALENDAR

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

12. (M. WOODS: (415) 558-6315)

[ACADEMY OF ART UNIVERSITY](#) - **Informational Presentation** regarding the status of enforcement, environmental review, Institutional Master Plan (IMP), projects requiring Commission action, and potential Commission review process. The IMP is available for viewing on the Planning Department's website (from www.sfplanning.org, click on "Resource Center," then "Department Publications" and then "Institutional Master Plans").
Preliminary Recommendation: None - Informational

SPEAKERS: = Mary Woods – Staff presentation
- (M) Speaker – Code violation
- Sue Hestor – AAU
- Spike Kahn – AAU violations
- Paul Werner – Student housing
- Cynthia Gomez – Housing, rent control
John Schwerk

ACTION: None – Informational

13. [2015-000988CWP](#) (C. FLORES: (415) 558-6473)
[2016 MISSION INTERIM CONTROLS - IMPLEMENTATION](#) (District 9) – **Informational Presentation**, On January 14, 2016, the Commission adopted the Mission 2016 Interim Controls (hereinafter, "The Interim Controls") to govern certain permit applications during the development of the Mission Action Plan (MAP) 2020. The controls require a Large Project Authorization or Conditional Use Authorization for certain projects. At this hearing staff will provide clarification on how the Interim Controls will be implemented including but not limited to expectations for submittals by project sponsors, and information about how staff will review and analyze the information submitted by project sponsors. The area governed by the Interim Controls is generally defined by the following boundaries: 13th and Division Street to Mission Street, to Cesar Chavez Avenue, to Potrero Avenue, and back to Division Street. The Mission Street boundary would include any parcel with a property line on either side of Mission Street. The Interim Controls are in place for 15 months from the date of adoption and will expire on April 14, 2017.
Preliminary Recommendation: None - Informational

SPEAKERS: = AnMarie Rodgers – Staff presentation
 ACTION: None – Informational

14. [2006.1523PRJ](#) (M. BOUDREAUX: (415) 575-9140)
50 1ST STREET/78 1ST STREET/88 1ST STREET/526 MISSION STREET - Informational Presentation - Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055 (District 6) - The project proposes demolition of surface parking lot and three buildings, construction of two new towers with occupied building heights of 850 feet (50 1st Street) and 605 feet (526 Mission Street) and retention, or partial retention, of two existing buildings. In total, the project proposes 2.1 million gross square feet of office, residential, hotel, and retail uses. The project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts.
 Preliminary Recommendation: None - Informational
 (Continued from Regular Meeting of January 14, 2016)

SPEAKERS: = Marcelle Boudreaux – Staff introduction
 + (M) Speaker – Ground level design presentation
 + Nichol Gustafson – Landscaping
 + Daniel Eggetter – Negative impact
 = Amanda Graham – CEQA review
 = Michael Nulty – Notice
 - John Elberling – Popos, Prop M allocation
 = Sue Hestor – Student considerations
 ACTION: None – Informational

15. [2014-001711PCA](#) (O. MASRY: (415) 575-9116)
WIRELESS (WTS) FACILITY- Planning Code Amendment - adopting a resolution initiating text changes to the Planning Code defining wireless telecommunications services (WTS) facilities; create distinct WTS facility land use controls; require a conditional use authorization (CU) for macro WTS facilities in most article 2, 7 and 8 districts; regulate micro WTS facilities in all districts; require that a WTS facility's cu shall expire after ten years; regulate WTS facilities in certain Mission Bay Districts and P Districts; exempt certain telecommunications equipment accessory uses from height limitations; allow screening elements for WTS facilities to exceed height limits, consistent with existing height limit exemptions for antennas; define and regulate temporary WTS facilities; allow the Historic Preservation Commission to delegate determinations on applications for administrative certificates of appropriateness and minor permits to alter to Planning Department staff; affirm 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 make findings under Planning Code Section 302.

Preliminary Recommendation: Initiate

SPEAKERS: = Omar Masry – Staff presentation
 = Charles Barr – Internet services legislation
 - Paul Albritton – Verizon concerns
 - Candy Blackstone – AT&T concerns

ACTION: Adopted a Resolution to Initiate
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu
 RESOLUTION: 19591

16. [2013.1753E](#) (C. FORDHAM: (415) 575-9071)
1066 MARKET STREET – located on a parcel bounded by Golden Gate Avenue to the north, Market Street to the south, and Jones Street to the west; Lot 003 of Assessor’s Block 0350 (District 6) – **Appeal of Preliminary Negative Declaration** for the demolition of an existing two-story vacant commercial building constructed in 1966 and surface parking lot, and construction of a 120-foot-tall, 12-story mixed-use building containing 304 dwelling units, 4,540 square feet of retail space on Market and Jones Street, and 102 off-street vehicle parking spaces accessed via Jones Street. The project site is in the C-3-G (Downtown General Commercial) Use District and a 120-X Height and Bulk District.
Preliminary Recommendation: Uphold Preliminary Negative Declaration
 (Continued from Regular Meeting of February 25, 2016)

SPEAKERS: = Chelsea Fordham – Staff presentation
 - Sue Hestor – Appellant presentation
 + Steve Vettel – Sponsor presentation
 - Abdullah – Homeless, poor housing
 - Jessie Johnson – A Disaster
 - Alexandra Goldman – Appeal vs project
 - John Schwerk – Process reform for CEQA documents
 - Joe Wilson – Displacement not subject to environmental reviews
 - Reginald – Not happy with proposal
 - James Founders – Not a significant on the community
 - Chris Bradford - EIR

ACTION: Upheld Preliminary Negative Declaration
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu
 MOTION: 19592

- 17a. [2013.1753CXV](#) (T. CHANG: (415) 575-9197)
1066 MARKET STREET - north side of Market Street, east of Jones Street, south of Golden Gate; Assessor’s Block 0350, Lots 003 (District 6) - Request for **Downtown Project Authorization** pursuant to Planning Code Section 309, Rear Yard pursuant to Planning Code Section 134, Ground-Level Wind Currents in C-3 Districts pursuant to Planning Code Section 148 and Freight Loading pursuant to Planning Code Section 161(f). The Project includes the removal of an existing two-story, vacant retail space and at grade parking lot, and the new construction of a 12-story, 14-level, 120-foot-tall, 297,350 gross square foot, mixed use building, with 304 dwelling units, approximately 4,540 square-feet of ground-floor retail space, 102 off-street vehicular parking spaces and 312 (304 Class 1 and 8 Class 2) bicycle parking spaces. The project site is located in a C-3-G – Downtown General Use District and a 120-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: = Tina Chang – Staff presentation
 + Me Spreights – Project presentation

- + Bernardo – Design presentation
 - Kim Mastero – Low income residents, SRO
 - Curtis Bradford – Injustice, gentrification
 - Dr. Lattrell Odom – Less than significant
 - Darnell – Honor women by getting them off the streets and into housing
 - + Mike Anderer – Development will make the area safer
 - Laura Slattery – Gubbio project, increase affordable housing percentage
 - (M) Speaker – Money matters, lives do not
 - (M) Speaker – Only 12% affordable
 - Katherine Wolf – Retry low income households, deserve housing
 - Debra – Support for very low income housing
 - Sam Dennison – Non-profits
 - Joel Wilson – Continue the item
 - + Michael Terriot – Support
 - + Joel Koppel – Support
 - + Vince Moita – Support
 - (M) Speaker – Equal protection under the law
 - + Randy Shaw – This project will get built
 - + (F) Speaker – New retail where it is badly needed
 - Alexandra Goldman – Development without displacement
 - Jerry Brown – Gentrification
 - Moson Sampson – 33% affordable units
 - + Terry Anders – Move forward]
 - Theresa Imperial – Inclusionary housing effectiveness
 - Eric Marcoon – 33% affordable housing
 - + (F) Speaker – Perception of the Tenderloin
 - + Laura Clarke – Parking into homes
 - + (F) Speaker – Support
 - + (M) Speaker – Support
 - Jessica Lai – Opposed
 - Cynthia Hamatta – Victims
 - Camille His – Room size, floor plans
 - + Jeremy Schwab – Project presentation
 - + (F) Speaker – Safety, displacement absentee property owners
 - Jesus Perez – Come out and see how it is
 - + Tim Colen – Support
 - + Adrian Simi – Support
 - + Austin Hunter – Parking for homes
 - + Sam Rosen – More housing
 - + SonjaTrass – Grandfathering projects for affordable housing
 - Julia Gallia – 12% affordable is insultin
 - John Noelte – Developer, housing
 - Tony Robles – I Hotel, full circle, 12% affordable housing
 - Jenniffer Frederbach – Motivation to evict tenants
 - Jacke Jenks – Continue
 - Michael Nolte – Negative impacts
- ACTION: Approved with Conditions

AYES: Fong, Richards, Antonini, Hillis, Johnson
 NAYES: Moore, Wu
 MOTION: 19593

- 17b. [2013.1753CXV](#) (T. CHANG: (415) 575-9197)
1066 MARKET STREET - north side of Market Street, east of Jones Street, south of Golden Gate; Assessor's Block 0350, Lots 003 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 124(f) and 303 to exempt on-site inclusionary units from FAR calculations. The Project includes the removal of an existing two-story, vacant retail space and at grade parking lot, and the new construction of a 12-story, 14-level, 120-foot-tall, 297,350 gross square foot, mixed use building, with 304 dwelling units, approximately 4,540 square-feet of ground-floor retail space, 102 off-street vehicular parking spaces and 312 (304 Class 1 and 8 Class 2) bicycle parking spaces. The project site is located in a C-3-G – Downtown General Use District and a 120-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: Same as Item 17a.
 ACTION: Approved with Conditions; recommending the Sponsor continue working with staff on façade modulation along Golden Gate and Jones.
 AYES: Fong, Richards, Antonini, Hillis, Johnson
 NAYES: Moore, Wu
 MOTION: 19594

- 17c. [2013.1753CXV](#) (T. CHANG: (415) 575-9197)
1066 MARKET STREET - north side of Market Street, east of Jones Street, south of Golden Gate; Assessor's Block 0350, Lots 003 (District 6) - Request for **Variance** pursuant to Planning Code Section 135(g)(2), for use of inner courts to meet open space requirements. The Project includes the removal of an existing two-story, vacant retail space and at grade parking lot, and the new construction of a 12-story, 14-level, 120-foot-tall, 297,350 gross square foot, mixed use building, with 304 dwelling units, approximately 4,540 square-feet of ground-floor retail space, 102 off-street vehicular parking spaces and 312 (304 Class 1 and 8 Class 2) bicycle parking spaces. The project site is located in a C-3-G – Downtown General Use District and a 120-X Height and Bulk District.

SPEAKERS: None
 ACTION: After hearing and closing public comment, ZA indicated an intent to Grant the Variance(s)

18. [2015-000184CUA](#) (M. BOUDREAUX: (415) 575-9140)
29-31 HATTIE STREET - east side of Hattie Street between Market Street and Corbett Avenue; Lot 022 in Assessor's Block 2657 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 and Interim Zoning Controls for Large Residential Projects pursuant to Resolution No. 76-15, to allow lot development greater than 55%. The project includes vertical and horizontal addition to an existing two-story-over-garage two-unit building. The 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 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 January 28, 2016)

SPEAKERS: = Marcelle Boudreaux – Staff presentation
+ Sydney Day – Project presentation
+ Mark Goldman – Design presentation

ACTION: Approved with Conditions

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

NAYES: Moore

MOTION: 19595

19. [2014.0400CUA](#) (T. CHANG: (415) 575-9197)

430 EDDY STREET - north side of Eddy Street, west of Leavenworth Street; Lot 008 in Assessor's Block 0334 (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Section 253 and 303 for the construction of a building exceeding 50 feet in height in a RC-4 (Residential – Commercial High Density) Zoning and 80-T Height and Bulk District. The Project includes the new construction of an eight-story, approximately 80-foot-tall, 19,900 gross square foot, mixed use building with 23 dwelling units and approximately 970 square-feet of ground-floor retail space, 24 Class 1, four (4) Class 2 bicycle parking spaces and approximately 2,900 square feet of common and private open space. 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: = Tina Chang – Staff presentation
+ John Kevlin – Project presentation
+ Michael Nulty – Neighborhood concerns
John Nulty – Community outreach

ACTION: Approved with Conditions

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

ABSENT: Johnson

MOTION: 19596

20. [2013.1696C](#) (W. FARRENS: (415) 575-9172)

1737 POST STREET (AKA 11 PEACE PLAZA), SUITE 300 - southwest corner of Post and Buchanan Streets; Lot 009 in Assessor's Block 0700 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 303.1 to legalize a Formula Retail use (dba "The Face Shop") in the Japantown Mall, established without Conditional Use authorization, within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, the Japantown Special Use 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
(Continued from Regular Meeting of February 25, 2016)

SPEAKERS: = Wayne Farrens – Staff presentation
+ Phillip Lesser – Project presentation

ACTION: Approved with Conditions
 AYES: Fong, Richards, Antonini, Hillis, Moore
 ABSENT: Johnson, Wu
 MOTION: 19597

21. [2015-007896CUA](#) (W. FARRENS: (415) 575-9172)
1699 VAN NESS AVENUE - southwest corner of Sacramento Street and Van Ness Avenue; Lot 001 in Assessor's Block 0642 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 303.1 to establish a Formula Retail use (dba "First Republic Bank"), within a RC-4 (Residential-Commercial, High-Density) Zoning District, the Van Ness and Van Ness Automotive Special Use Districts, and 80-D 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.
 (Continued from Regular Meeting of February 25, 2016)

SPEAKERS: = Wayne Farrens – Staff presentation
 + Steve Chung – Project presentation
 + (M) Speaker – Project presentation, continuance, public meeting room
 ACTION: Approved with Conditions
 AYES: Fong, Richards, Hillis, Moore, Wu
 RECUSED: Antonini
 ABSENT: Johnson
 MOTION: 19598

G. DISCRETIONARY REVIEW CALENDAR

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

22. [2015-05377DRP](#) (L. AJELLO: (415) 575-9142)
663 22ND AVENUE - west side between Balboa and Cabrillo Streets; Lot 013 in Assessor's Block 1622 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2006.06.09.3592 proposing to demolish the existing rear extension and construct a three-story addition and roof deck at the rear of the three-story one-family house within a RH-2 (Residential House, Two-Family) District and 40-X Height and Bulk District. The permit was previously approved in 2007 but not issued within three years. Therefore, the project was re-noticed to the public on August 20, 2015. 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: = David Lindsay – Staff presentation
 - Fed Salan – DR presentation
 - Eddison Lai – Character of the proposal, light and air.

ACTION: Took DR and Approved with Modifications:

1. Setback second level deck three feet, creating a nine foot setback from the southern property line;
2. Reduce the depth of the third level addition 5' 4", with no deck on the resulting rear roof;
3. Setback the ground floor four feet from the northern property line; and
4. Record an NSR for ground floor rooms (Room Down).

AYES: Fong, Richards, Antonin, Hillis, Moore, Wu
ABSENT: Johnson
DRA No: 0452

H. 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 - 8:45 P.M.