

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, May 12, 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, Aaron Starr, Scott Sanchez, Andrew Perry, Chris Thomas, Chris Townes, Claudine Asbagh, Esmeralda Jardines, Alexandra Kirby, Elizabeth Gordon-Jonckheer, Tina Chang, Carly Grob, Rich Sucre, and Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2012.1409DRP (T. CHANG: (415) 575-9197)
799 CASTRO STREET - east side of Castro Street at 21st Street; Lot 024 in Assessor's Block 3603 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2014.0919.6883 proposing the change of use of an existing one-story commercial structure to a four-story single-family dwelling unit. The project also proposes a lot subdivision, resulting in two separate lots; the front lot containing a single family dwelling unit and the rear lot containing the existing two-unit residential structure. The property is

within an RH-2 (Residential, Two-Family) Zoning 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.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Proposed
(Proposed for Continuance to July 14, 2016)

SPEAKERS: None
 ACTION: Continued to July 14, 2016
 AYES: Fong, Richards, Antonini, Johnson, Moore, Wu
 ABSENT: Hillis

- 1b. 2008.0410V T. CHANG: (415) 575-9197
799 CASTRO STREET - east side of Castro Street at 21st Street; Lot 024 in Assessor's Block 3603 (District 8) - Request for **Variance** pursuant to Planning Code Section 121 for establishing a lot smaller than the minimum lot size; 132 for providing a front setback less than required; and 134 for providing a rear yard less than 45 percent of lot depth. The property is within an RH-2 (Residential, Two-Family) Zoning and a 40-X Height and Bulk District. T
(Proposed for Continuance to July 14, 2016)

SPEAKERS: None
 ACTION: Continued to July 14, 2016
 AYES: Fong, Richards, Antonini, Johnson, Moore, Wu
 ABSENT: Hillis

2. 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.

(Continued from Regular Meeting of March 17, 2016)
(Proposed for Indefinite Continuance)

SPEAKERS: None

ACTION: Continued Indefinitely
 AYES: Fong, Richards, Antonini, Johnson, Moore, Wu
 ABSENT: Hillis

3. 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.
 (Continued from Regular Meeting of March 17, 2016)
(Proposed for Indefinite Continuance)

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

4. 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.
 (Continued from Regular Meeting of March 17, 2016)
(Proposed for Indefinite Continuance)

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

ABSENT: Hillis

5. 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.
(Continued from Regular Meeting of March 17, 2016)
(Proposed for Indefinite Continuance)

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

6. 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.
(Continued from Regular Meeting of March 17, 2016)
(Proposed for Indefinite Continuance)

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

7. 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.
 (Continued from Regular Meeting of March 17, 2016)
(Proposed for Indefinite Continuance)

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

B. COMMISSION MATTERS

8. Consideration of Adoption:
 • [Draft Minutes for April 28, 2016](#)
- SPEAKERS: None
 ACTION: Adopted
 AYES: Fong, Richards, Antonini, Johnson, Moore, Wu
 ABSENT: Hillis
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.

Jonas P. Ionin, Commission Secretary:

Commissioner Antonini, I apologize you're correct the number is item 12 I apologize, under Department's matters

Commissioner Antonini:

Change that back to 12, I assume that is noted in the approval of continuance.

Commissioner Fong:

Jonas, I have one question about the calendar, we have -- can you remind me June 30th as a cancelled meeting date? Can you remind me the reason for that?

Jonas P. Ionin, Commission Secretary:

June 30th is cancelled procedurally as it is the 5th Thursday of June.

Commissioner Fong:

Okay, very good. Thank you.

Commissioner Richards:

A couple of quick things, first there was an article in this morning's Pittsburgh Post-Gazette by Associated Press, actually Puig Research Center in UCLA, they do a lot of different types of surveys around technology and housing and demographics. They're showing that in most metropolitan areas in the U.S., all but two, the amount of middle class people earning in between 40 and 60% of the local AMI has been shrinking dramatically. In fact, 79 metropolitan areas are showing a majority of upper income folks versus only 37 in the year 2000. So, the issue we're sitting here in this city is being pretty much replicated in most of U.S. cities, save about two. Secondly, was a little bit disappointed that the Eastern Neighborhoods CAC was not able to get a quorum last night. I understood that on the agenda they were going to vote to clear, to move forward with the implementation monitoring report, will have to do that next month, so I think that puts everything off by an additional month. I'm disappointed to hear that. Thank you.

Commissioner Moore:

In the New Yorker there is an article called Dorm Life Forever and it speaks about a new form of housing and without going into detail, I'll copy you in all of it. It is definitely an eye opener. It's a new form of collective housing which minimizes any kind of private space, but creates everything around a communal concept for adults. I'll forward to you.

Commissioner Antonini:

In regards to our calendar, I also noticed that we're not in session on the 26th of May as well as the 30th of June and I would propose that one of those dates be added back in that we are scheduling items into August now and so, I think it's not fair to everyone involved in projects that we've had to calendar them so far so far ahead, so perhaps June date might be more practical, it may have a timing problem with the 26 of May, so I want to put that out there for the other Commissioners to consider.

Commissioner Moore:

Supporting that comment, I had the public talk to me about why DRs when we have very full calendars during the normal hours are always last? Which puts particularly elderly or people with children will sit here all day, somewhere at a disadvantage to actively participate in the discussions together with the fact, that we're often very tired when it reaches 8, or 9 or 10 o'clock hour. I'd like to float that as an idea to spread-out the count particularly, because we do have large projects and it is really dragging on quietly for all of us.

Commissioner Johnson:

Thank you, seeing that we're only a couple of weeks out from the May 26th date, I might propose that that we would consider putting the June 30th date back on there, in case we want to rejigger June calendar and that might make things a little bit easier. At this point, if we put May 26, it's a little – you know, a little short notice for the Commissioners and others, and the other thing I'll definitely supported Commissioner Moore's comments about DRs. Potentially one thing we might consider to light our load is take June DRs make them all on the 30th, so that we just have one meeting, so we can hear other large projects in other hearings and have June 30th be a DR hearing. [Laughter] That's why Commissioner Wu says it's fine.

Commissioner Richards:

I think the May 26th is too early to add back honestly. I would support doing the June 30th meeting if it is for DRs only, and we may consider that periodically in the future do, just do DR meetings.

Commissioner Antonini:

I'm, of course, supportive of adding back June 30th, and I can historically, there was a period of time probably 12 years ago and the same issue came up, for a short period of time one week we put DRs first, and the next week we put CUs first, and kind of flip flop them so interspersing them maybe is not as rigid as that proposal was, but maybe putting some of the DRs early on the calendar on occasion might you know, be a little fairer to these involved in DRs.

Commissioner Moore:

This is a comment to the Director, the Department is doing a lot of informational presentations, some of them quite important and requiring time and thought for comment, I will say, that we sometimes are getting a little bit too overloaded and not spending enough time on really letting the discussion mature. So if there are particular items, which could be push to a later date or group them together with some DRs that would be appreciated as well.

Commissioner Antonini:

So do we need to vote to add back the 30th or can it be just back?

Jonas Ionin, Commission Secretary:

We'll certainly need to make a motion and vote the June 30th hearing date back on your schedule.

Commissioner Antonini:

I would so move.

Jonas Ionin, Commission Secretary:

Just for clarity sake, is this only for DRs or for any cases? Because I heard Commissioner Richards interested only in DRs.

Commissioner Richards:

I'd love it to be just for DRs.

Jonas Ionin, Commission Secretary:

I think, it might be a little more flexible.

Commissioner Richards:

Mostly, DRs.

Jonas Ionin, Commission Secretary:

That's fine.

Commissioner Antonini:

My motion would allow, because one of the reasons adding back something that is being continued, being bumped to August to September could be fit into that day, so my motion would be more flexible.

Commissioner Richards:

Second.

Commissioner Moore:

I think as the Director has anything in the back pocket, which may really be well presented in conjunction with that, I'd like to have that informational and DR depending on how many DRs we have.

Commissioner Richards:

I think Commissioner Antonini is on to something, when he said, potentially things that we continued way out to August, because we just have no room, we might be able to accelerate one of those on the June 30th calendar.

Director Rahaim:

That will all depend on noticing, because some things require 30 day notice and so we need to work with staff on that.

Jonas Ionin, Commissioner Secretary:

June 30th works quite well with noticing. I will only note that as the person that manages or tries to manage your schedule, it is easier said than done, to put things cleanly on your schedule because there are requests from Supervisors, there are requests from staff and legislative items that require your attention in a timely fashion. So, I would you all to take that into consideration.

Commissioner Fong:

I'll take the opportunity to thank you Jonas every week and every month, to juggle to try to accommodate everyone, not just the Commissioners schedule.

Jonas Ionin, Commissioner Secretary:

Thank you, I appreciate that.

Hearing Schedule:

SPEAKERS: None
ACTION: Reinstated June 30, 2016 to the CPC Hearing Schedule
AYES: Fong, Richards, Antonini, Johnson, Moore, Wu
ABSENT: Hillis

C. DEPARTMENT MATTERS**10. Director's Announcements****Director Rahaim:**

One announcement today, in light of – I am sure all you've heard the City Attorney filing suit on the Academy of Art. I just wanted to assure you, that we have – we are moving forward with the environmental impact report. It is on schedule. We have a commitment from the Academy and their attorneys to move forward and to continue to complete that environmental impact report by July 1st, which is the date that we all have been working toward, and that will continue to happen. Obviously, the lawsuit will play out, as it does, but I want to make sure you knew that we have that commitment to complete the work, so allow us to keep moving forward with your actions in the future and we are still scheduled for an informational hearing next week on the Academy, where we will present our preliminary thoughts in terms of recommendations on specific sites in the Academy's portfolio, but we are still on schedule as we have been previously. Thank you.

11. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission**LAND USE COMMITTEE:**

- There were no Planning items at the Land Use Committee this week.

FULL BOARD:

- **151211 Planning Code - Landmark Designation - 90-92 Second Street (aka the Bourdette Building).** Sponsor: Kim; Peskin. PASSED Second Read. Item 4
- **160320 Landmark Tree Designation - Norfolk Island/Cook Pine Hybrid Located at 46A Cook Street.** Sponsor: Farrell. PASSED its Second Read
- **151280 Planning Code – Permitting Accessory Massage Uses, with Conditional Use Permit, in the North of Market Residential Special Use District.** Sponsor: Kim. Passed its First Read

INTRODUCTIONS:

- **160510 Planning Code - Student Housing Exemption from Inclusionary Housing Requirements.** Sponsor: Wiener. Staff: TBD. Ordinance amends the Planning Code to change the requirement from five to two years that Student Housing be owned or leased by an educational institution in order to be exempt from the Inclusionary Housing Program.
- **160509 Planning Code, Zoning Map - Rezoning 2070 Folsom St.** Sponsor: Campos. Staff: TBD. Ordinance amends the Planning Code by revising the Zoning Map to rezone 2070 Folsom Street from its current designation as Public (P) and 50-X, to Urban Mixed Use (UMU) and 85-X.

BOARD OF APPEALS:

The Board of Appeals met last night. There was only one item maybe of interest, 1095 Market Street. There was a Letter of Determination that I issued. This is a project that had been before the Commission twice, and 2010 approval to convert from office building to hotel extension of that authorization in 2013. After the most recent extension, they submitted the building permit for the project. There were some changes in the configuration of the hotel, but this is adaptive reuse of the existing historic building. There were no changes in the size of the building or any other elements of it. We found to be in conformance with the Commission's decision. The building permit was issued last year and work is underway. There was an appeal that was filed on the issuance of the permit, but one could not be heard because it was issued pursuant to a Conditional Use Authorization, so it said the appellant sought a Letter of Determination about the conformity with your decision and which I found in to be in conformance and the Board of Appeals upheld that decision last night. I'm available for any questions you may have.

HISTORIC PRESERVATION COMMISSION:

No Report

12. 2008.0217PRJ (C. GROB: (415) 575-9138)
935 MARKET STREET - Informational Presentation - of the 1% Public Art Requirement for a five-story retail shopping center.
Preliminary Recommendation: None-Informational

SPEAKERS: None
 ACTION: Continued to June 9, 2016
 AYES: Fong, Richards, Antonini, Johnson, Moore, Wu
 ABSENT: Hillis

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: Spike Khan – Staff summaries released three weeks in advance
 (F) Speaker – Bicycle lanes

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.

13. [2016-000068IMP](#) (A. PERRY: (415) 575-9017)
MULTIPLE PROPERTIES OWNED OR LEASED BY THE SAN FRANCISCO ART INSTITUTE (SFAI) LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO - Notification by the Zoning Administrator of the filing of an **Institutional Master Plan (IMP)** for the San Francisco Art

Institute (SFAI). Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing upon receiving a current IMP. This public hearing is for receipt of public testimony only. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and institutions' development plans. The IMP is available for viewing on the Planning Department's website at: <http://www.sfplanning.org>, click on "Resource Center", then "Department Publications A-Z", then scroll to "I" for Institutional Master Plans. The IMP is also available for public viewing at the Planning Department's Public Information Center located at 1660 Mission Street, 1st Floor, and at the Department's reception area located at 1650 Mission Street, 4th Floor.

Preliminary Recommendation: None – Informational

(Continued from Regular Meeting of April 21, 2016)

SPEAKERS: = Andrew Perry – Staff presentation
+ Heather Mullholand – SFAI presentation

ACTION: Directed Staff to continue working with the Project Sponsor on improvements to the IMP and provide the CPC with an update memo

14. [2011.1300E](#) (C. THOMAS: (415) 575-9036)

901 16TH STREET AND 1200 17TH STREET - 3.5 acre site west side of Mississippi Street between 16th Street and 17th Street in northern Potrero Hill; Lots 001,001A and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950 - **Certification of the Final Environmental Impact Report**. The project site currently contains two metal shed industrial warehouse buildings, a brick office building determined to be an eligible historic resource, a modular office structure, and surface parking lots. The proposed project would merge the four lots into two lots, demolish the two warehouses and the modular office structure, and preserve the brick office building. The project sponsor proposes to construct two new buildings on-site. The "16th Street Building" at 901 16th Street would consist of a new six-story, 68-foot tall (excluding rooftop projections of up to 82 feet), approximately 402,943 gross square foot (gsf) residential mixed-use building with 260 dwelling units and 20,318 gsf of retail on the northern lot. The "17th Street Building" at 1200 17th Street would consist of a new four-story 48-foot tall (excluding rooftop projections of up to 52 feet), approximately 213,509 gsf residential mixed-use building with 135 dwelling units and 4,650 gsf of retail on the southern lot. In addition, the proposed project would construct a new publicly accessible pedestrian alley along the entirety of its western property line. Combined, the two new buildings would contain a total of 395 dwelling units and 24,968 gsf of retail space, in addition to a total of 388 vehicular parking spaces and 455 off-street bicycle parking spaces. The proposed project would include 14,669 square feet of public open space, 33,149 square feet of common open space shared by project occupants, and 3,114 square feet of open space private to units. The project site is within the UMU (Urban Mixed Use) Use District and 48-X (southern portion) and 68-X (northern portion) Height and Bulk Districts. The proposed project would require a Large Project Authorization with various exceptions, and a General Plan Referral for sidewalk changes.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on October 5, 2015. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify the Final EIR

- SPEAKERS:
- = Chris Thomas – CEQA presentation
 - = Chris Townes – Staff presentation
 - + Josh Stenton – Project presentation
 - + Sharee Scott – Design presentation
 - + Chris Haglen – Design presentation
 - + Oly Lundberg – Design presentation
 - + Jim Tasket - Support
 - + Kathy Corneleo – Good parts
 - + Art Agnos – More family friendly housing
 - + Chatherine DeMany – Number of three bedroom units
 - + Frank Gilson – Community outreach
 - + (M) Speaker – Support
 - + (F) Speaker – Transportation, traffic issues
 - + Ron Miguel – Certify the EIR
 - = Andrew Green – Support the changes encourage by residents of Potrero Hill
 - Allison Heathgrow – Loss of PDR, metal shed alternative
 - + Janet Carpinelli – Green space, design
 - = Rod Miner – Gateway into the neighborhood diversity of uses
 - = Richard Hudson – 16th Street building design improvements
 - Jannie – Daggett project 2/3 empty
 - = J.R. Edward – Mitigation plan meetings parking
 - = Jude Dekenbach – Increase open space
 - Rick Hall – UMU failure
 - Kasha Moznio – Out of scale
 - Sean Engalls – Community benefits
 - Mary Eliza – Consider alternative options
 - = Judith – Multi-model transportation, toxics
 - + (M) Speaker - Support
 - John Elberling – Approval rating of the Commission
 - = Ron Curash – Alternative program 1
 - = John Wilkins – Traffic mitigation – consider in context of infrastructure available
 - Joe Buttler - Metal shed alternative
- ACTION: Certified EIR, as amended by Staff
- AYES: Fong, Richards, Antonini, Hillis, Johnson, Moore, Wu
- MOTION: 19643

- 15a. [2011.1300E](#) (C. TOWNES: (415) 575-9195)
901 16th STREET & 1200 17th STREET - 3.5 acre site west side of Mississippi Street between 16th Street and 17th Street in northern Potrero Hill; Lots 001,001A and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950 - **Adoption of CEQA Findings** for the project proposing to merge four lots into two lots and to demolish approximately 105,000 square feet of existing PDR warehouse use and to construct: a North Building ("16th Street Building") - A 6-story, 68-foot tall, 260 dwelling unit, 402,943 gross square foot mixed-use building with 20,318 square feet of retail and 263 parking spaces; and, a South Building ("17th Street Building")- A 4-story, 48-foot tall, 135 dwelling unit, 213,009 gross square foot mixed-use building with 4,650 square feet of retail and 125 parking spaces. A publicly

accessible pedestrian alley connecting 16th Street to 17th Street would be constructed along the western property line. Combined, the two new buildings would contain a total of 395 dwelling units and 24,468 gross square feet of retail space, in addition to a total of 388 off-street parking spaces, 455 Class 1 and 52 Class 2 bicycle parking spaces. The project would retain an existing two-story brick building determined to be an eligible historic resource. The Project would include 12,219 square feet of public open space, 27,268 square feet of common open space shared by Project occupants, and 4,950 square feet of open space private to dwelling units. The subject property is located entirely within the UMU (Urban Mixed-Use) Zoning District and the "16th Street Building" site is located within a 68-X Height and Bulk District, whereas, the "17th Street Building" site is located within a 48-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS: Same as Item 14.
 ACTION: Adopted Findings
 AYES: Fong, Richards, Antonini, Hillis, Johnson, Wu
 NAYES: Moore
 MOTION: 19644

- 15b. [2011.1300X](#) (C. TOWNES: (415) 575-9195)
901 16th STREET & 1200 17th STREET - 3.5 acre site west side of Mississippi Street between 16th Street and 17th Street in northern Potrero Hill; Lots 001,001A and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950 - Request for a **Large Project Authorization (LPA)** pursuant to Planning Code Section 329, for the project proposing to merge four lots into two lots and to demolish approximately 105,000 square feet of existing PDR warehouse use and to construct: a North Building ("16th Street Building")- A 6-story, 68-foot tall, 260 dwelling unit, 402,943 gross square foot mixed-use building with 20,318 square feet of retail and 263 parking spaces; and, a South Building ("17th Street Building")- A 4-story, 48-foot tall, 135 dwelling unit, 213,009 gross square foot mixed-use building with 4,650 square feet of retail and 125 parking spaces. A publicly accessible pedestrian alley connecting 16th Street to 17th Street would be constructed along the western property line. Combined, the two new buildings would contain a total of 395 dwelling units and 24,468 gross square feet of retail space, in addition to a total of 388 off-street parking spaces, 455 Class 1 and 52 Class 2 bicycle parking spaces. The project would retain an existing two-story brick building determined to be an eligible historic resource. The Project would include 12,219 square feet of public open space, 27,268 square feet of common open space shared by Project occupants, and 4,950 square feet of open space private to dwelling units. Under the LPA, the project is seeking modification to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) permitted obstructions over the street (Planning Code Section 136); 3) parking/loading entrance width (Planning Code Section 145.1); 4) off-street parking maximum (Planning Code Section 151.1); 5) off-street loading minimum (Planning Code Section 152.1); 6) horizontal mass reduction (Planning Code Section 270.1); 7) accessory units provisions for dwelling units (Planning Code Section 329(d)(10)). The subject property is located entirely within the UMU (Urban Mixed-Use) Zoning District and the "16th Street Building" site is located within a 68-X Height and Bulk District, whereas, the "17th Street Building" site is located within a 48-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 14.
 ACTION: Approved as amended by staff and with Conditions as amended to include:

1. Continue working with staff on the articulation along the 16th Street facade;
2. Develop a Hazard Mitigation Plan;
3. Develop an Interpretive Element;
4. Increase the CarShare spaces to 10, effectively reducing the off-street parking spaces by the same amount;
5. Provide a loading and unloading zone in the garage;
6. Recognize 22 three bedroom units and 146 two bedroom units;
7. Provide public seating along the north-south muse; and
8. Include the Entertainment Commission conditions

AYES: Fong, Richards, Antonini, Hillis, Johnson, Wu
 NAYES: Moore
 MOTION: 19645

16. [2015-02600ENX](#) (R. SUCRE: (415) 575-9108)
915 MINNA STREET - located on the south side of Minna Street between 10th and 11th Streets, Lot 058 in Assessor's Block 3510 (District 6) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of the existing buildings and the construction of two four-story residential buildings (measuring approximately 23,000 gross square feet and 45-ft tall) with 46 dwelling units, 21 below-grade off-street parking spaces, 46 Class 1 bicycle parking spaces, and 3 Class 2 bicycle parking spaces. The project includes private and common open space. Under the Large Project Authorization, the project is seeking an exception to the Planning Code requirements for: 1) open space (Planning Code Section 135) and 2) dwelling unit mix (Planning Code 207.6). The subject property is located within the RED-MX (Residential Enclave-Mixed) Zoning District, Western SoMa Special Use District, and a 45-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 April 21, 2016)

SPEAKERS: - Rich Sucre – Staff presentation
 + Ben Goldman – Project presentation
 + Kim Nash – Project presentation continued
 + Andrew Wolfram – Response to questions
 ACTION: Approved with Conditions
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu
 ABSENT: Fong
 MOTION: 19646

17. [2015-007396CUA](#) (C. ASBAGH: (415) 575-9165)
1750 TAYLOR STREET - east side of Taylor Street, between Green and Vallejo Streets; lot 021 of Assessor's Block 0128 (District 3) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317 to merge two dwelling units within a 72 unit building. The project would merge a 935 square foot, two-bedroom, two-bath unit (#804) with a 2,330 square foot, three-bedroom, two and a half-bath unit (#805) within the

RM-2 (Residential, Mixed, Moderate Density) 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: = Claudine Asbagh – Staff presentation
+ Alice Barkley – Project presentation

ACTION: After a motion to Continued failed +2 -4 (Johnson, Moore, Wu, Richards against; Fong absent); Adopted a Motion of Intent to Deny and Continued to June 2, 2016.

AYES: Richards, Johnson, Moore, Wu

NAYES: Antonini, Hillis

ABSENT: Fong

MOTION:

18. [2015-009753CUA](#) (E. JARDINES: (415) 575-9144)
555 9TH STREET - north side of 9th Street, between Brannan and Bryant Streets; lot 003 of Assessor's Block 3781 (District 6) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303.1, 803.6, 843.45 and 843.46 , to allow the conversion of a vacant formula retail sales and service tenant space (previously DBA Pier 1 Imports) to a formula retail sales and service (personal service)(DBA Ulta Beauty); exceeding the principally permitted use size of 3,999 gross square feet within the Urban Mixed Use (UMU) 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 Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Esmeralda Jardines – Staff presentation
+ Mark Looker – Project presentation

ACTION: Approved

AYES: Richards, Antonini, Hillis, Johnson, Wu

ABSENT: Fong, Moore

MOTION: 19647

19. [2014-001676CUA](#) (A. KIRBY: (415) 575-9133)
2224 CLEMENT STREET - north side of Clement Street, Between 23rd and 24th Avenues; Lot 021 in Assessor's Block 1410 (District 1) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 303.1 and 717.11, to allow the construction of a four-story mixed-use project proposing 12 residential units over approximately 1,215 square feet of retail space and 16 parking spaces on a 10,000 square-foot lot currently occupied by a surface parking lot within the Outer Clement Street NCD (Neighborhood Commercial) 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.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Alexandra Kirby – Staff presentation
+ Sal Caruso – Project Presentation
+ Ron Miguel – Family Sized condos w/retail
+ David Hertz – Not perfect, but a good use of the space

- (F) Speaker – Opposed, quality of life, light, air, view and privacy
 ACTION: Approved
 AYES: Richards, Antonini, Hillis, Johnson, Wu
 ABSENT: Fong, Moore
 MOTION: 19648

- 20a. [2014-002414CUA](#) (E. JONCKHEER: (415) 575-8728)
3701 NORIEGA STREET - northwest corner of Noriega Street and 44th Avenue, Lot 001 in Assessor's Block 2081 (District 4) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 202.5 and 303, for a project proposing to demolish an existing automotive service station and construct a four-story, 45-foot tall, 46,164 gross square foot mixed use building with 12 dwelling units, 2 levels of below grade parking (42 spaces), 22 bicycle parking spaces, and a 9,694 square foot retail space including ground floor grocery and basement storage on a lot of approximately 9,360 square feet. The project is located within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. NC-1 parcels along Noriega Street west of 19th Avenue with an active commercial use on the ground floor are allotted an additional 5 feet in height. 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 April 21, 2016)

SPEAKERS: = Elizabeth Gordon-Jonckheer – Staff presentation
 + Owens – Project presentation
 + David Sternberg – Design presentation
 + Brad Myer – Support
 + Lauren – Support
 + Chris Debasco – Support for a local school
 ACTION: Approved with Conditions
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu
 ABSENT: Fong
 MOTION: 19649

- 20b. [2014-002414VAR](#) (E. JONCKHEER: (415) 575-8728)
3701 NORIEGA STREET - southwest corner of Noriega Street and 44th Avenue, Lot 001 in Assessor's Block 2081 (District 4) - Request for a **Rear Yard Modification** from the Zoning Administrator per Planning Code Section 134. Planning Code Section 134 requires a 25% rear yard at grade level and each level or story of a building in the NC-1 (Neighborhood Commercial, Cluster) Zoning District. The project does not provide a rear yard at grade level due to the inclusion of a ground floor commercial space. The project proposes demolition of an existing automotive service station and construction of a four-story, 45-foot tall, 46,164 gross square foot mixed use building with 12 dwelling units, 2 levels of below grade parking (42 spaces), 22 bicycle parking spaces, and a 9,694 square foot retail space including ground floor grocery and basement storage, on a lot of approximately 9,360 square feet. The project is located within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.
 (Continued from Regular Meeting of April 21, 2016)

SPEAKERS: Same as Item 20a.

ACTION: ZA indicated an intent to Grant

- 21a. [2014.0562CUA](#) (T. CHANG: (415) 575-9197)
 469 EDDY STREET - south side of Eddy Street, west of Leavenworth Street; Assessor's Block 0337, Lots 014A - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253 and 303 to construct a building exceeding 50-feet in height in an RC-4 (Residential Commercial, High Density) Zoning District and an 80-T Height and Bulk District. The Project proposes to construct an approximately 80'-0" tall, 47,080 gross square-foot, eight-story mixed-use building containing 28 residential units; approximately 450 square feet of retail space; seven (7) vehicular parking spaces; 28 Class 1, three (3) Class 2 bicycle parking spaces and approximately 2,700 square feet of common and private open space. 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
 + Nick Cranber – Project presentation
 + Stanley Saitowitz – Design presentation

ACTION: Approved with Conditions
 AYES: Richards, Antonini, Hillis, Johnson, Moore, Wu
 ABSENT: Fong
 MOTION: 19650

- 21b. [2014.0562VAR](#) (T. CHANG: (415) 575-9197)
 469 EDDY STREET - south side of Eddy Street, west of Leavenworth Street; Assessor's Block 0337, Lots 014A - Request for **Variance and Reduction** of Rear Yard Requirements pursuant to Planning Code Sections 140 for 14 dwelling units that do not meet exposure requirements and 134 to provide a rear yard less than 25 percent of lot depth. The Project proposes to construct an approximately 80'-0" tall, 47,080 gross square-foot, eight-story mixed-use building containing 28 residential units; approximately 450 square feet of retail space; seven (7) vehicular parking spaces; 28 Class 1, three (3) Class 2 bicycle parking spaces and approximately 2,700 square feet of common and private open space within an RC-4 (Residential Commercial, High Density) Zoning District and an 80-T Height and Bulk District.

SPEAKERS: Same as Item 21a.
 ACTION: ZA indicated an intent to Grant

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.

- 22a. [2013.0915DRP](#) (C. GROB: (415) 575-9138)
 1469 PACIFIC AVENUE - south side of Pacific Avenue between Larkin Street and McCormick Street; Lot 029 in Assessor's Block 0185 - Request for **Discretionary Review** of Building

Permit Application No. 2012.10.31.3210, proposing the conversion of a two-story warehouse building and a two-story vertical addition to create a mixed-use building with nine residential units, ten off-street parking spaces, and 1,962 square feet of ground floor commercial space within the Pacific Avenue Neighborhood Commercial Zoning District (NCD) 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: Take DR and Approve with Modifications

(Continued from Regular Meeting of February 11, 2016)

Note: On February 11, 2016, after hearing and closing public comment; the Commission continued this matter to May 12, 2016 by a vote of +5 -0 (Commissioners Johnson and Wu were absent).

SPEAKERS: = Carly Grob – Staff presentation
 - Robin Tucker – DR presentation
 - Maurice Hawk – View
 - (M) Speaker – Opposition
 - Otter Gandi – Opposition
 - Norma Cho – Non-residential project
 - Lilia Chow – Opposition
 - Garrett Zetterberg – Roof decks
 - Ken Kobri – Opposition
 - Joe Lazaretti – Opposition
 + Warner Schmaltz – Project redesign presentation
 + Tuija Catalano – Response to questions

ACTION: After hearing and closing public comment; Continued to June 30, 2016 to allow for project modifications through a meeting(s) with sponsor, staff, Commissioners Moore and Hillis and the DR Requestor.

AYES: Richards, Antonini, Hillis, Moore, Wu

ABSENT: Fong, Johnson

- 22b. [2013.0915VAR](#) (C. GROB: (415) 575-9138)
1469 PACIFIC AVENUE - south side of Pacific Avenue between Larkin Street and McCormick Street; Lot 029 in Assessor's Block 0185 - Request for **Variance** from rear yard requirements (Section 134) - The project proposes the conversion of a two-story warehouse building and a two-story vertical addition to create a mixed-use building with nine residential units, ten off-street parking spaces, and 1,962 square feet of ground floor commercial space within the Pacific Avenue Neighborhood Commercial Zoning District (NCD) and 40-X Height and Bulk District.
 (Continued from Regular Meeting of February 11, 2016)

SPEAKERS: None

ACTION: ZA Continued to June 30 2016

- 23a. [2015-002243DRP](#) (C. ASBAGH: (415) 575-9165)
1615-1633 GRANT AVENUE & 12-26 MEDAU PLACE - west side of Grant, between Filbert and Greenwich Streets, Lot 005 in Assessor's Block 0645 (District 3) - Request for **Discretionary Review** of Building Permit Application Nos. 2015.02.27.9626 & 9627

proposing alterations to the existing vacant buildings including the reconfiguration of 16 existing dwelling units (four would expand into ground-floor storage space), reconfiguration of the interior courtyard stairs, and the addition of roof-top decks and four stair penthouses within a RM-2 (Residential, Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Section 134) and dwelling unit exposure (Section 140). 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: Take DR and Approve with Modifications
(Continued from Regular Meeting of April 21, 2016)*

SPEAKERS: None
 ACTION: Continued to June 2, 2016
 AYES: Fong, Richards, Antonini, Johnson, Moore, Wu
 ABSENT: Hillis

- 23b. [2015-002243VAR](#) (C. ASBAGH: (415) 575-9165)
1615-1633 GRANT AVENUE & 12-26 MEDAU PLACE - located on the west side of Grant between Filbert and Greenwich Streets, Lot 005 in Assessor's Block 0645 - Request for **Variations** pursuant to Planning Code Sections 134 and 140 to allow the reconfiguration of stairs and dwelling units within the interior courtyard. The project is located in a RM-2 (Residential, Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.
(Continued from Regular Meeting of April 21, 2016)

SPEAKERS: None
 ACTION: ZA continued to June 2, 2016

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 - 7:47 PM