



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, October 27, 2016
12:00 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT FONG AT 12:11 P.M.

STAFF IN ATTENDANCE: John Rahaim - Planning Director , Wayne Farrens, Seema Adina, Kristen Dischinger, Menaka Mohan, Shelley Caltagirone, Tina Chang, Rachel Schuett, Nick Foster, 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. [2015-009690CUA](#) (E. SAMONSKY: (415 575-9112)
5 THOMAS MELLON CIRCLE - west side of Thomas Mellon Circle between Executive Park Boulevard and Alanna Drive; Lot 075 in Assessor's Block 4991(District 10) - Request for **Conditional Use Authorization** to authorize a Planned Unit Development (PUD) pursuant to Planning Code Sections 303 and 304 for demolition of an existing commercial/office building and construction of five residential buildings (ranging in height from six to seventeen stories tall) with up to 586 dwelling units, approximately 4,727 square feet of ground floor commercial space, 53,729 square feet of usable open space, and up to 756 off-street parking spaces. The project includes modifications to the following Planning Code requirements: dwelling unit density (Section 209.3), measurement of height (Section 260), and street frontage (Section 145.1). The project is located within a RC-3 (Residential-Commercial, Medium Density) Zoning District, Executive Park Special Use District and 65/240-EP Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of October 6, 2016)
(Proposed for Continuance to November 10, 2016)

SPEAKERS: + Speaker – Continued to December 1, 2016
 ACTION: Continued to November 10, 2016
 AYES: Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards

- 1b. [2015-009690DNX](#) (E. SAMONSKY: (415 575-9112)
5 THOMAS MELLON CIRCLE - west side of Thomas Mellon Circle between Executive Park Boulevard and Alanna Drive; Lot 075 in Assessor's Block 4991(District 10) - Request for **Permit Review in the Executive Park Special Use District**, pursuant to Planning Code Sections 309.1 and 309.2, for demolition of an existing commercial/office building and construction of five residential buildings (ranging in height from six to seventeen stories tall) with up to 586 dwelling units, approximately 4,727 square feet of ground floor commercial space, 53,729 square feet of usable open space, and up to 756 off-street parking spaces. The project is located within a RC-3 (Residential-Commercial, Medium Density) Zoning District, Executive Park Special Use District and 65/240-EP Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of October 6, 2016)
(Proposed for Continuance to November 10, 2016)

SPEAKERS: Same as Item 1a.
 ACTION: Continued to December 1, 2016
 AYES: Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards

2. [2016-006465CUA](#) (C. ALEXANDER: (415) 575- 8724)
1101 VAN NESS AVENUE – southwest side of Van Ness Avenue between Geary Boulevard, Post Street, and Franklin Street; Lots 005&006 in Assessor's Block 0695 (District 5) - Request

for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 608.11, to allow the use of the adjacent NC-3 District sign controls for the installation of three identifying wall signs on the new Sutter CPMC hospital building within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness SUD, Van Ness Medical Use Subdistrict and 230-V 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 hearing of September 29, 2016)
(Proposed for Continuance to February 9, 2017)

SPEAKERS: None
ACTION: Continued to February 9, 2017
AYES: Fong, Johnson, Koppel, Melgar, Moore
ABSENT: Hillis, Richards

3. 2016-005780CUA (A. PERRY: (415) 575-9017)
2227 POLK STREET - southwest corner of Polk Street and Bonita Street between Vallejo and Green Streets; Lot 006 in Assessor's Block 0550 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 723.41, to authorize a change of use from a Restaurant with a Type 47 ABC License to a Bar with a Type 48 ABC License (d.b.a. House Rules). The project is located in the Polk Street Neighborhood Commercial District (NCD) and a 65-A 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
WITHDRAWN

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

4. 2016-011198CUA (S. ADINA: (415) 575- 8722)
1650 MISSION STREET, SUITE 101A - West side of Mission Street between South Van Ness Avenue Boulevard and Duboce Avenue; Lot 008 in Assessor's Block 3512 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 731.83, to allow a public use (D.B.A. Mayor's Office for Economic and Workforce Development – Satellite Small Business Services) within a NCT-3 (Moderate Scale, Neighborhood Commercial Transit) Zoning District and 85-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: None
ACTION: Approved with Conditions

AYES: Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards
 MOTION: 19764

5. [2016-004410CUA](#) (W. FARRENS: (415) 575-9172)
1715 OCTAVIA STREET - southwest corner of Octavia and Pine Streets; Lot 054 in Assessor's Block 0663 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.1 to increase the enrollment cap for an existing private high school (Stuart Hall) from 210 to 250 students. The project does not propose any new construction or physical expansion of existing facilities. The subject property is within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards
 MOTION: 19765

C. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for October 13, 2016](#)
- SPEAKERS: None
 ACTION: Adopted
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
7. 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:

I just wanted, I -- we keeping talking about this every week about the future of cars and it's relation -- relationship to parking, sorry -- and I noticed in The Chronicle Business Section yesterday, there was a 120 mile long beer run with 70 tons of beer in Imperial County, where the driver or the truck was sleeping in the cab, was sitting in the cab and the truck went by itself. I think this is an indication of what is going on in the world today, it is going to have an impact on parking, car ownership and traffic, so it is interesting thing, we should look at this when look forward, when we talk about parking and cars and all of that, another example that was in the press yesterday.

8. [2017 Hearing Schedule](#) – Review and Adoption

SPEAKERS: Georgia Schuttish – Take a longer break in July, August and September
 ACTION: After hearing and closing public comment; Continued to November 3, 2016
 AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

D. DEPARTMENT MATTERS

9. Director's Announcements

Director Rahaim:

I just want to make a couple of comments about the Transportation Demand Management Program, TDM Program. If you recall, of course, you all voted unanimously to support this legislation in August and you adopted the program standards and we had anticipated, I think as you know that that legislation would have moved forward by now, it is not, and the hearings has not been scheduled at the Land Use and Transportation Committee and we don't think that will be scheduled for a couple of more weeks. So, the effective date of the ordinance is actually later that we had originally hoped. Last week you requested the project sponsor on 1001 Van Ness to meet those standards informally and that project sponsor agreed to do so. So, I wanted to inform you, given the importance of the policy and your support of that program and the direction you gave that project sponsor last week as well as, how these policies are supported in the General Plan and Planning Code, that I've asked the staff to look at the TDM measures and to work with the project sponsors to best meet those standards even if they're not technically required yet and to use the existing policies that you put forward or are in the General Plan or Planning Code to support the measures in the TDM ordinances. It maybe that these projects can't meet the specific count, if you will, the point system but they can – we believe we can work with them to kind get as close as possible to meeting those standards that are in the TDM ordinance, so I just wanted to give you an update on that program. Thank you.

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

LAND USE COMMITTEE:

- **160820 Planning Code-Landmark Designation-1345 Ocean Avenue aka Ingleside Presbyterian Church and the Great Cloud of Witnesses. Sponsor: Yee. Staff: Parks/Frye. Item 1**

Ordinance recommending approval the landmark designation of 1345 Ocean Avenue (aka Ingleside Presbyterian Church & The Great Cloud of Witnesses) Assessor's Block No. 6942, Lot No. 050.

Designed by master local architect Joseph Leonard in 1923, the Ingleside Presbyterian Church is architecturally significant for its monumental neoclassical style architecture. Leonard is best known for his residential developments including Ingleside Terraces and Jordan Park, the church is a rare ecclesiastical example of Leonard's work and of this style in the city.

The building is also significant for its interior mural-collage entitled The Great Cloud of Witnesses. The mural collage was started by Reverend Roland Gordon in 1980, when he pasted on image of his hero Muhammad Ali to the wall of the church's gym. He intended to inspire the youth of the area, saying that, "they may not read their Black history books, but they'll read the walls." Over the past thirty seven years, Reverend Gordon's artwork has grown to cover the entire gymnasium, and many other rooms in the church. It is comprised of various media, primarily newspaper and magazine clippings, and found objects and it includes rooms dedicated to church history; the church family; and famous entertainers, performers, and politicians. It stands as the largest and most imaginatively executed Folk Artists Environment dedicated to African American history and role models in the country.

The Historic Preservation Commission initiated designation in May 4, 2016. And on June 1 the HPC conducted a site visit and then unanimously voted to recommend designation based on the building's distinctive Modern architecture and as the work of a master architect.

At Land Use there was one speaker that spoke in support Mike Buhler, executive Director of San Francisco Heritage, who supported and co-authored the legislation. The Committee forwarded the Ordinance with a recommendation of approval to the Full BOS.

- **150866 Planning Code-Landmark Designation Amendment-140 Maiden Lane (aka VC Morris Gift Shop). Sponsor: Peskin. Staff: Ferguson/Fry. Item 2**

On February 5, 1975, Ordinance No. 22-75 designated 140 Maiden Lane (aka V. C. Morris Gift Shop), Assessor's Block No. 0309, Lot 019, as Landmark No. 72. That Ordinance required "that the said Landmark should be preserved generally in all of its particular exterior features," but did not list all the character-defining features to be preserved in any amount of detail. Moreover, it did not include any of the interior character-defining features as part of the Landmark Designation.

Wright's design for the V. C. Morris Gift Shop breaks the rules of conventional department store design. Instead of a visually open storefront and open floor plan, the building's solid brick façade with narrow arched tunnel entrance gives no indication of the interior's double-height, mezzanine-ringed, top-lit circular interior space with distinct sales areas. It is the first building to be constructed using what became his favorite structural shape, the spiral, which dominated his work throughout his final years. The façade of the V. C. Morris Gift Shop was also the first time Wright incorporated the Romanesque arch in five decades, a design motif which he had often used in his early work.

Frank Lloyd Wright is by far the most well-known and influential American architect. Although Wright produced several designs for other buildings in San Francisco, the V. C. Morris Gift Shop is the only one that was realized. The V. C. Morris Gift Shop is also significant as a rare extant Modern building designed by the master architect.

The Historic Preservation Commission initiated designation in May 4, 2016. On June 1, 2015, the HPC conducted a site visit and then unanimously voted to recommend designation based on the building's distinctive Modern architecture and as the work of a master architect. At Land Use there was one speaker that spoke in support. Paul Turner, author of Frank Lloyd Wright and San Francisco, spoke in support of amending the landmark designation to include the interior. The Committee forwarded the Ordinance with a recommendation of approval to the Full BOS.

- **160424 and 160553 Planning Codes - General Advertising & Sign Penalties. Sponsor: Peskin. Staff: D. Sanchez. Item 3 & 4.**

At Monday's Land Use Committee hearing, the committee heard Supervisor Peskin's two sign ordinances. Together these ordinances will: strengthen the General Advertising sign controls, including the enforcement penalties; align the City's sign Controls with the 1st Amendment's protection of noncommercial speech; and improve other sign controls, including better organization and removal of redundant language.

This Commission considered both Ordinances on September 15, 2016, and recommended support of both ordinances with three minor modifications, which included:

1. Eliminating the reference to the Candlestick Park Area Special Sign District in the Code and Zoning Map.
2. Amending the Definition of Wind Sign to Include Signs with only one banner; and
3. Amending the Definition of Historic Sign.

Since the Planning Commission hearing, Supervisor Peskin amended the Ordinance to incorporate your requested modifications. The Committee hearing was short with one speaker in support. The Committee forwarded both Ordinances with a recommendation of approval to the Full BOS.

- **160893 Hearing – Administrative, Public Works, Police Codes-Places for People Program. Sponsor: Wiener. Staff: Abad/Hrushowy. Item 6.**

An Ordinance for Places for People, which will codify a framework for all of the short-term ('temporary') community-driven and sponsored public space projects such as parklets, pedestrian plazas, and urban prototypes was also heard this week at Land Use. The development of the ordinance was led by the Planning Department through Pavement to Parks in partnership with Public Works, Municipal Transportation Agency, Department of Real Estate, and the Entertainment Commission. The Ordinance was sponsored by Supervisor Wiener and proposes modifications to Administrative, Public Works, and Police Codes that will:

1. Lower process and resource barriers to increase public participation in the Program;
2. Facilitate greater equity (geographic distribution) of Projects in all neighborhoods, especially those that have fewer resources;
3. Enable more activation that is frequent, diverse, and free to the public;

4. Streamline interagency permitting and agency review processes by establishing a clear and transparent sequence of review, approval and adjudication of appeals by the pertinent City agencies;
5. Create self-financing opportunities to better support long-term stewardship of community-sponsored Places; and,
6. Define clear parameters for operations, permit terms, and enforcement.

The ordinance officially codifies the Planning Department's historic role in coordinating and leading the interagency Pavement to Parks and related programs. The Planning Commission heard an Informational Presentation on the forthcoming legislation in April 2016. At that time, the Commission gave support of the proposed legislation.

At the Land Use Committee Supervisor Wiener introduced some minor amendments such as clarifying the relationship of the new Administrative and Public Works Code sections to the Transportation Code and the role of Planning, Public Works, and the MTA in proposal review, project development and approval, that were adopted during Committee. The Committee hearing was attended by over a dozen individuals representing citywide and neighborhood organizations speaking in support of the legislation. The Committee forwarded the Ordinances with a recommendation of approval to the Full BOS.

Supervisor Wiener will also introduce a separate, trailing piece of legislation pertaining specifically to permit fees. The Departments would like to develop a separate fee structure that lowers costs for project sponsors such as nonprofits and neighborhood groups.

FULL BOARD:

- **160960 Planning Code - Temporary Homeless Shelters in Certain Industrial and Mixed-Use Districts.** Sponsor: Mayor. Staff: Starr. PASSED Second Read
- **160961 Summary Street Vacation - 25th Street - Temporary Navigation Center for Homeless Residents.** Sponsor: Mayor. Staff: Samonsky. PASSED Second Read
- **160965 Planning and Green Building Codes-Better Road Requirements, Including Living Roofs.** Sponsor: Wiener. Staff: Frye. Passed First Read
- **16099 Interim Zoning Controls-Large Residential Projects in RH-1, RH-2, and RH-3 Zoning Districts.** Sponsor: Wiener. Adopted
- **160424 and 160553 Planning Codes - General Advertising & Sign Penalties.** Sponsor: Peskin. Staff: D. Sanchez. Sponsor: Peskin Staff: D. Sanchez. Passed First Read

INTRODUCTIONS:

- **161095 Planning Code-1493-1497 Potrero Avenue Zoning Map Amendments.** Sponsor: Planning Commission initiated this ordinance on [September 8, 2016](#).
- **161164 Development Agreement Sunnyside Development Co., LLC - Sunnyside HOPE SF Project.** Sponsor: Cohen
- **161163 Planning Code Zoning Map - Sunnyside HOPE SF Zoning Map Amendments.** Sponsor: Cohen
- **161162 Planning Code - Sunnyside HOPE SF Special Use District.** Sponsor: Cohen

- **161161 Development Agreement - BRIDGE Potrero Community Associates, LLC - Potrero HOPE SF Project.** Sponsor: Cohen
- **161160 Planning Code, Zoning Map - Potrero HOPE SF Zoning Map Amendments.** Sponsor: Cohen
- **161159 Planning Code - Potrero HOPE SF Special Use District.** Sponsor: Cohen
- **161157 Planning Code-Inclusionary Small Sites Program.** Sponsor: Mayor, Campos
- **160019 Planning Code Designated Child Care Units.** Sponsor: Yee, Campos

HISTORIC PRESERVATION COMMISSION:

No Report

BOARD OF APPEALS:

No Report

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: Georgia Schuttish – Design Guidelines
 Anastasia Yovonopolous – Floor to ceiling glass developments
 Rob Poole – Housing for the homeless
 Lisa Fromer – UDG workshops
 Peter Cohen – Modular housing

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.

11. (K.DISCHINGER: (415) 558-6284)

[INCLUSIONARY HOUSING WORKING GROUP: PRELIMINARY REPORT SEPTEMBER 2016 - Informational Presentation](#), overview and update of the Office of the Controller preliminary findings, overview of preliminary recommendations, areas for further study, and next steps.

Preliminary Recommendation: None – Informational

SPEAKERS: = Kristen Dischinger – Staff Report and introduction
 Ted Egan – Controller’s Report
 Theresa Imperial – Sensitive neighborhoods
 Peter Papadapolous – Sensitive neighborhoods
 Peter Cohen - Recommendations

ACTION: None – Informational

12. 2016-003658GEN (M. MOHAN: (415) 575-9141)
RESIDENTIAL EXPANSION THRESHOLD - Informational Presentation on the Department's proposal to eliminate tantamount to demolition controls with a new "residential expansion review." This threshold would identify proposed residential projects with policy issues which would necessitate review by the Planning Commission. For more information, please visit our website at <http://sf-planning.org/residential-expansion-threshold>.
Preliminary Recommendation: None - Informational

- SPEAKERS:**
- = Liz Watty – Staff Introduction
 - = Menaka Mohan – Staff Report
 - = Georgia Schuttish – Recommendations
- "If any of all sections of the front or rear façade or wall of a structure are proposed for removal, then the project is considered Tantamount to a Demolition and must have a Conditional Use Authorization hearing. However, if a project is determined during Intake and Design Review to remove any or all sections of only the rear façade or wall of the structure for only a horizontal addition, and this horizontal addition does not exceed the rear yard requirements under Sections 134 and 136 of the Planning Code, this project will not be considered Tantamount to a Demolition, but an alteration. If a vertical addition is proposed that adds square footage, a project will be considered Tantamount to a Demolition and a CUA hearing will be required. A roof deck is considered a vertical addition. Skylights or clerestory will not trigger a CUA hearing. If any portion of the front façade is altered at any time during the construction of a project, other than replacement windows per the Planning and Building Code, a project would be considered Tantamount to a Demolition and would be subject to penalties under the Planning Code and Building Code. If a Project Sponsor wishes to add only a garage to a structure that does not currently have a garage, such an addition could be considered under the Soft Story Program and the ADU provision or a Project Sponsor may seek a Variance from the Zoning Administrator. If a Project Sponsor needs to repair a front or rear façade due to deteriorating conditions, a special Building Permit must be applied for and will be issued. This special Building Permit would require scrutiny from both the Building Department and the Enforcement Division of the Planning Department at the time of application."
- Rose Hillson – Recommendations
- RE 09-22-2016 RESIDENTIAL EXPANSION THRESHOLD (RET) DOCUMENT & TANTAMOUNT TO DEMOLITION (TTD)
DOCUMENT STATES PURPOSES IN SECTION 317 TO:
1. PREVENT REDUCTION OF HOUSING THAT WAS MORE AFFORDABLE
 2. "CATCH" PROJECTS THAT AVOID DBI'S DEFINITION OF "DEMOLITION", RESULT IN HOMES NOT AFFORDABLE DUE TO REMOVAL OF EXISTING HOUSING
- PLANNING'S PROPOSALS INCLUDE:
1. THRESHOLD TRIGGER AT 3,000 GSF PER UNIT
 2. PERCENTAGE OF LOT SIZES IN SUPERVISOR'S DISTRICT

3. PERCENTAGE OF ORIGINAL SINGLE FAMILY HOME GSF BEING APPLIED TO RH-2 BUILDINGS

WHAT DEFINITION OF "UNIT" ARE WE USING?

HOW MANY OF THE 3,000 SQ. FT+ UNITS DOES THE CITY HAVE ALREADY?

ABOVE IDEAS DON'T FIT INTO CERTAIN NEIGHBORHOODS

THIS DOES NOT STREAMLINE ANY PROCESS, DOES NOT MAKE IT CLEAR TO ARCHITECTS & NEIGHBORS WHAT EXACTLY WILL BE OK.

ADDITIONALLY, "RET" CHANGE / ELIMINATION OF "TTD" WOULD NOT SOLVE AFFORDABILITY PROBLEM.

- Anastasia Yovanopolous – Recommendations

Re: Residential Expansion Threshold

The purpose of establishing demolition controls was to address affordability, and the General Plan policy to retain existing sound housing. The RET proposal almost doubles dwelling unit sizes. Resulting units become expensive, by virtue of size and new construction. The preservation of existing sound housing stock and maintain its' affordability is lost.

Let's use the average size of homes at the block level, plus a little more as threshold, in lieu of a fixed threshold. Assessor's records can be used to arrive at the average size of homes where the project is proposed. We can determine the "little bit more" number, jointly.

This approach ensures new projects will conform to mass and scale at the block level. Expansion will be gradual, no exponential.

= Janet Fowler – History and look of SF

= Sonja Trauss – More housing

ACTION: None - Informational

13. [2016-008314CWP](#) (S. CALTAGIRONE: 415-558-6625)
FILIPINO CULTURAL HERITAGE DISTRICT - **Informational Presentation** by Planning Department staff regarding the Filipino Cultural Heritage District, also known as SoMa Pilipinas. In April 2016, the Board of Supervisors created the cultural heritage district to contribute to the sustainability, cultural visibility, vibrancy and economic opportunity for Filipinos and Filipino-Americans in the South of Market (SoMa) neighborhood (Resolution No. 119-16, File No. 151109). The Board's resolution directed the Planning Department to work with the Soma Pilipinas Working Group to develop a strategic and implementation plan to set policies that promote community development and stabilization while increasing the visibility of the cultural district. Planning staff will report on the progress of the community planning process to date and will submit the SoMa Pilipinas Progress Report to the Commissioners at the hearing. Planning staff will present the Progress Report to the Planning Commission on October 27, 2016 and will submit the report for consideration to the Board of Supervisors on October 28, 2016. A completed SoMa Pilipinas Strategy and Implementation Plan is planned for publication in December 2016, at which time staff will schedule Historic Preservation, Planning Commission, and Board of Supervisor hearings to consider adoption of the policy document.

Preliminary Recommendation: None - Informational

SPEAKERS: = Shelley Caltagirone – Staff Report
 + April Ang Aid to Supervisor Kim –
 + Bernadette – Community presentation

- + Ada Chan – Community presentation
- + Theresa Imperial – Communal process
- + Eric Tao – Restaurant
- + Sonjaka Kanu – Bay Area community
- + Ella Louise Panise – Cyclical periods
- + Carolyne Caldarone – Filipino history
- + Theresa Flandrick – Support

ACTION: None – Informational

14. [2014-000362PRJ](#) (T. CHANG: (415) 575-9197)
1500-1580 MISSION STREET - north side of Mission Street between 11th Street and South Van Ness Avenue; Lots 002 and 003 in Assessor's Block 3506 (District 6) - **Informational Presentation** regarding the 1500 Mission Street Project ("Goodwill Site"), which proposes to demolish two existing buildings, currently occupied by Goodwill Industries and the new construction of: 1) a 16-story, 264-foot building containing City Offices and a consolidated permit center; and 2) a 400-foot tall, 39-story mixed-use building containing up to 560 dwelling units, 112 Below Market Rate Units and approximately 60,000 square-feet of retail space.

Preliminary Recommendation: None - Informational

SPEAKERS: = Tina Chang – Staff Report
 + Mark Schwepman – Design presentation
 + Naomi Kelly – Sponsor presentation

ACTION: None - Informational

- 15a. [2014.0926GPA](#) (T. CHANG: (415) 575-9197)
1270 MISSION STREET - north side of Mission Street, west of Laskie Street; Lots 020 and 021 in Assessor's Block 3701 (District 6) - Request for **General Plan Amendment** to revise the height designation for Assessor's Block 3701, Lots 20 and 21 on Map 5 of the Downtown Area Plan from 120-X to 200-X; adopting and making findings regarding the Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act; and making findings of consistency with the General Plan and eight priority policies of Planning Code Section 101.1. 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: Adopt a Recommendation for Approval

SPEAKERS: = Tina Chang – Staff Report
 + April Ang, Aide to Supervisor Kim – Support
 + Jesse Herzog – Design presentation
 + Bill Higgins – Character
 + Theresa Imperial – Support
 + Ada Chan – Support
 + Michael Theriot - Support

ACTION: Adopted a Recommendation for Approval

AYES: Fong, Johnson, Hillis, Koppel, Moore, Richards

ABSENT: Melgar

RESOLUTION: 19766

- 15b. [2014.0926PCAMAP](#) (T. CHANG: (415) 575-9197)

1270 MISSION STREET - north side of Mission Street, west of Laskie Street; Lots 020 and 021 in Assessor's Block 3701 (District 6) - Request for **Planning Code Amendment** to add Section 249.15 creating the Mission and 9th Street Special Use District in the area generally bounded by Mission Street on the South, Laskie Street on the east, Assessor's Block 3701, Lots 22, 23 and 24 on the west, and Assessor's Block 3701, Lot 66 to the north; amending the Zoning Map Sheet SU07 to create the Mission and 9th Street Special Use District; amending Zoning Map Sheet HT07 to change the height limit on Assessor's Block 3701, Lots 20 and 21, from 120-X to 200-X; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: Same as Item 15a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Fong, Johnson, Hillis, Koppel, Moore, Richards
 ABSENT: Melgar
 RESOLUTION: 19767

15c. [2014.0926DNX](#) (T. CHANG: (415) 575-9197)

1270 MISSION STREET - north side of Mission Street, west of Laskie Street; Lots 020 and 021 in Assessor's Block 3701 (District 6) - Request for **Downtown Project Authorization** pursuant to Planning Code Section 309, with exceptions to the requirements for "Rear Yard" (Section 134), "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148). The project also requests Zoning Administrator consideration of Variance from Exposure requirements per Section 140. The Project includes the removal of an existing one-story retail space and at grade parking lot, and the new construction of a 21-story, 200-foot-tall mixed use building with 299 dwelling units, approximately 2,012 square-feet of ground-floor retail space, 76 off-street vehicular parking spaces and 200 Class 1 and 20 Class 2 bicycle parking spaces.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 15a.
 ACTION: Approved as Amended by Staff regarding: a finding for affordable housing; and a condition of approval for TDM
 AYES: Fong, Johnson, Hillis, Koppel, Moore, Richards
 ABSENT: Melgar
 MOTION: 19768

15d. [2014.0926VAR](#) (T. CHANG: (415) 575-9197)

1270 MISSION STREET - north side of Mission Street, west of Laskie Street; Lots 020 and 021 in Assessor's Block 3701 (District 6) - Request for **Variance** from Exposure requirements per Section 140. The Project includes the removal of an existing one-story retail space and at grade parking lot, and the new construction of a 21-story, 200-foot-tall mixed use building with 299 dwelling units, approximately 2,012 square-feet of ground-floor retail space, 76 off-street vehicular parking spaces and 200 Class 1 and 20 Class 2 bicycle parking spaces.

SPEAKERS: Same as Item 15a.
 ACTION: After hearing and closing public comment the ZA indicated an intent to Grant.

- 16a. [2016-002754CUA](#) (W. FARRENS: (415) 575-9172)
2379 CHESTNUT STREET - south side between Divisadero and Scott Streets; Lot 018C in Assessor's Block 0936 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 711.93, to establish an Outdoor Activity Area for use by the proposed Restaurant (dba Cultivar). The subject property is within a NC-2 (Neighborhood Commercial, Small Scale) 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: Approval with Conditions
- SPEAKERS: + Jody Harris – Definite continuance date
 ACTION: Continued Indefinitely
 AYES: Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis, Richards
- 16b. [2016-002754VAR](#) (W. FARRENS: (415) 575-9172)
2379 CHESTNUT STREET - south side between Divisadero and Scott Streets; Lot 018C in Assessor's Block 0936 (District 2) - Request for **Open Space Variance** to eliminate the existing residential access to the rear yard of the subject property. The subject property is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.
- SPEAKERS: Same as Item 16a.
 ACTION: Acting ZA Continued Indefinitely
17. [2014.0241ENV](#) (R. SCHUETT: (415) 575-9030)
1028 MARKET STREET - north side of Market Street between Jones and Taylor streets; Assessor's Block 0350 Lot 002 - Public Hearing on the **Draft Environmental Impact Report**. The proposed project includes demolition of the existing two-story, 33,310-gross-square-foot (gsf) historic commercial building and construction of a 13-story, approximately 120-foot-tall, multi-family residential development, with a maximum of 186 residential units, 9,657 gsf of ground-floor retail/restaurant uses (four tenant spaces), and a one-level 15,556 gsf below-grade basement level parking garage for up to 40 parking spaces. The project site is located in the Downtown General Commercial (C-3-G) Zoning District and 120-X Height and Bulk District, within the Downtown Plan area.
Note: Written comments will be accepted at the Planning Department until 5:00 p.m. on November 7, 2016.
Preliminary Recommendation: Approve with Conditions
- SPEAKERS: = Rachel Schuett – Staff Report
 Del Seymour – Theater District
 Sue Hestor – Truck and bus traffic, wind
 ACTION: Reviewed and Commented

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.

- 18a. [2015-007313DRP-05](#) (N. FOSTER: (415) 575-9167)
870-872 UNION STREET - north side of Union Street, between Taylor and Mason Streets, Lots 020, 085-087 in Assessor's Block 0100 (District 3) - Request for **Discretionary Review** of Building Permit Application Nos. 2015.11.13.2622 & 2623, proposing: 1) a one-story vertical addition atop the existing 3-story residential structure fronting Union Street, and 2) the construction of a (new) 4-story residential structure fronting Aladdin Terrace. The subject lot is a through lot which allows for the development of a second residential structure on the lot. The new structure would encroach into the required rear yard by approximately 12'-3/4"; therefore, the project requires a variance for: 1) rear yard encroachment; dwelling unit exposure; and open space. The Project Site is located within a RM-1 (Residential-Mixed, Low 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.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Nick Foster – Staff Report
 - Joe Buttler – Luxury real estate market
 - Speaker
 - Jordan – Pattern of development
 - Speaker – Mid-block open space
 - Paul Smith
 - Speaker
 - Willis – Automobile traffic
 - Jim Mildeas – Neighborhood character
 - Tracy Flandrick – evictions
 + John Kevlin – Project presentation
 + Steve Penski – Support
 + Andy Aster – Support
 + Kusun Jane – Support
 + Katie Simson – Support
 + Brent Tam – Support
 + Peter Do = Support
 + Alex – Support
 + Ari Redstone – Support
 + Christopher Lloyd – Support
 + Sonya

ACTION: Took DR and Approved with Conditions:
 1. Parking only in the front building;
 2. Setback top floor of the rear building nine feet; and
 3. Only allow the pop-out for the front building

AYES: Koppel, Melgar, Moore, Richards

NAYES: Fong, Johnson

ABSENT: Hillis

DRA No: 0490

- 18b. [2015-007313VAR](#) (N. FOSTER: (415) 575-9167)
870-872 UNION STREET - north side of Union Street, between Taylor and Mason Streets, Lots 020, 085-087 in Assessor's Block 0100 (District 3) - Request for **Variance** from the Zoning Administrator for "Rear Yard" (Section 134); "Open Space" (Section 135); and "Dwelling Unit Exposure" (Section 140). The subject lot is a through lot with one existing residential structure at the front (fronting Union Street), containing 3 dwelling units. The project proposes a vertical and horizontal addition to said front structure (adding a fourth floor), and construction a new, 4-story residential structure in the rear of the lot (fronting Aladdin Terrace), containing 1 dwelling unit. Section 134 of the Planning Code requires a minimum rear yard of approximately 32'-3/16" for the subject property. Because the subject lot is a through lot, the required rear yard shall be located in the central portion of the lot, between the two structures on such lot. The project proposes a new structure in the rear of the lot (fronting Aladdin Terrace) that would encroach into the required rear yard by approximately 12'-3/16"; therefore the project requires a variance. Section 135 of the Planning Code requires useable open space be provided for each dwelling unit according to standards set forth in the Code. Two of the four units (Units #1 and #2 in the front structure) do not provide useable open space meeting the requirements of the Code; therefore the project requires a variance. Section 140 of the Planning Code requires units to face directly on an open area as defined by Code. Two of the four units (Unit #1 in the front structure, and Unit #4 in the rear structure) do not face directly on an open area as defined by Code; therefore the project requires a variance. The Project Site is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None

ACTION: After hearing and closing public comment the ZA indicated an intent to Grant.

19. [2015-011540DRP](#) (S. JIMENEZ: (415) 575-9187)
4538 25th STREET - north side of 25th Street, between Homestead Street and Hoffman Avenue; Lot 016 in Assessor's Block 6503 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.08.28.5504, proposing the construction of a two-story horizontal addition at the rear of the existing one-story over garage, single-family dwelling which is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

WITHDRAWN

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 – 8:00 P.M.