

# **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, November 17, 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 12:16 P.M.**

**STAFF IN ATTENDANCE:** John Rahaim - Planning Director , Menaka Mohan, Anmarie Rodgers, Melisa Hue, Claudine Asbagh, Mathew Snyder, Ella Samonsky, Kimberly Durandet, Nicholas 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.

1. 2012.0107C

(C. CAMPBELL: (415) 575-8732)

**460 TOWNSEND STREET** - north side of Townsend Street between 5<sup>th</sup> and 6<sup>th</sup> Streets; Lot 023 in Assessor's Block 3785 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 845.32; for the conversion from Production, Distribution, and Repair (PDR) to an Educational Services use by the Academy of Art University. The project proposes to legalize the conversion from industrial/wholesale to educational services for classrooms, studios, student and faculty lounges within a WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and an 85-X Height and Bulk District.

*Preliminary Recommendation: Pending*

**(Proposed for Continuance to January 19, 2017)**

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

2. 2012.0720C (S. ADINA: (415) 575-8722)  
**466 TOWNSEND STREET** - north side Townsend Street between 5<sup>th</sup> and 6<sup>th</sup> Streets; Lot 005 in Assessor's Block 3785 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 845.32, for the conversion from Production, Distribution and Repair (PDR) to an Educational Services use by the Academy of Art University. This project proposes to legalize the conversion from a Data/Telecommunications facility to educational services for classrooms, labs/art studios, an art store, and student and faculty lounges within a WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and an 85-X Height and Bulk District.

*Preliminary Recommendation: Pending*

**(Proposed for Continuance to January 19, 2017)**

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

- 3a. 2015-000878DNX (M. BOUDREAUX: (415) 575-9140)  
**300 GRANT AVENUE (AKA 290 SUTTER STREET)/ 272 SUTTER STREET** - (Assessor Block 0287/Lots 013, 014) (District 3) - Request for **Determination of Compliance** pursuant to Planning Code Section 309 with exceptions including "Off-Street Freight Loading", "Height Limits in the 80-130-F District", and "Bulk". The project proposes demolition of two existing buildings (Category V - Unrated) and construction of an approximately 69,290-square-foot, six-story with basement, mixed-use commercial building. Floors basement through 3 are proposed for retail use, and floors 4 through 6 are proposed for office use. The property is within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. In addition, this project requires action by the Historic Preservation Commission on a Permit to Alter for demolition and new construction within the Kearny-Market-Mason Sutter Conservation District (Case No. 2015-000878PTA).

*Preliminary Recommendation: Pending*

**(Proposed for Continuance to December 8, 2016)**

SPEAKERS: None  
 ACTION: Continued to December 8, 2016  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

- 3b. 2015-000878CUA (M. BOUDREAU: (415) 575-9140)  
300 GRANT AVENUE (AKA 290 SUTTER STREET)/ 272 SUTTER STREET- (Assessor Block 0287/Lots 013, 014) (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303 for approving office use on floors four through 6. The project proposes demolition of two existing buildings (Category V – Unrated) and construction of an approximately 69,290-square-foot, six-story with basement, mixed-use commercial building. Floors basement through 3 are proposed for retail use, and floors 4 through 6 are proposed for office use. The property is within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. In addition, this project requires action by the Historic Preservation Commission on a Permit to Alter for demolition and new construction within the Kearny-Market-Mason Sutter Conservation District (Case No. 2015-000878PTA).

*Preliminary Recommendation: Pending*

**(Proposed for Continuance to December 8, 2016)**

SPEAKERS: None  
 ACTION: Continued to December 8, 2016  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

- 3c. 2015-0008780FA (M. BOUDREAU: (415) 575-9140)  
300 GRANT AVENUE (AKA 290 SUTTER STREET)/ 272 SUTTER STREET - (Assessor Block 0287/Lots 013, 014) (District 3) - Request for **Allocation of Square Footage** pursuant to Planning Code Sections 321 and 322 (the Annual Office Development Limitation Program) of approximately 29,703 gross square feet net new office space to the Project. The project proposes demolition of two existing buildings (Category V – Unrated) and construction of an approximately 69,290-square-foot, six-story with basement, mixed-use commercial building. Floors basement through 3 are proposed for retail use, and floors 4 through 6 are proposed for office use. The property is within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District. In addition, this project requires action by the Historic Preservation Commission on a Permit to Alter for demolition and new construction within the Kearny-Market-Mason Sutter Conservation District (Case No. 2015-000878PTA).

**(Proposed for Continuance to December 8, 2016)**

SPEAKERS: None  
 ACTION: Continued to December 8, 2016  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

4. (M. WENGER: (415) 575-9126)  
LOCAL COASTAL PROGRAM AMENDMENT PROCESS - In 2015, the Planning Department was awarded grants from the California Coastal Commission and the State Ocean Protection Council to amend the City's Local Coastal Program (LCP) to address sea level rise and coastal erosion. The

LCP is a state-mandated land use plan governing development along the City's western shoreline. The LCP Amendment will cover the entire Coastal Zone, but implementation will largely occur south of Sloat Boulevard, where coastal vulnerabilities are most acute. Informational presentation on the community and interagency processes used to develop LCP policy amendments and the local and state certification process.

*Preliminary Recommendation: None - Informational*

**(Proposed for Continuance to December 1, 2016)**

SPEAKERS: None  
 ACTION: Continued to December 1, 2016  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

5. 2014-001965PCA (A. STARR: (415) 558-6362)

**ARTICLE 7: PHASE 2 OF THE CODE REORGANIZATION AND SIMPLIFICATION PROJECT -**

Department sponsored **Planning Code Amendment** to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; requiring Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibiting Kennels in the North Beach Neighborhood Commercial District; removing the definition of Amusement Game Arcade from the list of uses in Article 7 zoning districts and instead using the controls for General Entertainment to regulate this use in Article 7 Districts; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and adopting findings of public convenience, necessity, and welfare under Planning Code Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

(Continued from Regular Meeting of October 13, 2016)

**(Proposed for Continuance to December 1, 2016)**

SPEAKERS: Paul Webber – Continued Indefinitely  
 We ask that the Art 7 be continued indefinitely. First, as of today, there is no available official rewrite of the proposal. Yet there are numerous changes suggested by one NCD, and probably by three others, none of which have appeared in any official version. With the Thanksgiving week in between now and December 1, it is impossible that a new version can be published and adequately digested by you or the public in that period. Secondly, the outreach has been insufficient to inform the NCDs what is being proposed and how it affects them. They are comprised of small businesses whose owners have neither the time nor human resources to understand the impact of document. Yet they are being disadvantaged because the staff is NOT (but should be) performing the tasks that only a fortunate few NCDs have been able to do..  
 Sue Hestor – Academy of Art Item 1 & 2 Article 7

ACTION: Continued to February 2, 2017

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

6. 2016-003461CUA (S. SKANGOS: (415) 575-8731)  
2000 VAN NESS AVENUE - east side of Van Ness Avenue, between Pacific Avenue and Jackson Street, Lot 005 of Assessor's Block 0595 (District 3) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 209.3, to: (1) legalize the modification of an existing AT&T Mobility Wireless Telecommunications Services Facility consisting of the installation of three (3) new antennas for a total of nine (9) antennas mounted on an existing rooftop behind existing screening, and (2) modify the existing facility consisting of the removal and replacement of five (5) existing antennas, installation of three (3) new Radio Relay Units (RRUs) and other equipment upgrades as part of the AT&T Mobility Wireless Telecommunications Network. The subject property is located within a RC-4 (Residential - Commercial, High Density) Zoning District, Van Ness Special Use District, and 80-D Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

**(Proposed for Continuance to December 1, 2016)**

SPEAKERS: None  
 ACTION: Continued to December 1, 2016  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

7. 2016-011223CUA (N. FOSTER: (415) 575-9167)  
1844 MARKET STREET - north side of Market, between Octavia Boulevard and Laguna Street, Lot 016 in Assessor's Block 0871 (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, and 790.110 to establish a new Financial Services Use (ATM vestibule) for a formula retail establishment (d.b.a. "Bank of America") within the ground-floor of in a newly-constructed mixed-use building. This development was previously approved by the Planning Commission in 2006 (Case No. 2004.0892ECK); construction concluded in 2013. The ATM vestibule would be situated within a vacant commercial tenant space measuring approximately 500 square feet, within the existing building envelope. Minor interior tenant improvements are proposed, with no expansion of the existing building. The subject property is located within a NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District with an 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Approve with Conditions*

**(Proposed for Continuance to December 1, 2016)**

SPEAKERS: None  
 ACTION: Continued to December 1, 2016  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

8. (P. IKEZOE: (415) 575- 9137)

[COMMERCE AND INDUSTRY INVENTORY 2015](#) - **Informational presentation** - This 22<sup>nd</sup> Inventory is one of the Department's reports on the economy and land use. It contains a 10-year time-series of data for calendar years 2006-2015, including population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity. The Inventory is available for the public at the Planning Department and can be downloaded from the website at [http://commissions.sfplanning.org/cpcpackets/2015\\_Commerce\\_and\\_Industry\\_Inventory\\_FIN\\_AL.pdf](http://commissions.sfplanning.org/cpcpackets/2015_Commerce_and_Industry_Inventory_FIN_AL.pdf)

*Preliminary Recommendation: None - Informational*

**(Proposed for Continuance to December 1, 2016)**

SPEAKERS: None  
 ACTION: Continued to December 1, 2016  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

## 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

## C. COMMISSION MATTERS

9. Consideration of Adoption:
- [Draft Minutes for November 3, 2016](#)

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

10. 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:**

Very briefly, there was an article in the New York times on Monday, about how some residents in Mountain View are coping with the housing shortage that are dual income households making quite a bit of money, yet the only thing they can afford is a trailer in a trailer park and the really

interesting thing is, some of the trailers have Teslas in their carport. So, these wildly successful people are renting trailers in trailer parks and parking their Teslas there, really good article. Secondly, as a result of the election, rent control passed in Mountain View, Richmond, Oakland, but failed in Alameda, Burlingame and San Mateo. And then lastly, it is great that Airbnb will help to enforce the short term rental law. That is welcomed news for everyone in the City.

**Commissioner Melgar:**

I just had a request from a member of the public that I agree with, which is there is a lot of complicated information that comes to the Commission, that comes in different – at different times, so Academy of Art is an example, HOPE SF is another example, complicated, and I am wondering if part of what we do in terms of transparency, can be some type of indexing tool on the website, rather than it being attached to when it comes to the commission, just have it, you know, like those big projects having, you know, some kind of pagination. There are programs out there that allow you to easily search for things within a lot documents, so, anyway just a comment, an idea for when we do this stuff.

**Jonas P. Ionin, Commission Secretary:**

Just for clarity, are you referring to the individual documents or the subject matters being indexed?

**Commissioner Melgar:**

I think both, because a member the public might be interested just on the environmental review documents or a part of the Potrero Hill HOPE SF, but because it is part of a large discussion, you will have to go to different meetings to come up with the supportive documents rather that - there would have to be some judgment involved when grouping documents together, but seems like a reasonable request.

**Commissioner Fong:**

You're referring to the electronic versions?

**Commissioner Melgar:**

Uh-huh.

**Commissioner Richards:**

I think that's a really good point, because when I actually do that paper copies, I keep filing file the same subject in a file, even if there is just a link to the prior Commission packet that we heard, that would be helpful to keep a paper trail.

**D. DEPARTMENT MATTERS**

11. Director's Announcements

**Director Rahaim:**

Commissioners a couple of – kind of housekeeping items, you received a memo in your packet today related to Proposition 64 and the work that we will be doing, moving forward with the legalization of cannabis in California, and we will keep you informed and we talked briefly about that last week. In your packet for next week, you'll receive a fairly lengthy memo and supporting

information related to the situation in Brisbane. We would ask that before, it gives you a fairly detail breakdown, what the Brisbane EIR actually studied the and 4 options that were studied as well as the proposal that the Planning Commission in Brisbane approved as well as what's happening moving forward going ahead, so, that will be in your packet for next week and I will be happy to take some questions on that, as you look at that information. Thank you.

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

**LAND USE COMMITTEE:**

• **160510 Planning Code - Student Housing Exemption from Inclusionary Housing Requirements. Sponsor: Wiener. Staff: Mohan/Starr**

At this week's land use committee hearing, the committee considered the proposed Ordinance, sponsored by Supervisor Wiener that 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. The Planning Commission heard this item on September 8th of this year and voted unanimously to recommend approval. At the land use hearing, there were two speakers in support of the ordinance, and none in opposition. Supervisor Peskin had some questions about the need for lowering the time period from five to two years and how this is monitored and enforced. Those questions were answered by Andres Powers, who was representing the ordinance in Supervisor Wiener's absence. The Committee then voted unanimously to recommend approval to the Full Board.

• **161067 Planning Code, Zoning Map - Mission and 9th Street Special Use District. Sponsors: Kim; Peskin. Staff: Chang.** This item was continued for one week because the General Plan Amendment associated with this project was not also calendared on this date, as is required.

**FULL BOARD:**

• **160820 Planning Code - Landmark Designation - 1345 Ocean Avenue (aka Ingleside Presbyterian Church and the Great Cloud of Witnesses).** Sponsor: Yee, Breed, Avalos. Staff: Ferguson. PASSED Second Read

• **160821 Planning Code - Amending Landmark Designation - 140 Maiden Lane (aka V. C. Morris Gift Shop).** Sponsor: Peskin. Staff: Ferguson. PASSED Second Read

• **161024 Extending Interim Zoning Controls - New Ground Floor Office Uses Facing 2nd Street - King and Folsom Streets.** Sponsor: Kim. Staff: Starr. Adopted

• **161001 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed Project at 1515 South Van Ness Avenue.** Staff: Kern/Gibson

Lastly at this week's Board of Supervisor's hearing, the Board sat as a committee of the whole to hear an appeal of the Environmental Determination for 1515 Van Ness. The project would demolish a vacant 34-foot-tall, 31,680-sq. ft. building, most recently occupied by McMillan Electric, in order to construct a five- to six-story mixed use building with 157 residential units, including 39 on-site BMR units (25%), 1,080 sq. ft. of retail, and 4,200 sq. ft. of trade shop space.



The appeal was based on claims that the Community Plan Exemption failed to adequately disclose impacts from gentrification, cumulative impacts from growth under the Eastern Neighborhoods Plan, and impacts on the Calle 24 Latino Cultural District. The appeal contends that the Eastern Neighborhoods EIR is out of date, and cannot be relied on to issue Community Plan Exemptions for subsequent projects.

Notable public comments from the project opponents were that the City is doing nothing to address gentrification of the Mission or the impacts on the Calle 24 Latino Cultural District.

Ultimately the Board voted to uphold the appeal with a 9-0 vote. The motion, made by Campos directed the department to provide an analysis of gentrification and displacement impacts and of the cumulative impacts of growth under the EN plan that accounts for all projects in the pipeline.

The Department is still considering the full impacts of this vote -- particularly what this means procedurally for this project- but we will conduct the additional analysis as directed by the Board.

#### **INTRODUCTIONS:**

• **Board File TBD Interim Zoning Controls: Indoor Agriculture.** Resolution creating interim controls to require CU approval for indoor Agricultural uses in PDR zoning districts for 18 months or until the adoption of permanent legislation. This is in response to California voters passing Proposition 64, which legalized adult use cannabis in the State. It is intended to address concerns that cannabis cultivation will displace all other PDR uses in the City

#### **BOARD OF APPEALS:**

No Report

#### **HISTORIC PRESERVATION COMMISSION:**

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 Schutish – Mixing of ground water, rear yards, RDG's and UDG's, water absorption. RDGs should be worked on parallel to UDGs. There are many overlaps – not overcharging – but overlaps in issues. For example: Rear yards as natural areas are being compromised due to privacy fences which wall off yards from one another than the traditional fences have, but most importantly water absorption into the ground because turf is installed and trees and other critical natural and habitat parts of our yards are being lost – because rear yards are becoming programmed spaces, plus the water is going to the sewer. Another issue is the over use of glass and the poor design quality due to bad fenestration which affects privacy and creates light pollution in the rear yards.

Fernando Marti – 1550 South Van Ness

Peter Papodopolous – Save the Mission mitigation of projects

Spike Khan – Mission, Uber and Lyft

Corey Smith – MAP2020 Meetings

## 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.

13. [2016-007705PCA](#) (M. MOHAN (415-575-9141)  
 MEDICAL SERVICE USE IN SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT -

**Planning Code Amendment** to provide that in the Sacramento Street Neighborhood Commercial District a Medical Service use, whether Principal or Accessory, requires a Conditional Use authorization on the ground story and is permitted above the ground story; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications*

SPEAKERS: = Menaka Mohan – Staff Report  
 + Kanishka Karunaratne – Active retail  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 RESOLUTION: 19777

14. [2016-013420PCA](#) (D. SANCHEZ: (415) 575-9082)  
 INCLUSIONARY HOUSING SMALL SITES PROGRAM [Board File No. 161157] - Ordinance

introduced by Mayor Lee and Supervisor Campos for a **Planning Code Amendment** to create an alternative for project sponsors of smaller market rate projects to direct the Affordable Housing Fee to Small Sites Projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and a finding of public necessity, convenience, and welfare under Planning Code Section 302.

*Preliminary Recommendation: Adopt a Recommendation of Approval with Modifications*

SPEAKERS: = Diego Sanchez – Staff Report  
 + Sheila Chung, Aide to Supervisor Campos – Legislation recommend  
 amendments  
 + Tyler McMillan – Support  
 + Carolina Fang – Deeping inclusionary housing  
 + Fernando Marti – Support  
 + Corey Smith – Support  
 + Devin Richardson – Support  
 + Sean Kiegran – Inclusionary unit occupancy  
 + John O'connor – Support  
 + Peter Papodopoulous – Inclusionary housing  
 + Sophie Hayward – Response to questions  
 ACTION: Adopted a Recommendation for Approval with Modifications

AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 RESOLUTION: 19778

15. [2014.1267T](#) (A. RODGERS: (415) 558-6395)  
FEES IN LIEU OF OPEN SPACE IN THE DOWNTOWN SPECIAL SUPPORT USE DISTRICT - The Planning Commission will consider a **Planning Code Amendment** [Board File No. 140877-2] amending the Downtown Support Special Use District to allow the Planning Commission to authorize a monetary contribution (in lieu fee) to the requirements for Privately-Owned Public Open Space (POPOS), exclude certain features from floor area ratio and gross floor area calculations, and dedicate the monetary contribution for lighting and safety improvements at Victoria Manolo Draves Park. This ordinance would also make the standard affirmations of the Planning Department's California Environmental Quality Act determination; and findings of consistency with the General Plan and the eight priority policies of Planning Code as described in Section 101.1.

*Preliminary Recommendation: Adopt a Recommendation Approval with Modifications*

SPEAKERS: = Anmarie Rodgers – Staff Report  
 + April Ang, Aide to Supervisor Kim – Introduction  
 + Larry Badiner – Support  
 + Speaker – Lights at the park  
 + Heather Philips –

ACTION: Adopted a Recommendation for Approval with Recommendations

AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 RESOLUTION: 19779

16. [2013.1049E](#) (M. HUE: (415) 575-9041)  
950-974 MARKET STREET - north side of Market Street between Mason and Taylor Streets; Block 0342, Lots 001, 002, 004, and 014 (District 6) - **Appeal of Preliminary Mitigated Negative Declaration** for proposal that would demolish four existing structures and associated surface parking lot and construct a 120-foot tall, 12-story-over-basement, approximately 408,342 gross-square-foot building containing 242 dwelling units, 232 hotel rooms, and 16,600 square feet of ground floor retail. Off-street parking for 82 vehicles (including two car share vehicles) and 277 Class 1 bicycle parking spaces is provided at the basement level and accessed from Taylor Street. The project site is located in the Downtown General Commercial (C-3-G) Zoning District and 120-X Height and Bulk District.

*Preliminary Recommendation: Uphold Preliminary Mitigated Negative Declaration*  
 (Continued from Regular Meeting of November 3, 2016)

SPEAKERS: = Melina Hue – Staff Report  
 - Brian Bassinger – Appellant presentation  
 - Nate Alby – LGBTQ history  
 + Steve Vettel – Project presentation  
 + Randy Shaw – The Comptons  
 - Beatrice Thoms – Comptons Historic District  
 - Mica Sigourney – Queer culture  
 - Eric Stevenson – Queer culture  
 + William Thatcher – Original bar

- Mitchell Erickson – Time to write history
  - Kaen Simonex – LGBTQ history
  - Olivia Antoinette – Time to preserve LGBTQ history
  - Jeannetta Johnson – Comptons cafeteria
  - + Edwin Padillo – Historic reference
  - Tom Timprano – Recognition
  - + Donald Dewsnap – Not preserve ghosts of the past
  - Nick Marshall – Time
  - Eirk Ike –
  - Tara Haywood – LGBT history
  - Gabriel Feliciano
  - Don Cattelo
  - + Patrick Erwin
  - Speaker – Further review
  - Michael Nolte – Preserver our history
  - Allan Martinez – Historic resources
  - Brittany – Soul of the Tenderloin
  - Speaker – LGBTQ news in SF is news around the world
  - Aria Said
  - Tom – History
  - Speaker – Important legacy
  - Spaekr –
  - + Jay Foster – Blighted area
  - Caleb Sheldon
  - + Tina Tam – Response to questions
  - + Pila LaValley – Response to questions
- ACTION: Upheld the PMND  
 AYES: Fong, Hillis, Johnson, Koppel  
 NAYES: Melgar, Moore, Richards  
 MOTION: 19780

- 17a. [2013.1049PCA](#) (C. ASBAGH: (415) 575-9165)  
950 MARKET STREET - north side of Market Street between Mason and Taylor Streets; Block 0342, Lots 001, 002, 004, and 014 (District 6) - **Planning Code Amendment** to waive the Jobs-Housing Linkage Fee set forth in Planning Code Section 413 et seq., the Inclusionary Affordable Housing requirements set forth in Planning Code Section 415 et seq., and the alternative water supply requirements set forth in Health Code Article 12C; exempting 26,572 square feet from the calculation of gross floor area pursuant to Planning Code Section 124 to allow the additional floor area, and exempting 26,572 square feet from Planning Code Sections 123 and 128 to reduce any required transferable development rights by such amount, for a project located at 950-974 Market Street in San Francisco, in exchange for either (1) the dedication of real property at 180 Jones Street to the San Francisco Mayor’s Office of Housing and Community Development at no cost and payment of approximately \$12.8 million to the 180 Jones Street Affordable Housing Fund, or (2) the construction of a minimum of 60 and a maximum of 70 affordable studio or efficiency rental units at 180 Jones Street; establishing the 180 Jones Street Affordable Housing Fund; authorizing actions in furtherance of this ordinance; and adopting findings regarding the Final Mitigated Negative Declaration under the California Environmental

Quality Act; making findings under Planning Code Section 302; 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:**

- = Mark Luellen – Staff Report
- + Joy Oh – Project presentation
- + Steve Vettel – Planning Code amendments
- + George Telloso – Design presentation
- + April Ng, Aide to Supervisor Kim – Proposed legislation
- + Kim Carrollo – Support
- + Speaker – Support
- + Carlos Durandt – Carpenters Union support
- + Cynthia Gomez – Support
- + Judy Young – Support
- + Speaker – Support
- = Speaker – Support
- + Loretta Grecko – Support
- + Lee Ronda Davis – Support
- + Orashi Sussana – Support
- + Speaker – Support
- + Speaker – Support
- + Chris Tello – Support
- + Donald Dewsnap
- + Joe Margagatck
- + Reina Apostle – Support
- + Kelly Krunps – Support
- + Curtis Bradford –
- + Gail Seagraves
- + Lee Chen –
- + Speaker –
- Speaker - Opposition
- + Kevin Stahl
- + Rio Sharpe
- + Felicia Smith
- + Steven Tess – Support
- + Alexandra Goldman
- + Speaker – Support
- + Speaker – Support, de-escalation training
- + Corey Smith

**ACTION:** Adopted a Recommendation for Approval with Modifications:

1. The Project must provide affordable housing;
2. Off-site affordable unit construction must be comparable to the requirements outlined in the monetary contribution; and
3. That the intent is for the total community benefits package be re-capture

**AYES:** Fong, Richards, Hillis, Johnson, Koppel, Melgar

**NAYES:** Moore

**RESOLUTION:** 19781

- 17b. [2013.1049C](#) (C. ASBAGH: (415) 575-9165)  
950 MARKET STREET - north side of Market Street between Mason and Taylor Streets; Block 0342, Lots 001, 002, 004, and 014 (District 6) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 210.2 and 303 to establish a Hotel, and Section 124(f) to exceed the base Floor Area Ratio by providing on-site affordable dwelling units. The proposal would demolish four existing structures and associated surface parking lot and construct a 120-foot tall, 12-story-over-basement, approximately 408,342 gross-square-foot building containing 242 dwelling units, 232 hotel rooms, and 16,600 square feet of ground floor retail. Off-street parking for 82 vehicles (including two car share vehicles) and 277 Class 1 bicycle parking spaces is provided at the basement level and accessed from Taylor Street. The project site is located in a C-3-G (Downtown General Commercial) Zoning District and 120-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as Item 17a.  
 ACTION: Approved with Conditions as Amended, to include:  
 1. Continue working with Staff on the design; and  
 2. Provide more pronounced and integrated entryways  
 AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar  
 NAYES: Moore  
 MOTION: 19782

- 17c. [2013.1049X](#) (C. ASBAGH: (415) 575-9165)  
950 MARKET STREET - north side of Market Street between Mason and Taylor Streets; Block 0342, Lots 001, 002, 004, and 014 (District 6) - Request for a **Downtown Project Authorization** per Planning Code Section 309, with exceptions from Planning Code Requirements for "Rear Yard" (Section 134), "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148), and "Off-Street Tour Bus Loading" (Section 162). The proposal would demolish four existing structures and associated surface parking lot and construct a 120-foot tall, 12-story-over-basement, approximately 408,342 gross-square-foot building containing 242 dwelling units, 232 hotel rooms, and 16,600 square feet of ground floor retail. Off-street parking for 82 vehicles (including two car share vehicles) and 277 Class 1 bicycle parking spaces is provided at the basement level and accessed from Taylor Street. The project site is located in a C-3-G (Downtown General Commercial) Zoning District and 120-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as Item 17a.  
 ACTION: Approved with Conditions  
 AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar  
 NAYES: Moore  
 MOTION: 19783

- 17d. [2013.1049V](#) (C. ASBAGH: (415) 575-9165)  
950 MARKET STREET - north side of Market Street between Mason and Taylor Streets; Block 0342, Lots 001, 002, 004, and 014 (District 6) - Request for **Variations** from Planning Code Section 155(d) to allow loading to be accessed directly off of Turk Street and Section 155(s) to

allow the width of the opening to the loading that is greater than 15 feet. The proposal would demolish four existing structures and associated surface parking lot and construct a 120-foot tall, 12-story-over-basement, approximately 408,342 gross-square-foot building containing 242 dwelling units, 232 hotel rooms, and 16,600 square feet of ground floor retail. Off-street parking for 82 vehicles (including two car share vehicles) and 277 Class 1 bicycle parking spaces is provided at the basement level and accessed from Taylor Street. The project site is located in the Downtown General Commercial (C-3-G) Zoning District and 120-X Height and Bulk District.

SPEAKERS: Same as Item 17a.

ACTION: Acting ZA Close the public hearing and indicated an intent to Grant

- 18a. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
**SUNNYDALE HOPE SF MASTER PLAN PROJECT** - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. **Environmental Findings (and a statement of overriding considerations)** under the California Environmental Quality Act in connection with the adoption of the project and related actions necessary to implement the Project. The CEQA Finding would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.  
*Preliminary Recommendation: Adopt Findings*

SPEAKERS: = Matt Snyder – Staff Report  
 + Theo Miller – Introduction  
 + Leigh Lutensky  
 + Ramy Dare – Sunnydale Hope SF  
 + Speaker – Potrero Hope SF  
 + Speaker – Support  
 + Corey Smith – Support  
 + Fran Martin

ACTION: Adopted CEQA Findings an a statement of overriding considerations

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

ABSENT: Fong

MOTION: 19784

- 18b. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
**SUNNYDALE HOPE SF MASTER PLAN PROJECT** - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. **Findings of Consistency** with the General

Plan and Planning Code 101.1. The CEQA Finding would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt Findings*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted Findings Consistency  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19785

- 18c. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
**SUNNYDALE HOPE SF MASTER PLAN PROJECT** - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The proposed **General Plan Amendments** would amend Map 3 of the Urban Design Element "Urban Design Guidelines for Heights of Buildings" and Map 04 of the Recreation and Open Space Element, "Existing and Proposed Open Space". The amendments would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19786

- 18d. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
**SUNNYDALE HOPE SF MASTER PLAN PROJECT** - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The proposed **Planning Code Amendments** would add Planning Code Section 249.75, "The Sunnydale HOPE SF Special Use District" and Planning Code Section 263.30 "Sunnydale HOPE SF Special Use District and the 40/65-X Height and Bulk District. The amendments would enable the Sunnydale Hope SF Master Plan Project,



which would completely reconstruct the existing Housing Authority site. The Project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19787

- 18e. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-18c acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The proposed **Planning Code Amendments** would amend Sectional Maps ZN 11, SU 11, and HT 11, Designating the Project Area within the Sunnydale HOPE SF Special Use District and a 40/65-X Height and Bulk District. The amendments would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The Project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19788

- 18f. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The **Design Standards and Guidelines** ("DSG") would provide development controls and guidelines for the Sunnydale HOPE SF Project for streets, open space, buildings and other features. The DSG would enable the Sunnydale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The Project would consists of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694

market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as Item 18a.  
 ACTION: Approved  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19789

- 18g. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. The **Development Agreement** would be between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco and Sunnysdale Development Company, LLC. The Development Agreement would enable the Sunnysdale Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The Project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Approved  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19790

- 18h. [2010.0305 E GPA PCT PCM DEV GEN SHD](#) (M. SNYDER: (415) 575-6891)  
SUNNYDALE HOPE SF MASTER PLAN PROJECT - The 50-acre site is located in the Visitacion Valley neighborhood and is generally bounded by McLaren Park to the north, Crocker Amazon Park to the west, Hahn Street to the east and Velasco to the south and includes the following Assessor's Block and Lots: 6356/ 061, 062, 063, 064, 065, 066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001. **Adoption of Shadow Findings** under Planning Code Section 295 that the net new shadow from the Sunnysdale HOPE SF Project would not have an adverse impact to McLaren Park, including Gleneagle Golf Course or Herz Playground. Sunnysdale Hope SF Master Plan Project would completely reconstruct the existing Housing Authority site. The Project would consist of a maximum of 1,770 residential units, (775 replacement affordable units, approximately 200 additional affordable housing units, and approximately 694 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 60,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt Findings*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted Shadow Findings  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19791

- 19a. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)  
POTRERO HOPE SF MASTER PLAN PROJECT – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22<sup>nd</sup> Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25<sup>th</sup> and 26<sup>th</sup> Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor’s Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The proposed **General Plan Amendments** would amend Map 3 of the Urban Design Element “Urban Design Guidelines for Heights of Buildings” and Map 04 or the Recreation and Open Space Element, “Existing and Proposed Open Space”. The amendments would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19792

- 19b. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)  
POTRERO HOPE SF MASTER PLAN PROJECT – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22<sup>nd</sup> Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25<sup>th</sup> and 26<sup>th</sup> Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor’s Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The proposed **Planning Code Amendments** would add Planning Code Section 249.76, “The Potrero HOPE SF Special Use District” and Planning Code Section 263.31 “Potrero HOPE SF Special Use District and the 40/65-X Height and Bulk District”. The amendments would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19793

- 19c. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)  
**POTRERO HOPE SF MASTER PLAN PROJECT** – The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22<sup>nd</sup> Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25<sup>th</sup> and 26<sup>th</sup> Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The proposed **Planning Code Amendments** would amend Sectional Maps SU 08, and HT 08, Designating the Project Area within the Potrero HOPE SF Special Use District and a 40/65-X Height and Bulk District. The amendments would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19794

- 19d. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)  
**POTRERO HOPE SF MASTER PLAN PROJECT – Design Standards and Guidelines** –The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22<sup>nd</sup> Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25<sup>th</sup> and 26<sup>th</sup> Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The **Design Standards and Guidelines** (“DSG”) would provide development controls and guidelines for the Potrero HOPE SF Project for streets, open space, buildings and other features. The DSG would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as Item 18a.  
 ACTION: Approved  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 RESOLUTION: 19795

- 19e. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)  
POTRERO HOPE SF MASTER PLAN PROJECT – Development Agreement -The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22<sup>nd</sup> Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25<sup>th</sup> and 26<sup>th</sup> Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007. The **Development Agreement** would be between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco and Bridge-Potrero Community Associates, LLC. The Development Agreement would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as Item 18a.  
 ACTION: Approved  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19796

- 19f. [2010.0515E GPA PCT PCM DEV GEM SHD](#) (M. SNYDER: (415) 575-6891)  
POTRERO HOPE SF MASTER PLAN PROJECT – Planning Code Section 295 (Sunshine Ordinance) Findings -The 39-acre site is located on the south and east slopes of Potrero Hill and is generally bounded by 22<sup>nd</sup> Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25<sup>th</sup> and 26<sup>th</sup> Streets to the south, and Missouri Street and Texas Street to the east and includes the following Assessor's Blocks and Lots: 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001, 4223/ 001; 4287/001A and 007 **Adoption of Shadow Findings** under Planning Code Section 295 that the net new shadow from the Potrero HOPE SF Project would not have an adverse impact to Potrero Recreation Center. The Development Agreement would enable the Potrero Hope SF Master Plan Project, which would completely reconstruct the existing Housing Authority site. The resultant project would consist of a maximum of 1,700 residential units, (619 replacement affordable units, approximately 200 additional affordable housing units, and approximately 800 market rate units). The master plan would also include all new streets, utilities and infrastructure as well as 3.5 acres of new open spaces, and approximately 45,000 square feet of new neighborhood serving retail and community spaces.  
*Preliminary Recommendation: Adopt Findings*

SPEAKERS: Same as Item 18a.  
 ACTION: Adopted Shadow Findings  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19797

- 20a. [2016-001512CUA](#) (E. SAMONSKY: (415) 575-9112)  
201-203 ROOSEVELT WAY - south side at the intersection with 15<sup>th</sup> Street and Park Hill Avenue; Lot 114 in Assessor's Block 2614 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 209.1, 303 and 317, to allow development of a third dwelling unit, for the tantamount to demolition of an existing 3,111 square foot, three-story, two-family residence, and the construction of an approximately 3,499 square foot, three-story two family residence within a RH-2 (Residential House, Mixed, 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: = Ella Samonsky – Staff Report  
 + Richard Miller – Project presentation  
 + William Flyshacker – Demo criteria standards  
 + Atom McElroy – Design presentation  
 ACTION: Approved with Conditions  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19798

- 20b. [2016-001512VAR](#) (E. SAMONSKY: (415) 575-9112)  
201-203 ROOSEVELT WAY - south side at the intersection with 15<sup>th</sup> Street and Park Hill Avenue; Lot 114 in Assessor's Block 2614 (District 6) - Request for **Variances**, pursuant to Planning Code Section 134 to modify the rear yard requirement in the Residential House, Two-Family District, to allow the expansion and conversion of the detached garage structure into a 1,090 square foot dwelling. The project site is located within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 20a.  
 ACTION: Acting ZA closed the public hearing and indicated an intent to Grant

21. [2015-0115290FA](#) (K. DURANDET: (415) 575-6816)  
2525 16<sup>TH</sup> STREET - south side of 16th Street, between Alabama and Florida Streets, Lot 001 in Assessor's Block 3966 (District 8) - Request for **Office Development Allocation** under Planning Code Sections 321, 322 and 179.1 that would authorize up to 43,569 gross square feet (gsf) of office use within an existing four-story building, utilizing Planning Code Section 179.1- Legitimization of Uses Located in the Eastern Neighborhoods. No alterations are proposed to the exterior. The subject property is located within a PDR-1-G (Production Distribution and Repair) Zoning District, Mission Plan Area, and 68-X Height and Bulk District in San Francisco, California.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Kimberly Durandet – Staff Report  
 + Brett Gladstone – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 MOTION: 19799

## G. DISCRETIONARY REVIEW CALENDAR

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

22. [2016-002784DRM](#) (N. FOSTER: (415) 575-9167)  
301 CLAY STREET - south side of Clay Street (north side of Sacramento Street), between Front and Battery Streets; Lot 028 in Assessor's Block 0230 (District 3) - **Mandatory Discretionary Review** pursuant to Planning Code Section 202(e)(1) for the application to allow for a Medical Cannabis Dispensary (MCD) to operate at the subject property within the C-3-O (Downtown Office) Zoning District and 300-S Height and Bulk District. The proposed MCD would be located within an existing office suite (Suite #597), located on the 5th floor of the subject property. The proposed MCD would not be open to the public at the project site, nor would the MCD offer on-site distribution (sales) of medical cannabis. All distribution would be delivery-only (off-site distribution). Only employees registered with SFDPH will be at the subject property on a day-to-day basis. No cannabis plants would be cultivated on-site. Additionally, no on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles) would be permitted. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).  
 Staff Analysis: Full Discretionary Review  
*Preliminary Recommendation: Take Discretionary Review and Approve with Conditions*

SPEAKERS: = Nick Foster – Staff Report  
 + Louis Peredes – Project presentation  
 + Crystal Gomez – Support  
 ACTION: Took DR and Approved with Conditions  
 AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore  
 ABSENT: Fong  
 DRA No: 0494

## H. ACADEMY OF ART

- 23a. [2016-007198PCA](#) (T. CHANG: (415) 575-9197)  
ADOPTION OF PLANNING CODE TEXT CHANGES INITIATED BY THE PLANNING DEPARTMENT AND RELATED TO THE ACADEMY OF ART UNIVERSITY - Consideration of **Planning Code Amendments** related to Academy of Art University (AAU) - The Planning Commission will consider the adoption of an Ordinance amending the Planning Code to allow a limited conversion

of Existing Housing to Student Housing Use for two specific properties. The Ordinance recommended for Adoption would waive the applicability of the prohibition on conversion of Residential Units to Student Housing set forth in Planning Code Section 317(e) to 2209 Van Ness Avenue (Lot 005 in Assessor's Block 0570) and 2211 Van Ness Avenue (Lot 029 in Assessor's Block 0570). The proposed Ordinance would also establish criteria for conditional use authorization applicable to conversions to Student Housing for 2209 Van Ness Avenue and 2211 Van Ness Avenue; make findings under the California Environmental Quality Act; make findings under Planning Code Section 302 of public necessity, convenience, and welfare; make findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and provide for expiration of the provision by operation of law three years after its effective date.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

*(Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

23b. [2016-000559PCA](#) (T. CHANG: (415) 575-9197)

**ADOPTION OF PLANNING CODE TEXT CHANGES PROPOSED BY AND RELATED TO THE ACADEMY OF ART UNIVERSITY** - A Consideration of **Planning Code Text Amendments** related to Academy of Art University (AAU). The Planning Commission will consider the proposal from the Academy of Art University to adopt an Ordinance that includes a grandfathering provision applicable to former Planning Code Section 317(f) to enable the unauthorized conversion of Residential Units to Student Housing for the following properties: 1080 Bush Street (Lot 015 in Assessor's Block 0275); 1153 Bush Street (Lot 026 in Assessor's Block 0281); 1916 Octavia Street (Lot 011 in Assessor's Block 0640); 1055 Pine Street (Lot 009 in Assessor's Block 0275); 860 Sutter Street (Lot 006 in Assessor's Block 0275); 2209 Van Ness Avenue (Lot 005 in Assessor's Block 0570) and 2211 Van Ness Avenue (Lot 029 in Assessor's Block 0570). The proposed Ordinance incorporates the already established conditional use authorization criteria for Residential Conversion pursuant to former Planning Code Section 317(f)(2).

*Preliminary Recommendation: Adopt a Recommendation for Disapproval*

*(Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

23c. [2012.0646PCA](#) (T. CHANG: (415) 575-9197)

**ACADEMY OF ART UNIVERSITY** - A Consideration of **Planning Code Text Amendments** related to Academy of Art University (AAU). The Planning Commission will consider the proposal from the Academy of Art University to adopt an ordinance that expands the grandfathering provision to Section 175.5(b) to enable the legalization of the unauthorized conversion of Office space to Institutional use for 601 Brannan Street (Lot 132 in Assessor's Block 3785).

*Preliminary Recommendation: Adopt a Recommendation for Disapproval*

*(Continued from Regular Meeting of September 22, 2016)*



SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

- 24a. [2007.1082C](#) (T. CHANG: (415) 575-9197)  
2209 VAN NESS AVENUE - Located on the west side of Van Ness Avenue between Broadway and Vallejo Streets, Lot 029 in Assessor's Block 0318 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of one Residential Unit to 22 Student Housing rooms within a Residential-Commercial, Medium Density (RC-3) Zoning and 80-D Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions  
 (Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

- 24b. [2007.1083C](#) (T. CHANG: (415) 575-9197)  
2211 VAN NESS AVENUE - Located on the west side of Van Ness Avenue between Broadway and Vallejo Streets, Lot 029 in Assessor's Block 0318 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of two Residential Units and one Commercial Unit to three Dwelling Units and 8 Student Housing rooms within a Residential-Commercial, Medium Density (RC-3) Zoning and 80-D Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

*Preliminary Recommendation: Approve with Conditions  
 (Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

- 24c. [2007.1073C](#) (C. CAMPBELL: (415) 575-8732)  
1916 OCTAVIA STREET - Located on the east side of Octavia Street between Broadway and Vallejo Streets, Lot 011 in Assessor's Block 0640 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 20 Residential Units to Student Housing. The project proposes to legalize the conversion of one Residential Unit to 22 Student Housing rooms within a Residential-House, Two-Family (RH-2) Zoning 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: Disapprove*

*(Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

24d. [2007.1074C](#) (C. GROB: (415) 575-9138)

1055 PINE STREET - Located on the south side of Pine Street between Jones and Taylor Streets, Lot 009 in Assessor's Block 0275 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2, 303 and 317 for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of 59 Residential Hotel rooms to Student Housing rooms within a Residential-Mixed, High Density (RM-4) Zoning District, Nob Hill Special Use District and 65-A Height and Bulk District. The project proposes to establish a total of 81 student housing rooms. The project is associated with a Planning Code Text Amendment proposed by the Academy of Art University. The adoption hearing for the subject Planning Code Amendment will also be heard on September 22, 2016 (2016-000559PCA). 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: Disapprove*

*(Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

24e. [2007.1077C](#) (C. GROB: (415) 575-9138)

860 SUTTER STREET - Located on the north side of Sutter Street between Leavenworth and Jones Streets, Lot 006 in Assessor's Block 0281 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3, 303 and 317, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of 50 Residential Hotel rooms and 39 Tourist Hotel rooms to 89 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 80-A Height and Bulk District. The project is associated with a Planning Code Text Amendment proposed by the Academy of Art University. The adoption hearing for the subject Planning Code Amendment will also be heard on September 22, 2016 (2016-000559PCA). 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: Disapprove*

*(Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017

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

- 24f. [2007.1070C](#) (S. ADINA: (415) 575-8722)  
1080 BUSH STREET - Located on the north side of Bush Street between Leavenworth and Jones Streets, Lot 015 in Assessor's Block 0276 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 15 Residential Hotel Rooms to Student Housing. The project proposes to legalize the conversion of 15 Residential Hotel rooms to 15 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 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: Disapprove*  
*(Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

- 24g. [2007.1071C](#) (S. ADINA: (415) 575-8722)  
1153 BUSH STREET - Located on the south side of Bush Street between Leavenworth and Hyde Streets, Lot 026 in Assessor's Block 0280 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 15 Residential and Residential Hotel rooms to 15 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 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: Disapprove*  
*(Continued from Regular Meeting of September 22, 2016)*

SPEAKERS: None  
 ACTION: Continued to February 2, 2017  
 AYES: Fong, Richards, Hillis, Koppel, Melgar, Moore  
 ABSENT: Johnson

## I. 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 – 9:03 P.M.