

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, February 9, 2017
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:01 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Christy Alexander, Veronica Flores, Todd Kennedy, Melinda Hue, Diego Sanchez, Christopher May, Wayne Farrens, Brittany Bendix, 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. 2014.1459DRMDRP-2 (J. HORN: (415) 575-6925)
214 STATES STREET - north side of States Street between Levant and Castro Streets, Lot 038
in Assessor's Block 2622 (District 8) - Request for **Discretionary Review** of Building Permit

Application No. 2015.04.16.3876, proposing the addition of a ground floor garage and front entrance, a 1-story horizontal rear alteration of the 2nd floor, three new roof dormers and the enclosing of two existing front decks to create bay windows. The project site is located within the 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 San Francisco Administrative Code Section 31.04(h).

Staff Analysis: Full Analysis

Preliminary Recommendation: Take DR and Approve with Modifications

(Proposed for Continuance to February 23, 2017)

SPEAKERS: None
 ACTION: Continued to February 23, 2017
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Richards

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

2. [2016-006545CUA](#) (W. FARRENS: (415) 575-9172)
964 - 966 OAK STREET - north side of Oak Street between Scott and Pierce Streets; Lot 010 in Assessor's Block 0825 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.1 to legalize the conversion of a two-unit residential building to Group Housing. The project proposes 10 beds in seven bedrooms and does not propose any new construction or physical expansion of existing facilities. The subject property is within a RH-3 (Residential, House, Three-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: = Wayne Farrens – Staff Report
 + Tracy Parent – Project presentation
 ACTION: After being pulled off of Consent; Approved with Conditions
 AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong
 MOTION: 19850

3. [2016-013271CUA](#) (V. FLORES: (415) 575-9173)
3608 TARAVAL STREET - at 46th Avenue, Lot 019 in Assessor's Block 2375 (District 4) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [710.27](#), to allow extended of hours operation to 2:00AM for the established bar (d.b.a. White Cap LLC), which went through a change of use through building permit application 2016.03.11.1807. The bar is located on the ground floor of the two story building within a NC-1 (Neighborhood Commercial, Cluster) District, Taraval Street Restaurant Subdistrict,

and 40-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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong
 MOTION: 19849

4. [2016-000835DRP-02](#) (T. KENNEDY: (415) 575-9125)
[4301 CESAR CHAVEZ STREET](#) - located on the southwest corner of Cesar Chavez and Diamond Streets, Lot 001 in Assessor's Block 6583 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.01.15.7193, proposing a vertical addition onto an existing single-family home located within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. The project will add two new bedrooms and 3 bathrooms to provide more space within the home and will expand the footprint into the rear yard, but remain within the buildable area. 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: Abbreviated Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong
 DRA No: 0504

C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for January 26, 2017](#)

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

6. Commission Comments/Questions
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Moore:

Following up on the presentation Supervisor Yee made the other week to us about family-friendly housing, I have a question as to whether or not we could get a presentation, and am not quite sure by whom, on developing fees for the childcare facilities funds, how they're coming in? What sizes they are? And how they're being used? And what results have produced? And the times we may have raised them, but we never had an update on what they really do?

Director Rahaim:

Sure, Commissioner would you like that in the form of a memo, just outlining the information or that's fine?

Commissioner Moore:

I have a second point. Mr. Andrew Perry wrote us a six month update on 644 Broadway, a project that this Commission approved in July 2016, but we attached a condition for a six month update to that particular approval. This is the Boxcar Theatre, a theatre which operates off Broadway with a particular performance aspect using Rexroth Place, an alley that is, Kenneth Roxroth Place, a residential alley and partially a staging place for adjoining businesses and Mr. Perry's outreach to the community it is quite concise, and he received a number of comments where I'd feel comfortable, if we asked for a hearing to get a better feel of what these things mean. Some of us were very attuned to the community's concerns. We took a gamble and perhaps can all be resolve in public conversation, but I'd like to ask that we schedule a special hearing on that matter.

Commissioner Hillis:

Okay. Thank you Commissioner Moore, we'll schedule that.

Commissioner Richards:

A couple of points: first, in my neighborhood there is CVS that went in two and half years ago, I think. It is going to be leaving, going out of business and when a CVS goes out of business in a neighborhood, that is really telling situation, actually walking the neighborhood, I felt like I was back in 2008-2009 when we were at the bottom of economic collapse, where businesses were going out at a fast clip and we had a high vacancy rate. Upper Market and Castro has got probably one of the highest vacancy rates in the city and on my way to an appointment yesterday, I ran into the President of the merchants association and we started talking about the vacancy rate and stuff like that and he made some telling comments around the fact that the retail landscape is changing. We had that in the downtown discussion on, I think it was Post Street on third floor are not retail anymore, second floors are hard, and now we are having the first floor CVSs going out of business in my neighborhood. I know we have it on the action list, but one of the things I'd like to wrap in there in terms of analysis are, what makes a successful retail corridor? Where do we have one? What's it comprised of? What is the mix of restaurants and drinking and eating establishments? I think, I guess what is, it's citywide? The other thing we've talk about residential building in terms of supply and demand and the president of the merchant association, said at look at how much retail space is coming online in the upper Market still yet to be leased. We have all these vacant spaces and we are adding more to it and we talked about the fact, that it doesn't seem be supply demand problem, there seems to be a demand problem. The supply is increasing, yet the rents aren't decreasing. So, trying to figuring out why rents in commercial establishments are inelastic.

Rents in residential have kind of plateaued because we brought a lot more online and if the supply demand argument holds, we should be seeing something around that in retail, but we're not seeing it, at least in my neighborhood. I think we have some discussion today in another retail corridor, that being in the Mission, and a lot of the issues that I read in that report really resonate with me. We have approved a lot developments that have very large floor plates of retail, they sit vacant, yet, the small floor plates 500 sq. ft., a 1,000 sq., seem to be neighborhood serving and seem to be much more leasable than this big macro ones. Again, I put that in context of the CVS going of business, which is kind of amazing. It's a national retailer, with at least 10,000 locations, if not more. That says a lot. One other thing, I've spent the last two weeks in New Zealand, and every day, I cringed when I woke up in the morning and look at my phone or read the newspaper and see yet another bizarre goings on in Washington, D.C. We're becoming the laughing stock of the world, to be quite frankly with you, people come up to me and said are you an American and I want to say I'm a Canadian or Californian, I started to say Californian, but then I thought I'd be playing into Putin's hand. One the things I just want -- why am I bringing this up -- we here as a commission are not partisan, politics sometimes seems into in some decisions, but we work really well together. I think this dysfunction, acrimony and dystopia utopia that we see in Washington, D.C. is something we in San Francisco, we don't have to bite at or play a part of. I think, how we act as a commission, how we make decisions and work together, really sets the standard for people to look at and say, we want a government that function just like them not what we see coming out of Washington. I just want to say that coming from two weeks away out of the country.

D. DEPARTMENT MATTERS

7. Director's Announcements

None

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

LAND USE COMMITTEE:

- **161064 Administrative, Planning Codes - New Hotels and Motels Near Places of Entertainment.** Sponsor: Breed. Staff: D. Sanchez.

At this week' land use hearing, the committee heard Supervisor Breed's ordinance, which would require new Hotels and Motels within 300 feet of a place of entertainment to engage with the Entertainment Commission in an outreach process. This outreach process would occur prior to any Planning Commission hearing or Planning Department approval.

The Planning Commission heard this item on January 5 of this year and voted to recommend approval with modification. The proposed modification would exempt hotel and motel projects that have already secured a Planning Commission entitlement as of Oct 4, 2016 (the Ordinance's introduction date). This modification was included into the ordinance.

At the land use hearing there was no public comment and the committee members had only a few minor clarifying questions. The Committee then moved to accept the proposed modification and voted unanimously to move the item to the full board.

- **160748 Planning Code - Amusement Arcades in South of Market and Eastern Neighborhoods Mixed Use Districts.** Sponsor: Kim. Staff: Starr.

Next on the Land Use agenda was an ordinance, sponsored by Supervisor Kim that would allow Amusement Game Arcades in the South of Market and Eastern Neighborhoods Mixed Use Districts. Commissioners you heard this item on September 29 of last year. You recommended Approval with the modification to limit the ordinance just to the SLI zoning district. This recommendation came after the sponsoring supervisor indicated that she wished to limit the ordinance just to the SLI zoning district due to public outreach concerns. Because of some formatting and drafting errors, at the City Attorney's recommendation the item was continued one week to address these issues.

- **161066 Planning Code - Waiving Fees and Exempting Requirements, Authorizing Land Dedication or Construction of Off-Site Units, Establishing 180 Jones Street Affordable Housing Fund, Accepting a \$2,000,000 Gift, Authorizing Payment - 950-974 Market Street.** Sponsor: Kim. Staff: Asbagh. Item 4
- **161249 Conveyance of Real Property - 180 Jones Street - Mayor's Office of Housing and Community Development - \$1.** Sponsor: Kim. Staff: Asbagh. Item 5

Last on the agenda were two ordinance related to 950 Market Street, one that would allow the project at 950 Market to waive fees in exchange for land dedication to construct affordable housing at 180 Jones Street, and one that would allow the City to accept the land at 180 Jones street. The Planning Commission considered this ordinance on November 17 of last year, the same time they considered the entitlements for 950 Market Street.

The Commission made three requests in relation to this Ordinance. The first two included changes to the ordinance, and were to 1) strengthen the linkages between the waivers, and 2) to ensure that such benefits would only be delivered in conjunction with the land dedication and the fee payments to the City. Supervisor Kim made both requested amendments.

The third request t was for additional fiscal information. The Commission sought a better understanding of the principal project's costs and revenues as well as the affordable housing to be delivered under both the existing law and under this proposed law. Typically, the Commission approves projects that either meet codified & standard affordable housing requirements, or the Commission reviews a Development Agreement with a complete fiscal analysis vetted by OEWD and subject to review by the Board.

In response to the Planning Commission's request, staff prepared a couple of memos for the Board. With info provided by the Project Sponsor & MOHCD, the memos compared a "base" project without the Ordinance that would contain 31 on-site BMR units and yield a profit of \$14.7 million to the project sponsor. Whereas, the project

enabled by the proposed Ordinance with 68 smaller off-site BMR units would yield a profit of \$17.1 million to the project sponsor.

During the land use hearing, Supervisor Farrell expressed discomfort with an ordinance that would result in a funding deficit for MOHCD to build the affordable project. He also expressed concern that the deal appeared to confer additional value to the project sponsor of approximately \$2.4 million. Both Supervisors Peskin & Farrell expressed disappointment in Planning & MOHCD for not vetting the impacts more thoroughly. The Committee unanimously voted to continue the ordinance one week so that staff could provide additional information to the Board.

FULL BOARD:

- **160925 Planning Code - Transportation Demand Management Program Requirement.** Sponsors: Cohen; Sheehy. Staff: Wietgreffe/ Schuett. PASSED Second Read

INTRODUCTIONS:

From Last week-

- **170125 Planning Code - Construction of Accessory Dwelling Units.** Sponsor: Peskin. Staff: Haddadan
- **170131 Resolution Establishing the Compton's Cultural District.** Sponsor: Kim, Peskin, and Ronen. Staff: Frye
- **170138 Hearing - Streamlining of Restaurant Permitting Process.** Sponsor: Tang. Staff: TBD
- **170145 Hearing - Committee of the Whole - Housing for Families with Children - March 7, 2017.** Sponsor: Yee. Staff: Exline
- **170139 Hearing - Transportation Demand Management Program.** Sponsor: Yee, Fewer, and Cohen. Staff: Wietgreffe, Teague, Schuett

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 Schuttish – Budget, alteration
Mary Gallagher – Expedited consent calendar for DR's procedures document
Denise Renae – Unmarked car driving up Taylor and California Uber and Lyft drivers

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.

9. [2014-001272ENV](#) (M. HUE: (415) 575-9041)
PIER 70 MIXED-USE DISTRICT PROJECT - located on the east side of Illinois Street between 20th and 22nd Streets, Assessor's Block 4052 Lot 001; Block 4111 Lot 004; Block 4120 Lot 002; Block 4110 Lots 001 and 008A - Public Hearing on the **Draft Environmental Impact Report**. The proposed project would rehabilitate and redevelop a portion of Pier 70 with new market-rate and affordable residential uses, commercial-office, retail light industrial-arts uses, parking, infrastructure development, including new street improvements, and public open space. The project site is owned by the Port of San Francisco, and is listed in the National Register of Historic Places as the Union Iron Works Historic District. The project site is located within a M-2 (Heavy Manufacturing) and P (Public) Zoning Districts with 40-X & 65-X Height and Bulk Limit.
Written comments will be accepted at the Planning Department until 5:00 p.m. on February 21, 2017

Preliminary Recommendation: Review and Comment

SPEAKERS: = Melinda Hue – Staff Report
 + Kelly Pretzer – Project presentation
 = Jue Dekenbach – Open Space and recreational programming
 = Marty McKee – DEIR
 + Michael Gintner – DEIR
 = Peter Linnenthal – Cultural resource section
 + Stephen Fidel Jerez – Irish hill history
 = Philip Anasovich – Open spaces
 = Lisa Terani – Recreation
 + J.R. Eppler – DEIR
 + Corey Smith – DEIR
 - Allison Heath – Inadequate public transit
 = Jeff Hall – Pacing of infrastructure

ACTION: Reviewed and Commented

10. [2017-000471 PCA MAP](#) (D. SANCHEZ: (415) 575-9082)
CALLE 24 SPECIAL USE DISTRICT [BOARD FILE NO. 170028] - **Planning Code Amendment** introduced by Mayor Lee and Supervisor Ronen to create the Calle 24 Special Use District, and revising the Zoning Map to reflect the Calle 24 Special Use District generally bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, and Capp Street, as well as 24th Street to Bartlett Street, and as more specifically defined in the Ordinance; 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

- SPEAKERS:**
- = Diego Sanchez – Staff Report
 - + Sheila Chng Hayen – Aide to Supervisor Ronen – Calle 24 SUD
 - + Joaquin Torres – OEWD
 - + Diana Ponce De Leon – Invest in neighborhood initiative
 - + Harry Karnilowicz – Support
 - = Tom Pinelli – Zoning based on race and ethnicity, divisive
 - + Eduardo Cruz – Danger and resistance
 - = Lynn Workback – Modificationsx, equal partnership, annual report on business entry, two year update
 - + David Cubron – Support
 - + Lou Dematasse – Support
 - + Speaker – Support
 - + Speaker – Support
 - + John Mendoza – Support
 - + Theresa Imperial – Support
 - + Chipta Bakta – Support
 - + Susan Saratass – Protect our cultural assets and businesses
 - + Speaker – Businesses that have closed for high end retailers
 - + Mary Mendoza – Celebrate the cultural district
 - + Speaker – Celebrate cultural diversity
 - + Laurel Manisse – Unique SF enclave
 - + Thomas Ray – Support
 - + Speaker – Support
 - + Paul Tennett – Support
 - + Speaker – Market rate units impacts
 - + Jorge Garcia – Support, eviction notice
 - + Marie Sorensen – Support, fear
 - + Speaker – Support
 - + Kate Rosenberg – Support
 - Otis Elmwood – Ethnic veneer
 - + Stella Adelman – Support
 - + Susan Sindad – Support
 - + Speaker – Support
 - + Naomi Son – Filipina Cultural District
 - = Dan Churnly – Business influencing culture government and social issues
 - + Tony Robles – Support
 - + Sharon Stayer – Fight for the community
 - + Andy Blue – Teachable moment
 - + Speaker – 24th Street is the safest place for a woman of my ethnicity
 - + Dairo Romero – Support
 - + Jeff Hall – Support
 - + Anya Mattiel – Loss of memory and history
 - + Corey Smith – Support
 - + Miguel Gustos – Support
 - + Oscar Grande – Support
 - + Eric Arguello - Support
- ACTION:** Adopted a Recommendation for Approval, including the restaurant amendment submitted by Sup. Ronen

AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong
 RESOLUTION: 19851

11. [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 Meeting of October 27, 2016)

SPEAKERS: = Christy Alexander – Staff Report
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong
 MOTION: 19852

12. [2016-005713CUA](#) (C. ALEXANDER: (415) 575-8724)
224 TOWNSEND STREET - northwest side of Townsend Street between Clyde Street and Ritch Street; Lot 013 in Assessor's Block 3787 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 817.30, and 890.12 to establish the permanent status of an existing temporary public parking garage use within the SLI (SOMA Service-Light Industrial) Zoning District and 65-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of December 8, 2016)

SPEAKERS: = Christy Alexander – Staff Report
 + Brett Gladstone – Project presentation
 ACTION: Approved with Conditions as amended requiring 750 square feet of an active non-parking use under the mezzanine level along Clyde Street
 AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong
 MOTION: 19853

13. [2015-018150CUA](#) (C. MAY: (415) 575-9087)
137 CLAYTON STREET - west side of Clayton Street, between Grove and Hayes Streets, Lot 006 in Assessor's Block 1194 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story, single-family dwelling and construct a new four-story, 3-unit residential building within a RH-3 (Residential – House, Three-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 San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular Meeting of December 1, 2016)

NOTE: On November 3, 2016, after hearing and closing public comment, the Commission adopted a motion of intent to Disapprove and continued the item to December 1, 2016 by a vote of +7 -0.

On December 1, 2016 the item was continued to February 9, 2017 by a vote of +5 -0 (Richards, Johnson absent).

SPEAKERS: + Tuija Catalano – continuance
ACTION: Continued to April 13, 2017
AYES: Hillis, Johnson, Koppel, Melgar, Moore
ABSENT: Fong, Richards

14. [2016-008781CUA](#) (T. KENNEDY: (415) 575-9125)
1183 OCEAN AVENUE - southeast corner of Ocean Avenue and Brighton Avenue, located within the Ocean Avenue Neighborhood, Lot 061 in Assessor's Block 6944 (District 7) - Request for **Conditional Use Authorization** to change a use from a vacant floor area to a Formula Retail Financial Service (Wells Fargo) pursuant Planning Code Sections 303.1 and 737. The Zoning Classification of the subject site is the Ocean Avenue Neighborhood Commercial Transit District (NCT) and 45-X Height and Bulk District. This proposed use will occupy an existing tenant space on the ground level and is 2,060 square feet in floor area. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Todd Kennedy – Staff Report
+ Jim Shirley – Project presentation
ACTION: Approved with Conditions as corrected
AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
ABSENT: Fong

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.

15. [2016-004009DRP](#) (V. FLORES: (415) 575-9173)
3932-3934 26TH STREET - between Sanchez and Church Streets, Lot 012 in Assessor's Block 6552 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.03.18.2438, proposing to the renovation and addition to an existing three-story two-unit building located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The project will excavate and expand the garage level to relocate one unit to the ground level. Additionally, the proposal includes a rear horizontal additions to the second and third floors; a new vertical addition for a fourth floor and

façade alterations. 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: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Delvin Washington – Staff Report
 - Brian Pritchard – DR presentation
 - Patricia Heldsman – Out of character
 - Speaker – Opposition
 - Ozzie Rohm – Too massive, too big
 - Speaker – Historic resource evaluation
 - Georgia Schuttish – RDG’s
 + Jon Lum – Project presentation
 + Richard Klaga – Support
 + Ryan Patterson - Rebuttal

ACTION: After hearing and closing public comment; Continued to June 1, 2017 with direction from Commission

AYES: Hillis, Richards, Koppel, Melgar, Moore

NAYES: Johnson

ABSENT: Fong

16. [2014.1607DRP](#) (W. FARRENS: (415) 575-9172)
471 HICKORY STREET - south side of Hickory Street between Buchanan and Laguna Streets, Lot 012A in Assessor’s Block 0830 (District 5) - Request for **Discretionary Review** of Building Permit Application No. 2015.10.14.9671, proposing façade changes and a two-story vertical addition above the existing two-story single-family house. The project site is located within the RTO (Residential, Transit Oriented Development) Zoning District, 40-X Height and Bulk District, and the Market & Octavia Area Plan. 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: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = David Lindsay – Staff Report
 - Dorothy Cook – DR presentation
 - Speaker – African American Historical Context Statement
 - Doris Washington – Opposition
 - Jennifer Carico – Affordability crisis
 - Speaker – Friend and helper
 - Ester Marks – Negative impacts
 - Marquise Cook – Progress at the expense of others
 - Patricia Gant -
 - Sophie Stuckon – Pedestrian safety
 + Ben Zetto – Project presentation
 + Bonnie Bridges – Design presentation
 + Keith Potter – Support

ACTION: Took DR and Approved, eliminating the proposed top floor

AYES: Hillis, Richards, Melgar, Moore

NAYES: Johnson, Koppel
 ABSENT: Fong
 DRA No: 0505

17. [2014.0086DRP-02](#) (B. BENDIX: (415) 575-9114)
2855 FILBERT STREET - south side of Filbert Street between Lyon and Baker Streets; Lot 029 in Assessor's Block 0948 (District 2) - Requests for **Discretionary Review** of Building Permit Application No. 2013.10.04.8576, proposing the new construction of a four-story single-family dwelling. The project also includes the demolition of the existing three-story single-family house (Building Permit Application 2013.10.04.8579). The subject property is within a RH-1 (Residential, House, One-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: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: + Andrew Junius – Item 17 continuance
 + Keith Delaine – Item 17, continuance support
 ACTION: Continued to March 23, 2017
 AYES: Hillis, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Richards

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 - 8:08 P.M.