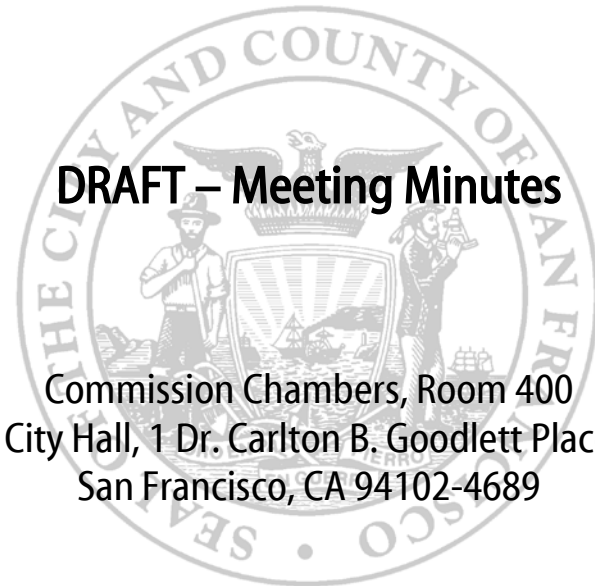


SAN FRANCISCO PLANNING COMMISSION



DRAFT – Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, March 2, 2017
12:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 12:08 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Esmeralda Jardines, Stephanie Skangos, Chris Kern, Joshua Switzky, Veronica Flores, Maggie Wenger, Doug Vu, Tina Chang, Todd Kennedy, Natalia Kwiatkowska, Sylvia Jimenez, 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. 2016-008074CUA (D. SIROIS: (415) 575-8714)
615 BAYSHORE BOULEVARD - located on the east side of Bayshore Boulevard between Industrial Street and Helena Streets, Assessor's Block 5372, Lot 008 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.65(c)(2)(E) and 303, to establish an automotive repair facility in an existing single-story 10,142 sq ft

building within the Bayshore Boulevard Home Improvement Special Use District. The new automotive repair facility would replace the stone, tile and flooring wholesale/retail outlet that previously occupied the building. The subject property is located within a PDR-2 (Core Production, Distribution and Repair) Zoning District, Bayshore Boulevard Home Improvement Special Use District, and 65-J 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

(Proposed for Continuance to March 16, 2017)

SPEAKERS: None
 ACTION: Continued to March 16, 2017
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Johnson

2. 2016-015925PCA (D. SANCHEZ: (415) 575-9082)
MEDICAL CANNABIS DISPENSARIES (BOARD FILE NO. 161229) – **Planning Code Amendment**, introduced by Supervisor Ronen amending the Planning Code to allow Medical Cannabis Dispensaries to be located on the second story and above in zoning districts in which they are permitted; 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 making a finding of public necessity, convenience, and welfare under Planning Code Section 302.

Preliminary Recommendation: Pending

(Proposed for Continuance September 14, 2017)

SPEAKERS: None
 ACTION: Continued to September 14, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson

3. 2015-012722PCA (D. SANCHEZ: (415) 575-9082)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM (BOARD FILE NO. 150911) – **Planning Code Amendment**, introduced by Mayor Lee and Supervisors Farrell and Tang to provide revised geographic, timing, pricing and other requirements for the off-site alternative to the Inclusionary Affordable Housing Fee; create a new option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate projects to direct the Affordable Housing fee to small sites projects; create an option for project sponsors of on- and off-site housing to provide higher amounts of affordable housing at higher levels of affordability termed "dialing up"; revise certain definitions and operating procedures related to the Inclusionary Housing Program and make conforming changes; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, Planning Code Section 302 and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of September 15, 2016)

(Proposed for Indefinite Continuance)

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

4. 2014.0936DRP (E. JARDINES: (415) 575-9144)
590 LELAND AVENUE - located on the north side of Leland Avenue and west of Hahn Street; Lots: 061, 062, 063, 064, 065 in Assessor's Block 6243 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2014.06.06.7762, proposing the demolition of an existing church and construction of five new three-story, single-family homes (addressed as 579, 583, and 589 Raymond Avenue, and 586 and 596 Leland Avenue). The Project is located 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
 (Continued from Regular Meeting of January 12, 2017)
(Proposed for Indefinite Continuance)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Hillis, Richards, Fong, 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

5. [2016-010356CUA](#) (S. SKANGOS: (415) 575-8731)
611 2ND STREET - east side of 2nd Street, between Brannan and Townsend Streets; Lot 008 of Assessor's Block 3789 (District 6) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 842.99, to develop a T-Mobile Macro Wireless Telecommunications Services Facility consisting of three (3) screened rooftop mounted panel antennas; three (3) rooftop mounted radomes; one (1) GPS antenna and an associated equipment area as part of the T-Mobile Telecommunications Network. The subject property is located within the MUO (Mixed Use-Office) 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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore

ABSENT: Johnson
MOTION: 19862

C. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes for February 16, 2017](#)

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

7. Commission Comments/Questions

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

Commissioner Richards:

I mentioned this to staff when we had our Executive Officers meeting, but I've got a lot of questions around AB35. Senator Scott Weiner's proposal to take away local control if municipalities or localities do not meet their regional housing goals and I've asked for an informational from one of the staff member sometime in the future, if this moves forward, I understand that there will be hearings on this coming up soon, so it actually got some legs, and what might be the impact to San Francisco.

Commissioner Koppel:

Good afternoon everybody, I attended a press event on Tuesday at the recently completed Rockwell development at 1688 Pine Street. That project was approved by this Commission in May of 2014. It is 216 unit-condo building. The event revolved around some new legislation Supervisor Tang with the Mayor's support unveiled to make new developments more electric vehicle ready and so basically, what they're saying is that the infrastructure, if planned out beforehand is more easily and cheaper installed, if design is in the forefront as opposed to after the fact. What was also interesting, was all the parking spaces have not been sold and the spaces that are electric vehicle ready have been purchased by people that didn't have electrical vehicles yet, but they are planning to have electric vehicles later around in the future, looking forward for possibly seeing future developments more electrical vehicles infrastructure.

D. DEPARTMENT MATTERS

8. Director's Announcements

Director Rahaim:

Good Afternoon Commissioners, I just want to call your attention a memo that you received in today's packet around CEQA related to parking and vehicles miles traveled and so on. This is – we prepared this in response to some requests you've been getting lately, about looking at different alternatives and environmental documents related to reduce parking or no parking alternatives, and we just wanted to kind of summarize where the department's work particularly with respect to CEQA analysis is with respect to parking and these issues. As you recall, we -- a number of years ago have removed parking as an impact in and of itself from our CEQA documents and have recently -- more recently changed our analysis to be around vehicle miles traveled rather than LOS. So, I encourage you to take look of this and we will be happy to have more discussions and if necessary, hearings about this issue in the future. Thank you.

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

Aaron Starr, Legislative Affairs Manager:

LAND USE COMMITTEE:

- **Planning Code, Zoning Map - Upper Market Street Districts.** Sponsor: Sheehy. Staff: D. Sanchez/Starr. Item 2

At this week's Land Use hearing, the Committee heard the ordinance "Rezoning the Upper Market St NCD to Upper Market St NCT," sponsored by Supervisor Sheehy. This Ordinance proposes to rezone the two properties at the corner of Market and Castro Street from Upper Market St NCD to Upper Market St NCT, as well as clarify that all properties within the Upper Market St NCT are subject to the Market Octavia Affordable Housing Fee and Community Improvements Impact Fee.

Commissioners you may recall that you initiated this ordinance, and that you heard it for action on September 29, 2016 and recommended approval with modifications. The modification was to ensure that properties within the Upper Market St NCT are subject to the Market Octavia Fees.

At the Land Use Committee hearing, there was no public comment and the Committee members did not discuss the Ordinance. After Staff presentations the Committee voted unanimously to recommend the Ordinance to the Full BOS.

SMALL BUSINESS COMMISSION:

- **170002 TBD Commission Initiation of GPA Amendment to Remove Restaurant Percentages in the General Plan's Commerce and Industry Element.** Sponsor: Commission. Staff: Starr.

Staff also attended the Small Business Commission this past Monday to present the proposed changes to the Commerce and Industry element, which remove specific provisions for Restaurant concentrations. At the hearing, there was no public comment. The Committee members had some questions about the proposal, but mostly stated support for reinforcing and clarifying the role of the General Plan, which is a policy document and not an implementation document. The Committee voted unanimously to recommend approval to the Full Board. This item will be going to the Land Use Committee next week as a committee report.

FULL BOARD:

- **161064 Administrative, Planning Codes - New Hotels and Motels Near Places of Entertainment.** Sponsor: Breed, Farrell. Staff: D. Sanchez. PASSED Second Read
- **160748 Planning Code - Amusement Arcades in the South of Market Service/Light Industrial District.** Sponsor: Kim. Staff: Starr: Passed First Read
- **161066 Planning, Administrative, and Health Codes - Waiving Fees and Exempting Requirements, Authorizing Land Dedication, Establishing 180 Jones Street Affordable Housing Fund, Accepting Gifts, Authorizing Payment - 950-974 Market Street Project.** Sponsor: Kim. Staff: Asbagh. Passed First Read
- **161249 Conveyance of Real Property - 180 Jones Street - Mayor's Office of Housing and Community Development - \$10.** Sponsor: Kim. Staff: Asbagh. Passed First Read
- **161317 Transfer of Affordable Housing Property Assets - Office of Community Investment and Infrastructure - Mayor's Office of Housing and Community Development.** Sponsor: Mayor. Not Staffed. Passed First Read
- **161353 Various Codes - Baby Diaper-Changing Accommodations.** Sponsors: Tang; Yee, Ronen and Sheehy. Staff: Starr. Passed First Read
- **161174 Hearing - Appeal of Tentative Map Approval - 162-164 Alhambra Street.** Staff: Rodgers. Appeal was withdrawn
- **170044 Hearing - Appeal of Final Environmental Impact Report Certification - Significant Natural Resource Areas Management Plan.** Staff: Gibson. 3:00 PM Special Order, Items 59-62

Lastly, the Board heard the appeal to the Significant Natural Resource Areas Management Plan EIR. Right before the hearing one of the two appellants withdrew their appeal, after finding common ground with Rec and Park on where dredged wetland soils should be disposed of.

Discussion with Board members focused on program level versus project level environmental review and Rec and Park's use of pesticides. Deputy City Attorney, Marlena Byrne, provided helpful information to the Board on the legal questions surrounding the level of environmental review and Lisa Wayne, of Rec and Park, clarified that the Natural Resources Program uses 0.08 lbs/acre of pesticides. These pieces of information satisfied most of the Board members, alleviating their concerns with the CEQA document.

In the end the Board of Supervisors voted to uphold the Natural Resources Management Plan EIR on a 9-1 vote, with Supervisor Kim absent and Supervisor Yee dissenting because he still had concerns over pesticide use.

INTRODUCTIONS:

Planning Code - Inclusionary Affordable Housing Fee and Requirements. Sponsor: Kim, Peskin. Staff: Bintliff/Rodgers

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

Commission Secretary:

The Historic Preservation did meet yesterday and just had a few Legacy Business Registry Applications, one of which being the Boudin Bakery.

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: Donald Dewsnup
Rafael Trujillo – 310 Montcalm
Georgia Schuttish – Illegal alterations?

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.

10. (C. KERN: (415) 575-9037)

SEWER SYSTEM IMPROVEMENT PROGRAM - **Informational Presentation** providing an overview of the San Francisco Public Utilities Commission's Sewer System Improvement Program.

Preliminary Recommendation: None – Informational

SPEAKERS: = Chris Kern – Introduction
= Karen Cubin – PUC Report

ACTION: None – Informational

11. (J. SWITZKY: (415) 575-6815)

JOB-HOUSING BALANCE TRENDS – **Informational Presentation** providing an overview of housing trends relative to changes in the workforce and jobs since adoption of the Downtown Plan, commuting patterns relative to worker housing, a look at the evolving state and regional context for planning for jobs and housing together, and an overview of San Francisco's aggregate plans for housing and jobs capacity. This presentation is a follow-up to an informational presentation on Job Trends on April 28, 2016.

Preliminary Recommendation: None – Informational

SPEAKERS: = Joshua Swietzky – Introduction
= Ken Kirkey – Jobs housing balance
= Scott Feeney – Central SOMA Plan Jobs Housing Balance
= Corey Smith – Regional demographic trends
= Donald Dewsnup – Brisbane
= Egon Terplen – Jobs and transit
= Calvin Welch – Counter-arguments

= Ian Lewis – Hospitality industry
 = Sue Hestor – Prop 13 regionally
 ACTION: None – Informational

12. [2014.2110CWP](#) (M. WENGER: (415) 575-9126)
WESTERN SHORELINE AREA PLAN - Initiate **General Plan Amendments** - Pursuant to Planning Code Section 340, the Planning Commission will consider initiating changes to the Western Shoreline Area Plan, the City's Local Coastal Program, to incorporate sea level rise and coastal erosion policies in a new Coastal Hazards section.
Preliminary Recommendation: Initiate and schedule a public hearing on or after April 13, 2017

SPEAKERS: = Maggie Wenger – Staff Report
 + Brian Stokle – Rec/Park land
 + Benjamin Grant – SPUR support
 + Speaker – Bicycle conditions support
 + Nancy Cave – Support
 + Katherine Howard – Green building concept
 ACTION: Initiated General Plan Amendments and Scheduled a Public Hearing on or after April 13, 2017
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 RESOLUTION: 19863

- 13a. [2015-000988CWP](#) (C. FLORES: (415) 558-6473)
ENDORSEMENT OF THE MISSION ACTION PLAN 2020 (MAP2020) - The goal of MAP2020 is to retain and attract low to moderate income residents and community-serving businesses (including PDR), artists, and nonprofits in order to strengthen and preserve the socioeconomic diversity of the Mission neighborhood 2017. The Plan includes strategies to advance this goal and the Plan objectives. Public comment on the draft January version for public review closed on February 19, 2017, a revised version was published on February 23, 2017. A proposed Resolution is before the Commission to endorse the Mission Action Plan 2020.
Preliminary Recommendation: Adopt a Resolution Endorsing the Plan

SPEAKERS: = Claudia Flores – Staff Report
 + Diana Martinez – Community input
 = Yoyo Chang, Aide to Supervisor Cohen – Removal of District 10
 = Abbie Wertheim – PDR Legislation, 16th Street SUD overlay
 = J.R. Eppler – Potrero Hill and Dogpatch exclusion
 = Chirale Bhukta – Neocolonialism, gentrification
 = Lynn Woback – Continuance request
 = Corey Smith – Importance of community
 = Georgia Schuttish – 317 test ground
 + Dairo Romero – Challenging, consensus, strong legislation, more resources
 = Donald Dwsnup – Continuance
 + Sue Hestor – Income levels shifts
 + Kevin Kitschner – MOH statement regarding affordable housing
 ACTION: Adopted a Resolution Endorsing the Plan
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 RESOLUTION: 19864

- 13b. [2015-000988PCA-02](#) (C. FLORES: (415) 558-6473)
EXTENSION AND MODIFICATION OF COMMISSION-SPONSORED MISSION 2016 INTERIM CONTROLS RELATED TO THE MISSION ACTION PLAN (MAP2020) 2020 - Pursuant to Planning Code Section 306.7(e), on January 14, 2016 the Planning Commission approved Resolution No. 19548 adopting interim controls for 15 months in the Mission District which are set to expire on April 14, 2017. The interim controls are intended to a) allow time, through the MAP2020 process, for analysis of affordable housing needs, b) assess sites for affordable housing production, and c) stem the loss of existing income protected units while maintaining production, distribution, and repair (PDR) capacity in PDR zoned lands and preserving vital community resources. The proposed controls would require a discretionary hearing for certain projects which result in any of the following: 1) the loss of one or more rent-controlled dwelling unit; or 2) any projects with 25 or more dwelling units or greater than 25,000 gross square feet; or 3) demolition or conversion of certain assembly, recreation, arts and entertainment or institutional uses; or 4) changes of use to restaurant uses. The area of the interim controls is proposed to be modified to the following boundaries: the Calle 24 Special Use District and the Mission Street NCT including all of Mission Street from Duboce/13th Street to Cesar Chavez Street—except that the Mission Street boundary would include any parcel with a property line on either side of Mission Street. The interim controls would be extended for a period of nine months.

Preliminary Recommendation: Adopt a Resolution Extending Interim Controls

SPEAKERS: Same as Item 13a.

ACTION: Adopted a Resolution Extending Interim Controls, retaining existing boundaries

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

RESOLUTION: 19865

- 13c. [2015-000988PCA MAP](#) (J. FRANCIS: (415) 575-9147)
PLANNING CODE & ZONING MAP PDR-RELATED AMENDMENTS (BOARD FILE NO. 170156) - Planning Code and Zoning Map Amendments introduced by Mayor Lee and Supervisor Ronen to prohibit Gym and Massage uses in the Production, Distribution, and Repair (PDR) zoning districts, eliminate the Transit-Oriented Retail Special Use District, which includes all parcels in PDR districts along 16th Street from Mission Street to Potrero Avenue, and adjust the height limits on certain parcels in the Urban Mixed Use (UMU) District to allow for ground floor PDR uses; 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 Resolution Recommending Approval with Modification

SPEAKERS: Same as Item 13a.

ACTION: Adopted a Resolution Recommending Approval with Modification, eliminating District 10 from the UMU height legislation

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

RESOLUTION: 19866

- 14a. [2014.0011X](#) (D. VU: (415) 575-9120)

1298 HOWARD STREET - northeast corner of 9th and Howard Streets - Lots 019, 024, 025, 086 & 087 in Assessor's Block 3728 - Request for **Large Project Authorization**, pursuant to Planning Code Section 329 including exceptions from the rear yard, dwelling unit exposure and off-street loading requirements pursuant to Planning Code Sections 134, and 140 and 152.1, respectively, for demolition of the existing automotive service station and accessory structures, merger of five lots and proposed construction of a 45- to 55-ft. tall, five-story mixed-use development includes two buildings totaling 142,500 sq. ft. that include 124 dwelling units, approximately 13,850 sq. ft. of ground floor office and retail space, 9,050 sq. ft. of common and public open space partially through a 30-ft. wide mid-block alley and a 30,395 sq. ft. basement for 71 automobile and 188 Class 1 bicycle parking spaces. The subject properties are located in the Regional Commercial (RCD), WSoMa Mixed Use-General (WMUG) and Residential Enclave-Mixed (RED-MX) Districts and 45-X and 55-X Height and Bulk Districts. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Preliminary Recommendation: Approve with Conditions
(Continued from Regular Hearing of January 26, 2017)

SPEAKERS: = Doug Vu – Staff Report
 + Tony Chan – Project Presentation
 + Toby Levy – Design Presentation
 = Andrew – Continuance request
 = Jamie Fontaine – Concerns
 = Maverick Ruis – Continuance request
 = Electra Apiza – Continuance request
 = Angelica Coboday – Continuance request
 = Chris Dorazo – Continuance
 + Donald Dewsnup – Housing delayed is housing denied
 = Sue Hestor – Disclosures
 = Bask Suarez – Existing employees, traffic
 + John Kevlin – Response to question

ACTION: Approved with Conditions, as amended by Staff
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Melgar
 MOTION: 19867

- 14b. [2014.0011C](#) (D. VU: (415) 575-9120)
1298 HOWARD STREET - northeast corner of 9th and Howard Streets - Lots 019, 024, 025, 086 & 087 in Assessor's Block 3728 - Request for **Conditional Use Authorization** of a **Planned Unit Development**, pursuant to Planning Code Sections 121.1, 121.2, 121.7, 202.5, 303 and 304 for the conversion of an automobile service station, demolition of all existing structures, merger of five lots and the construction of a 45- to 55-ft. tall, five-story mixed-use development includes two buildings totaling 142,500 sq. ft. that include 124 dwelling units, approximately 13,850 sq. ft. of ground floor office and retail space, 9,050 sq. ft. of common and public open space partially through a 30-ft. wide mid-block alley and a 30,395 sq. ft. basement for 71 automobile and 188 Class 1 bicycle parking spaces. The Project is also requesting modifications to the rear yard, dwelling unit exposure and off-street loading requirements pursuant to Planning Code Sections 134, 140 and 152.1, respectively. The subject properties are located in the Regional Commercial (RCD), WSoMa

Mixed Use-General (WMUG) and Residential Enclave-Mixed (RED-MX) Districts and 45-X and 55-X Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Hearing of January 26, 2017)

SPEAKERS: Same as Item 14a.
 ACTION: Approved with Conditions, as amended by Staff
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Melgar
 MOTION: 19868

15a. [2015-008058DNX](#) (T. CHANG: (415) 575-9197)

555 HOWARD STREET - south side of Howard Street, between 1st and 2nd Streets; Lot 086 in Assessor's Block 3736 (District 6) - Request Planning Commission Consideration of **Downtown Project Authorization** pursuant to Planning Code Section 309, with exceptions to the requirements for "Streetwall Base" and "Tower Separation" pursuant to Planning Code Section 132; "Rear Yard" pursuant to Planning Code Section 134; "Reduction of Ground-Level Wind Currents" in C-3 Districts pursuant to Planning Code Section 148; "Off-Street Freight Loading" per Section 161; "Off-street Tour Bus Loading" per Section 162; "Upper Tower Extensions" per Section 263.9 and "Bulk" Controls per Section 270. The Project is located in a C-3-O(SD) and 350-S Zoning District and includes the removal of three buildings and the new construction of a 385-foot tall building (405-feet including the curtain wall enclosure), 36-story, mixed-use, high-rise tower approximately 437,251 gross square feet in size. The proposed building would include approximately 69 dwelling units and 255 hotel rooms. The 36th floor includes a publicly accessible, 1,763 square-foot bar and adjacent open space. The project also includes 70 off-street parking spaces and 95 Class I and 25 Class 2 bicycle parking spaces. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Tina Chang – Staff Report
 + Hans Galland – Project presentation
 + Speaker – Design presentation
 + Linda Harrison – Support
 + Ian Lewis – Service sector workers
 + Corey Smith – Support
 + Carlos Durand – Support
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Melgar
 MOTION: 19869

15b. [2015-008058CUA](#) (T. CHANG: (415) 575-9197)

555 HOWARD STREET - south side of Howard Street, between 1st and 2nd Streets; Lot 086 in Assessor's Block 3736 (District 6) - Request Planning Commission Consideration of **Conditional Use Authorization** to establish Hotel Use per Sections 210.2 and 303. The Project is located in a C-3-O(SD) and 350-S Zoning District and includes the removal of three buildings and the new construction of a 385-foot tall building (405-feet including the

curtain wall enclosure), 36-story, mixed-use, high-rise tower approximately 437,251 gross square feet in size. The proposed building would include approximately 69 dwelling units and 255 hotel rooms. The 36th floor includes a publicly accessible, 1,763 square-foot bar and adjacent open space. The project also includes 70 off-street parking spaces and 95 Class I and 25 Class 2 bicycle parking spaces.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 15a.
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Melgar
 MOTION: 19870

- 15c. [2015-008058VAR](#) (T. CHANG: (415) 575-9197)
555 HOWARD STREET - south side of Howard Street, between 1st and 2nd Streets; Lot 086 in Assessor's Block 3736 (District 6) - Request for **Variance** from Dwelling Unit Exposure per Section 140, Street Frontage requirements per Section 145, and height exemption from the 350-S height limit for the elevator mechanical equipment pursuant to Planning Code Section 260. The Project is located in a C-3-O(SD) and 350-S Zoning District and includes the removal of three buildings and the new construction of a 385-foot tall building (405-feet including the curtain wall enclosure), 36-story, mixed-use, high-rise tower approximately 437,251 gross square feet in size. The proposed building would include approximately 69 dwelling units and 255 hotel rooms. The 36th floor includes a publicly accessible, 1,763 square-foot bar and adjacent open space. The project also includes 70 off-street parking spaces and 95 Class I and 25 Class 2 bicycle parking spaces.

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

16. [2014.0016CUA](#) (N. TRAN: (415) 575-9174)
132 CORBETT AVENUE - north side between Ord and Mars Streets; Lot 010 of Assessor's Block 2652 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 306.7, and interim zoning controls established under Resolution 76-15. The proposal increases the total residential square footage on a developed parcel by more than 100% with an increase in unit count and will result in greater than 55% total lot coverage. The project is for construction of a second unit at 132 Corbett Avenue, a through lot with an existing two-story, single-family residence. The proposed two-story over garage, single-family dwelling will front 17th Street and share a 30'-8" yard with the existing unit. The project is within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Nancy Tran – Staff Report
 + Phillip – Project presentation
 ACTION: Approved with Conditions, including the removal of the front balcony and allow it to be replaced with habitable space.
 AYES: Hillis, Richards, Fong, Johnson, Koppel

NAYES: Moore
 ABSENT: Melgar
 MOTION: 19871

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.

- 17a. [2015-001277DRP](#) (T. KENNEDY: (415) 575-9125)
3772 20TH STREET - north side between Dolores Street and Guerrero Street; Lot 138-141 in Assessor's Block 3598 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.06.16.9131, proposing to replace and modify an existing rear stair way and construct a roof deck over an existing garage in the rear yard of an existing four-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 Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

(Continued from Regular Meeting of December 8, 2016)

SPEAKERS: = Todd Kennedy – Staff Report
 - Robert Evans – DR Requestor Preservation
 + John Kevlin – Project presentation
 + Jeff Levinson - Rebuttal

ACTION: Did NOT Take DR, Approved as proposed

AYES: Hillis, Fong, Johnson, Koppel

NAYES: Richards, Melgar, Moore

DRA No: 0509

- 17b. [2015-001277VAR](#) (T. KENNEDY: (415) 575-9125)
3772 20TH STREET - north side between Dolores Street and Guerrero Street; Lot 138-141 in Assessor's Block 3598 (District 8) - Request for **Rear Yard Variance** from the rear yard requirements, proposing to replace and modify an existing rear stair way and construct a roof deck over an existing garage in the rear yard of an existing four-unit residential building within a RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular Meeting of December 8, 2016)

SPEAKERS: Same as Item 17a.

ACTION: ZA closed public comment; took the matter under advisement

18. [2015-018305DRP-03](#) (N. KWIATKOWSKA: (415) 575-9185)
153 CLIPPER STREET - south side between Sanchez and Church Streets; Lot 035 in Assessor's Block 6552 - Requests for **Discretionary Review** of Building Permit Application

No. 2015.11.23.3362, proposing to construct a one-story vertical addition with a roof deck and an expansion of the first and second floors at the side of the existing two-story, single-family building within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Jeff Horn – Staff Report
 - Sophie Stockholm – DR presentation
 - Svea Horto – DR presentation
 - Brian Donnelly – DR presentation
 - Prof. Ramily Howard-Katz – Opposed
 - Barry Parker – Opposed
 - Ryan Pritchard – Opposed
 + Ines Lejarraga – Project presentation
 + Suzie Douglass – Design presentation
 + Speaker – Rebuttal

ACTION: Took DR and Approved without the front roof deck

AYES: Hillis, Fong, Koppel, Richards, Moore

NAYES: Johnson

ABSENT: Melgar

DRA No: 0510

19. [2015-018164DRP-06](#) (S. JIMENEZ: (415) 575-9187)
2226 GREEN STREET - north side between Fillmore and Steiner Streets; Lot 039 in Assessor's Block 0539 (District 2) - Requests for **Discretionary Review** of Building Permit Application No. 2015.12.08.4465, proposing to construct a 30-square foot kitchen expansion, cantilevered deck, and a private roof deck for the upper unit of an existing four-story, two-family 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 Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Elizabeth Watty – Staff Report
 - Michael Domner – DR presentation
 - Jeanine Shay – DR presentation
 - Barbara Lawrence – DR presentation
 - James Kirkham – DR presentation
 + Melinda Sarjapur – Project presentation
 + Dennis Bass – Design presentation
 + John
 + Mathew Shegan – Support
 + Rohan Reynolds – Support
 + Jennifer Evans – Support
 + Richard Warner – Support
 + Jeanie Ruben - Support

ACTION: After hearing and closing public comment; Continued to April 6, 2017
with direction from the Commission
AYES: Hillis, Koppel, Richards, Moore
ABSENT: Fong, Johnson, Melgar

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 – 9:11 P.M.