

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 9, 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, Jacobs Bintliff, Colin Clarke, Wayne Farrens, Joshua Switzky, Mathew Snyder, Mary Woods, Christopher May, Jeffrey Horn, Chris Townes, Michael Christensen, and Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

- 1a. [2017-001061PCA](#) (J. BINTLIFF: (415) 575-9170)
INCLUSIONARY AFFORDABLE HOUSING FEE AND REQUIREMENTS [BOARD FILE NO. 161351V2] - **Planning Code Amendment** to revise the amount of the Inclusionary Affordable Housing Fee, the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; adding reporting requirements for density

bonus projects; affirming the Planning Department's determination 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: Pending

(Proposed for Continuance to March 23, 2017)

SPEAKERS: Paul Weber – Extended for a longer period of time
 ACTION: Continued to April 6, 2017
 AYES: Hillis, Richards, Fong, Koppel, Moore
 ABSENT: Johnson, Melgar

- 1b. [2017-001061PCA](#) (J. BINTLIFF: (415) 575-9170)
INCLUSIONARY AFFORDABLE HOUSING FEE AND DWELLING UNIT MIX REQUIREMENTS [BOARD FILE NO. PENDING] - Planning Code Amendment to revise the amount of the Inclusionary Affordable Housing Fee, the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; to require minimum dwelling unit mix in all residential districts; affirming the Planning Department's determination 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: Pending
(Proposed for Continuance to March 23, 2017)

SPEAKERS: Same as Item 1a.
 ACTION: Continued to April 6, 2017
 AYES: Hillis, Richards, Fong, Koppel, Moore
 ABSENT: Johnson, Melgar

2. 2015-009997CUA (C. ASBAGH: 415/575-9165)
222 SUTTER STREET, 3RD FLOOR - north side of Sutter Street, between Kearney Street and Grant Avenue; lot 009 of Assessor's Block 0287 (District 3) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 210.2 to allow the use of 11,958 square feet at the third floor from retail to general office use within the C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.
Preliminary Recommendation: Disapprove
 (Continued from Regular Meeting of November 3, 2016)
(Proposed for Continuance to April 6, 2017)

SPEAKERS: None
 ACTION: Continued to April 6, 2017
 AYES: Hillis, Richards, Fong, Koppel, Moore
 ABSENT: Johnson, Melgar

3. 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 single-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 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\(h\)](#).

Staff Analysis: Full Analysis

Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 23, 2017)

(Proposed for Indefinite Continuance)

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

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. [2016-009065CUA](#) (C. CLARKE: (415) 575-9184)
6101 CALIFORNIA STREET A.K.A. 207 23RD AVENUE - at the southwest corner of 23rd Avenue, Lot 001 in Assessor's Block 1410 (District 1) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [717.44](#) to allow a change of use from a vacant 2,053 square-foot Retail Laundromat to a Restaurant use (doing business as Vecina) at the ground floor and mezzanine of the existing two-story mixed-use building within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District, and within one-quarter-mile of the Outer Clement Street Neighborhood Commercial 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, Fong, Koppel, Moore
 ABSENT: Johnson, Melgar
 MOTION: 19872

5. [2016-010282CUA](#) (W. FARRENS: (415) 575-9172)
404 BALBOA STREET - northwest corner of Balboa Street and 5th Avenue; Lot 023 in Assessor's Block 1548 (District 1) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 711.54 to change the use of the subject tenant space from Chair Massage to Massage Establishment (dba "Magic Massage"). The subject property is within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Koppel, Moore
 ABSENT: Johnson, Melgar
 MOTION: 19873

C. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes of February 9, 2017 – Joint Hearing w/Health Commission](#)
- [Draft Minutes for February 23, 2017](#)

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

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 Moore:

We received an e-mail with a request for doing a kind service evaluation for the City Attorney's Office. This is the first time we've asked to do so, I look at the form and while I have high praise for the City Attorney's office and their service to us, the questions which are being asked are completely relevant -- irrelevant to what we are doing here, and I ask that we get a formal recuse from having to fill out the forms, because we do not comment on timely completion of contracts, we don't spoke -- speak on extension of scope of services or timelines. None of the questions which are included in this form apply to us. So, I'm asking the Commission secretary, please to clarify for the Commission that we don't have to fill out this form.

Commission Secretary, Jonas P. Ionin:

Commissioners, this is the first time that we've been requested as a Department or other departments to forward on these surveys to the Commissioners as well. I think it's entirely up to you as individual commissioners to decide whether or not your answer or take the survey, and whether or not you'll omit some of the questions from submitting any kind of response to. I know Director Rahaim and myself will be filling out the questionnaire as well.

Director Rahaim:

It is a simple survey asking – to look at the survey they provide to us. It is totally voluntarily, whether you want to provide or not.

Commissioner Moore:

I'd like to state that I am in full support and trust your judgment in terms of what you'll forward for us.

Commissioner Richards:

Two items, first one on Tuesday's New York Times on the front page there is a headline that reads: [inaudible] to Uber and Lyft commuters inch through New York, very interesting article about the impacts of Ride Hailing services on New York. A couple of facts: the actual speed of vehicles on surface streets in Manhattan now is 8.1 miles per hour. There were 15 million trips generated thru ride hailing apps in October alone and there were 50,000 drivers in New York and I understand we have 30,000 drivers. A couple of interesting points, I refer to Mr. Swistzky's memo that he handed to us last week, that the director referred to, for – on page 7 for the separate substantial data collection and analysis is currently underway primarily at newer developments sites that will result on the creation of new trip generation rates, mode split and loading demand, with this data the Department hopes to quantify the effects of for hire online vehicles and the amount of parking and VMT and the effects on delivery companies, and for hybrid vehicles on commercial developments on passenger loading demand. This is something we've been asking for, it is interesting that in the New York Times on their front page, that there is definitely an impact and I laud the Department for taking this up and trying to quantify that. The second item, you might recall, on February 9th, we had a case at 3932 – 3934 26th Avenue and this was a DR because there were two units that will be altered. One unit was going to end up being 4,650 square feet, and another one was going to be reduced to 870 square. In the course of the hearing, it came out from the neighbor, not the Project Sponsor, there was an elderly tenant living in one of the units, his name is Carl Jensen, he is 93. I got a communication from Mr. Jensen and want to just read this because there is an applicability, that I'm trying to make a point on, Carl Jensen, 3932 26th Street, San Francisco. Dear President Hillis and Planning Commissioners, in response to the letter from the LLC, 94 feet that was presented to the Planning Commission on 2/9, I want to make – I want to clarify my position. I'm a 93-year-old man who lives in this building regarding due to his advance age, he has repeatedly expressed the desire to be relocated to another apartment nearby, where he will not have to climb up and down the stairs, that what the project sponsor had indicated, he writes to me -- this is a type written letter signed by him. I did not repeatedly express a desire to be relocated to an apartment nearby. I never said that. Blimbing up and down the stairs is not a big deal for me, regarding if he wishes I'll relocate with my own expenses, provide rent control tenancies at the same rental rate for another apartment nearby, that was a quote from the project sponsor, he says, I have a no desire to move, it would be nice if some of the stuff that were repaired, some things would be repaired and fixed up, but don't wish to move, and you can quote me on that, regarding if he does not want to move, he can continue living in the property, he writes I want to continue to live in the property, I lived here since 1954, 63 years this is my home, and signed it in his hand. I tried to print this, but because the way it was on the phone, because of the printer it didn't work. Why am I reading this today? My mother is 93 years old and Carl Jensen is 93, my mother is 93. I can't imagine that this person has to go through this undo stress - understand that he won't have to live in the future or where it is going to be. Why is this relevant? Carl was found dead in his apartment 3 days ago, and he may have died of natural causes, it may have been his time. But if you can imagine, the last years of someone's life trying to get through the stress of

not understanding where they going to live, it is incredible. I think incredible I tried to put my mother in that situation and I couldn't imagine putting my mother through that of situation. Where I think this is relevant is, we get project sponsor's eviction histories on buildings, but they do not tell us, we had two instances now, if anybody is actually living in them, we actually have – the neighbors have to come and tell us this, and indeed it was true, and until we exposed it, they were not volunteering it. I would ask the Department, in the future when we have this things, at least in the addition to the original history, we makean ask is there anyone living there, so we don't have to discover it this by chance. I'd like to adjourn the meeting in memory of Carl Jensen it is unfortunate this happened. It is San Francisco 2017.

D. DEPARTMENT MATTERS

8. Director's Announcements

None

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

LAND USE COMMITTEE:

- **140877 Planning Code - Downtown Support Special Use District; Fees in Lieu of On-Site Open Space. Sponsor: Kim. Staff: Rodgers.**

First on the Land Use agenda was Supervisor Kim's ordinance to allow the InterContinental to pay an in lieu fee for its opens space requirement. This item was continued to March 20, 2017 at the Supervisor's request.

- **170002 General Plan Amendment - Commerce and Industry Element; Guidelines for Eating and Drinking Establishments. Sponsor: Planning Commission. Staff: Starr.**

Next on the Land Use agenda was the General Plan Amendment that would remove specific numeric concentrations in the General Plan. Commissioners, you heard this item on December 2, 2016 and voted to recommend approval. At the land use hearing, Supervisor Peskin made some opening remarks regarding scheduling for General Plan Amendments and how he would hope that in the future the cha8ir of the committee would schedule these items sooner rather than later since the Board only has 90 days to cote on GP Amendments. Staff acknowledged that the timing was tight, but that was due to other scheduling conflicts, such as transfer of committee roles, canceled Land Use hearings, and the need to bring the item to the Small Business Commission.

After Staff's presentation and public comment, of which there was none, Supervisor Peskin stated his objection to the proposed item stating that this was a "one size fits all" solution. Supervisor Tang countered that she saw the ordinance another way, and said that removing a specific numeric concentration in the General Plan allowed a more tailored approach to concertation levels in individual neighborhood districts. She also said that the current 25% level was too restrictive for some districts and that she would like to work with Planning on revising the criteria in the Planning Code, at least for neighborhood commercial districts her district.

In the end both Supervisors Farrell and Tang felt that this was good policy and made a motion to move the item forward with a positive recommendation. The motion passed on a 2-1 vote with Supervisor Peskin voting against the item.

- **170028 Planning Code, Zoning Map - Calle 24 Special Use District. Sponsors: Mayor; Ronen. Staff: D. Sanchez. Item 3**

Last on the agenda was the Calle 24 Special Use District, an Ordinance introduced by the Mayor and Supervisor Ronen. The Ordinance proposes to (1) establish eating and drinking use concentration controls (2) require CU for a Medical Service Use, the merging of ground floor commercial storefronts into one larger than 800 sq. ft. and for replacing a Legacy Business and (3) to require any use needing a CU to meet at least 4 of the 6 stated purposes for establishing the SUD.

Commissioners you heard this Ordinance on February 9, 2017, where you voted to recommend approval with one modification. The modification is to explicitly exempt a Limited Restaurant changing use to a Restaurant from the eating and drinking concentration controls.

At the Land Use hearing, there were 11 speakers providing favorable testimony and no one in opposition. Members from the public spoke about the need to preserve existing corridor character and the qualities that make 24th Street a special place. They also mentioned that the proposed Ordinance will help existing businesses stay in operation. The Supervisors did not discuss the item and instead moved to unanimously recommend the Ordinance to the full BOS.

FULL BOARD:

- **160748 Planning Code - Amusement Arcades in the South of Market Service/Light Industrial District.** Sponsor: Kim. Staff: Starr. PASSED Second 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 Second Read
- **161353 Various Codes - Baby Diaper-Changing Accommodations.** Sponsors: Tang; Yee, Ronen and Sheehy. Staff: Starr. PASSED Second Read
- **170003 Planning Code, Zoning Map - Upper Market Street Districts.** Sponsor: Sheehy. Staff: Starr. Passed First Read
- **170145 Hearing - Committee of the Whole - Housing for Families with Children - March 7, 2017.** Sponsor: Yee. Staff: Staff: Exline. Continued to March 14, 2017
- **170002 General Plan Amendment - Commerce and Industry Element; Guidelines for Eating and Drinking Establishments.** Sponsor: Planning Commission. Staff: Starr. Passed First Read.

INTRODUCTIONS:

So far, no introductions have shown up in the system.

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: Donald Dewnup – HUD budget cuts
Tommy Arecola-Mecca – Deaths of seniors being evicted, Carl Jensen
Georgia Schuttish – Tenant declaration form

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. [2017-001061PCA](#) (J. BINTLIFF: (415) 575-9170)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM ORDINANCES - The Planning Commission will hear an **Informational Presentation** about two proposed Ordinances that would amend the Inclusionary Affordable Housing Program. The Commission will make recommendations to the Board of Supervisors on the two Ordinances at a later date, tentatively set for March 23, 2017.
- a. Planning Code Amendment titled, "Inclusionary Affordable Housing Fee and Requirements" [Board File No. 161351v2]. This proposed Ordinance would amend the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; adding reporting requirements for density bonus projects; affirming the Planning Department's determination 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.
 - b. Planning Code Amendment titled, "Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements" [Board File No. pending]. This proposed Ordinance would amend the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; to require minimum dwelling unit mix in all residential districts; affirming the Planning Department's determination 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: None – Informational

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

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

SOUTHERN BAYFRONT STRATEGY UPDATE - **Informational Presentation** - San Francisco's southeast waterfront, stretching from Mission Creek to Candlestick Point, features a number of master-planned development projects, such as Pier 70 and India Basin, that propose to bring major new investment to this district. City staff last briefed Commissioners on May 5, 2016 on their efforts to guide this investment towards local community and citywide public benefits using targeted negotiation and interagency coordination. Today's presentation will provide an update on the Southern Bayfront and describe the specific negotiation strategies that have been developed from Commission and community feedback.

Preliminary Recommendation: None – Informational

SPEAKERS: = Josha Switzky – Introduction
 + Ken Rich – OEWD presentation
 + Mike Martin – OEWD presentation
 + Carly Payne – SFMTA presentation
 ACTION: None – Informational

12. 2014-002541CWP (M. SNYDER: (415) 575-6891)

INDIA BASIN - The portion of the Bayview Hunters Point neighborhood bordered by Earl Street on the southeast, Innes Avenue on the southwest, Hunters Point Boulevard on the west, and the San Francisco Bay on the north and northeast. Assessor's Block and Lots: 4644/Lots 001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/Lots 001, 002; 4620/Lots 001, 002; 4607/Lots 025, 024; 4596/Lot 026; 4597/Lot 026; 4606/Lots 026, 100; 4621/016, 018, 021, 100, 101; 4630/005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4630/002; 4629A/010, 011; 4646/001, 002, 003, 003A, 019, 020; 4629A/012, 013, 003, 004, 005, 006; 4622/007, 008, 016, 017, 018, 019, 012, 013; 605/010, 011, 012, 013, 014, 015, 016, 017, 018, 019; 4645/Lots 014, 015: **Informational Presentation** of the proposed India Basin project which consists of two main components: The first main component is the 700 Innes Avenue Development Project, which currently consists of 17.2 acres of mostly vacant land. At completion, 700 Innes would include approximately 1,250 dwelling units, up to 270,000 gsf of retail, and 1,800 parking spaces. The 700 Innes Project would also include approximately 5.5 acres of publicly accessible open space, and 4.3 gsf of publicly accessible right-of-way. The second main component is the creation of a new city park at 900 Innes along with the rehabilitation of two existing open spaces: India Basin Shoreline Park and India Basin Open Space. This informational presentation will focus on 700 Innes Avenue.

Preliminary Recommendation: None – Informational

SPEAKERS: = Matt Snyder – Staff Introduction

- + Phil Ginsberg – Rec. Park presentation
- + Michael Yarne – Sponsor presentation
- + Leo Chow – SOM presentation
- + Jackie Flynn – APRI comments
- = Phillip Vitaly – Park renovation
- + Michael Hammond – Developer listened, walkability
- + Alex Lansberg – Support

ACTION: None – Informational

13. [2015-008674CUA](#) (C. MAY: (415) 575-9087)
325 29TH AVENUE - west side, between Clement Street and California Street, Lot 006 in Assessor's Block 1404 (District 1) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing one-story, single-family dwelling and construct a new four-story, 2-unit 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.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of January 19, 2017)

SPEAKERS: = Chris May – Staff Report
 + Speaker – Sponsor presentation
 - Jamie Dios – Negative impacts
 - Katie Dios – Negative impacts
 - Connie Best – Neighborhood character
 + Speaker – Col. Yu's character
 + Dr. Son Kim – Support
 + Stella Cho – Support
 + Anthony Chow – Support
 + Steve Sholtz – Support
 + Speaker – Support

ACTION: Approved with Conditions as amended without the fourth floor

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

MOTION: 19874

14. [2014-000557CUA](#) (M. WOODS: (415) 558-6315)
2120 BROADWAY - a through lot between Buchanan and Webster Streets; Lot 060 in Assessor's Block 0565 (District 2) - Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Sections 102, 134, 209.1, 260, 303 and 304 to allow additions (totaling approximately 9,700 square feet) and alterations to two of the three existing buildings that comprise the Hamlin School, a private K-8 elementary school, and to modify Planning Commission Motion No. 11224 for Case No. 87.439. The proposed project would also increase the school's enrollment from 400 to 440 students. The project seeks modifications from the Planning Code's rear yard requirements and height measurement provisions via the CU/PUD process. The project site is located in a RH-2 (Residential, House, Two-Family) 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: = Mary Woods – Staff Report
 + Wanda – Project presentation
 + Felicia Dunham
 + Casey Wayne – Support
 + Nina Stanford – Support
 + Abbie Turrin – Support
 + Dr. Molly Richardson – Support
 + Speaker – Support

ACTION: Approved with Conditions
 AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong
 MOTION: 19875

- 15a. [2016-011332CUA](#) (J. HORN: (415) 575-6925)
4041 CESAR CHAVEZ STREET - south side between Noe and Sanchez Streets; Lot 036 in Assessor's Block 3580 (District 7) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing two-story, 1,920 square-foot single-family residence and to construct a new four-story, 4,229 square-foot two-unit residence (Units are sized 2,275 sq. ft. and 1,954 sq. ft.) within an Residential House, Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jeff Horn – Staff Report
 + Ernie Selander – Project presentation
 + Speaker – Project presentation
 - Scott Weaver – Organized opposition
 - Ralph Guttlow – Organized opposition
 - Alice Guttlow – Organized opposition
 - George Valtor – Questions
 - Katherine Petrin – Loss of historic resources
 - Ozzie Rohm – Opposition
 - Liza Fromer – Opposition
 - Bruce Bowen – RDT reversal
 - Anatasia Yovanopoulos – Eliminate the rear pop-out
 - Georgia Schuttish – Demolition bucket
 + Sean Kiegran – Increasing density
 + John O'Connell – Support

ACTION: Approved with Conditions as amended without the front deck
 AYES: Hillis, Richards, Johnson, Koppel,
 NAYES: Melgar, Moore
 ABSENT: Fong
 MOTION: 19876

- 15b. [2016-000075CUA](#) (J. HORN: (415) 575-6925)
4043 CESAR CHAVEZ STREET - south side between Noe and Sanchez Streets; Lot 035 in Assessor's Block 3580 (District 7) - Request for **Conditional Use Authorization**, pursuant to

Planning Code Sections 303 and 317, to demolish an existing two-story, 1,830 square-foot single-family residence and an existing 230 square-foot accessory structure at the rear of the property and to construct a new four-story, 3,408 square-foot two-unit residence (Units are sized 1,977 sq. ft. and 1,431 sq. ft.) within an Residential House, Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 15a.
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Johnson, Koppel,
 NAYES: Melgar, Moore
 ABSENT: Fong
 MOTION: 19877

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.

16. [2016-005252DRP](#) (C. TOWNES: (415) 575-9195)
2783K DIAMOND STREET - east side of Diamond Street, between Chenery and Surrey Street; Lot 027A in Assessor's Block 6742 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.0413.4699, proposing to construct a new four-story, 38-foot tall, single family residence with one off-street garage parking space, a 144 square foot deck at the fourth floor and a 308 square foot roof deck for solar equipment only upon a triangular-shaped vacant lot 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\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Chris Townes – Staff Report
 - Jeff Surf – DR presentation
 - Speaker – Glen Park Plan
 - Francesca – Opposition
 - Lisa Fromer – Opposition
 - Gloria Rivera – Opposition
 - Speaker – Open space
 - Hellen Duffy –
 - Ron Fagle –
 - Speaker –
 - Carol Mierski –
 - Michael – Environmental concerns

- Lauren Elliott –
- Chris Reyes –
- Jose Moreno – Roof decks
- William – Street tree
- Janice Blackwell –
- Ozzie Rohm
- Bruce Bowen
- Anastasia Yovanoupolos
- + Troy Kashanipour – Project presentation
- + Chris – Density
- + Dr. Michelle Berge – Support
- + Paolo Valensuella – Housing w/o displacement
- + Hui Lin – Support
- + Collaia – Support
- Diane Surf – DR rebuttal

ACTION: Took DR and Approved with the following conditions:

1. Redesign the façade per Commissioner Moore’s comments;
2. Remove the top floor;
3. Provide light wells around property line windows;
4. Eliminate third floor deck;
5. Review bay overhangs;
6. Reduce the deck for open space to minimum code standards, and move it east; and
Review the curb cut for garage access with DPW.

AYES: Richards, Koppel, Melgar, Moore

ABSENT: Hillis, Johnson, Fong

DRA No: 0511

17. [2016-006839DRM](#) (M. CHRISTENSEN: (415) 575-8742)
160 GILBERT STREET - southwest side of Gilbert Street, south of Brannan Street; Lot 025 in Assessor’s Block 3784 (District 9) - **Mandatory Discretionary Review** of Building Permit Application No. 2016.05.05.6621, proposing a change of use from warehouse to a Medical Cannabis Dispensary (MCD) on the ground floor of the subject property. The MCD would be delivery only with no retail component and no on-site cultivation. The property is within the SALI (Service/Arts/Light Industrial) District and 40/55-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: Take Discretionary Review and Approve with Conditions
 (Continued from Regular Meeting of December 1, 2016)

SPEAKERS: = Michael Christensen – Staff Report
 + Speaker – Project presentation
 + Joycee – Support
 + Brandon Hallinan – Response to questions

ACTION: Took DR and Approved with conditions, including a 12 month (from the date of operation) report back to the Commission, in the form of a memo.

AYES: Richards, Koppel, Melgar, Moore

ABSENT: Hillis, Johnson, Fong

DRA No: 0512

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 - 7:13 P.M.

