

# 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 23, 2017**  
**12:00 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 12:14 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Andrew Perry, Kimberly Durandet, Rich Sucre, Diane Sokolove, Michael Li, Tina Chang, Claudine Asbagh, David Weissglass, Christopher May, Laura Ajello, 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. 2014.0086DRP-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*

(Continued from Regular Meeting of February 9, 2017)

**(Proposed for Continuance to April 6, 2017)**

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

- 2a. 2013.1037C (C. MAY: (415) 575-9087)  
650 DIVISADERO STREET - southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor's Block 1202 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 271, 303, 746.10 and 746.11 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A 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 Hearing of January 26, 2017)  
**(Proposed for Continuance to April 6, 2017)**

SPEAKERS: + Jen Snyder – Neighbors United supports for continuance  
 + Tess Welbourne – Support for continuance  
 - Laura Clark – Housing delayed is housing denied  
 + Renae Curran – Support for continuance  
 + Lisa Aubrey – Support for continuance  
 + Suzie Kendal- Osborne – Support for continuance  
 + Rufus Watkins – Support for continuance  
 + Denise Sedlow – Support for continuance  
 + Norman Daeglman – Support for continuance  
 ACTION: Continued to April 6, 2017  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar

- 2b. 2013.1037V (C. MAY: (415) 575-9087)  
650 DIVISADERO STREET - southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor's Block 1202 (District 5) - Request for **Rear Yard Modification** pursuant to Planning Code Section 134 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT)

District, the Fringe Financial Services Restricted Use District and 65-A Height and Bulk District.

(Continued from Regular Meeting of January 26, 2017)

**(Proposed for Continuance to April 6, 2017)**

SPEAKERS: Same as item 2a.

ACTION: Acting ZA Continued to April 6, 2017

3. 2016-009071CUA (L. AJELLO: (415) 575-9142)  
1019-1033 CLEMENT AVENUE - south side of Clement Street between 11<sup>th</sup> and 12<sup>th</sup> Avenues; Lot 040 in Assessor's Block 1443 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 716.21 to legalize a use size that exceeds 2,500 square feet of gross floor area with the merger of two separate commercial tenant spaces located at 1019 Clement Street and 1033 Clement Street (currently occupied by a Medical Service use d.b.a. North East Medical Services) within the Inner Clement Street Neighborhood Commercial District and 40-X Height and Bulk District. The merged tenant space totals 16,458 square feet of gross floor 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).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to April 13, 2017)**

SPEAKERS: None

ACTION: Continued to April 13, 2017

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

ABSENT: Melgar

4. 2015-013617CUA (B. BENDIX: (415) 575-9114)  
471 24<sup>TH</sup> AVENUE - located on the west side of 24<sup>th</sup> Avenue between Clement Street and Geary Boulevard, Lot 013 in Assessor's Block 1456 (District 1) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to demolish a two-story single family dwelling through a major alteration within a RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The project will construct horizontal additions at the front and rear of the existing structure, construct a two-story vertical addition, renovate the front façade and establish two addition dwelling units. The resulting 40-foot tall building will contain three dwelling units. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing of January 26, 2016)  
**(Proposed for Indefinite Continuance)**

SPEAKERS: None

ACTION: Continued Indefinitely

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

ABSENT: 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

5. 2014-001196DRP (A. PERRY: (415) 575-9017)  
1946 32<sup>ND</sup> AVENUE - west side of 32<sup>nd</sup> Avenue between Ortega and Pacheco Streets; Lot 041 in Assessor's Block 2103 (District 4) - Request for **Discretionary Review** of Building Permit Application No. 2014.06.27.9798, proposing construction of a two-story horizontal addition at the rear, and construction of a new third-story vertical addition to the existing two-story, single-family dwelling. The rear addition will extend the building by 20 feet, with the ground story occupying the full lot width and the second story providing 5-foot side setbacks from both side property lines. The third story addition will be set back from the front building wall by 15 feet. Additionally, the project proposes a deck area on a portion of the roof above the two-story rear addition. 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: Abbreviated Discretionary Review  
*Preliminary Recommendation: Take Discretionary Review and Approve with Modifications*

SPEAKERS: None  
 ACTION: Took DR and Approved with Modifications  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar  
 DRA No: 0514

## C. COMMISSION MATTERS

6. Consideration of Adoption:
- Draft Minutes for March 9, 2017
- SPEAKERS: Georgia Shuttish – amend to “demolition ends affordability”  
 ACTION: Adopted as Amended  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: 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 Richards:**

I guess this comes under the column of data is power, I think this is actually, changes the narrative somewhat; I'll leave that up to you. We've been bombarded, bombarded and bombarded, about on how little we're doing to alleviate the housing crisis and how we are not entitling things, and slow we are, and blah, blah, blah. We had a very long presentation by Mr. Switzky on March 2<sup>nd</sup>, 32 page slide deck on page 27, I'll let you – I am calling some people out specifically in the audience. Out of the existing zoning we can entitle 140,000 units, 140000, that's a hell of lot units. So, the whole narrative that we are out there obstructing, and there is nobody is able to get anything done, the existing zoning without any changes, can solve the housing crisis if people just go and get their land entitled and take advantage of the zoning that they have. I think that's the real question is: Why is that not happening? Secondly, since 1985 there have been 100,000 units capacity added, through up-zoning. So, this whole notion we've down zoned in the 80's and we are now, you know, we are paying for all the stuff again; the narrative is not quite reflecting that. To be fair, I ask staff to go back and actually look what happened in the 60's and 70's as a result that of redevelopment and potentially down zoning in the 70's to get that, I want to correct the record on that. A couple of other things, first this morning, in yesterday's Business Times, I got an article -- I got a note saying that rent have fallen out 9% in the City, it looks like increased supply has helped out, so people who are supply demand, who say that is a good narrative, looks like some of that burned out. However, in today's Chronicle, it also talked about the net out flow of the population, so demand is going down, probably the best of both worlds, increase supply, decrease demand, prices start falling. So, if you believe and a laws of supply and demand are working, there is good an example of that. One last thing, we talked a lot about evictions and sham evictions, in the paper on Tuesday on the On Guard column one in four no-fault evictions is fraudulent, and I brought this up, over and over, we have no enforcement at the Rent Board, we have a complaint based system that is not working. So, for all the those unit – for all those affordable housing units we're creating, we are actually in the housing balance getting rid of them by evicting people who are paying lower rent and now charging market rate or renting them out on Airbnb and I just think, something need to be done about that.

**Commissioner Moore:**

The 2000 Census of housing stats for San Francisco stated that, there was a population of – this is 2010 of 850,235 people. The total housing units at that time in 2010 was 376,942. Out of those units, occupied housing units were listed in the 2010 Census as 345,811, and unoccupied housing units at that time were counted as 31,131. I'd like to get an update on the latest census.

**Commissioner Richards:**

I just want to comment as a follow-up to Commissioner Moore, I know when I first starred on this Commission there was a vacant unit kind of since is done between the Department and SPUR, and think a update refresh on that would be a great good idea.

8. Planning Commission Hearing Start Time

**D. DEPARTMENT MATTERS**

9. Director's Announcements

**Director Rahaim:**

Good afternoon, Commissioners, again, just a thought about the data, that was mentioned, we will see if there is data available the census data, the full census of course is only once per decade, they do something that is called the America Community Survey that relies that looks at, kind of estimates, if you will, of the certain amount data that estimate by the way, the City's current population is 870,000. I don't know if we have the data on occupied or unoccupied unit because through that, but we can certainly check on that, and I do know the unoccupied units also reflects units that are not – that are being rented, that people have moved out. So, we need to – what is defined as unoccupied, is something we need to look at as well, but we try to get that information for you. That concludes my comments.

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

**LAND USE COMMITTEE:**

- **140877 Intercontinental Hotel POPOS In-Lieu Fee.** Sponsor: Kim. Staff: Rodgers.

At this week the Land Use and Transportation hearing, the Committee considered Supervisor Kim's ordinance that would authorize an in lieu fee in exchange for the privately-owned public open space at the Intercontinental Hotel and dedicate that fee to lighting and safety improvements at Victoria Manolo Draves Park.

This commission recommended approval of this ordinance on 11/17/2016. At that time you recommended two changes, which were incorporated into the ordinance by Supervisor Kim. Your requested modifications will accomplish two goals. The first ensures that any impact fees that would be due to the City for the additional FAR as a result of closing the open space will be paid. The second tightens up the findings in the ordinance to avoid setting future precedent for others to fee out of other POPOS requirements.

At this week's Committee hearing, Supervisor Kim also modified the proposed ordinance to increase the in lieu fee up to \$2.6M and to include some funding for future maintenance of the space. The Committee recommended approval of the amended ordinance.

- **170139 Hearing Transportation Demand Management Program.** Sponsor: Yee, Fewer, Cohen. Staff: Teague.

Last on the agenda was a hearing on the Transportation Demand Management Ordinance, also known as the TDM program. This item was actually passed unanimously by the Board of Supervisors in February and became effective this week. The hearing at the Land Use and Transportation Committee was called by Supervisors Yee and Fewer to discuss details regarding the methodology used to formulate the TDM Menu of Options.

At the hearing there was no public comment. Supervisor Yee had comments regarding point assignment for some measures, including child-friendly housing design, but appreciated ability to update points over time. Supervisor Fewer raised concerns regarding the shuttle bus service measure, and the focus on only vehicle

miles traveled reduction, as opposed to other city policy goals. After these comments, the Committee members voted to file the item.

**FULL BOARD:**

- **170028 Planning Code, Zoning Map - Calle 24 Special Use District.** Sponsor: Mayor, Ronen. Staff: D. Sanchez. PASSED Second Read
- **161146 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed Project at 2675 Folsom Street.** Staff: Horner, Navarrete, & Gibson.

The last item was the environmental appeal for the project at 2675 Folsom Street. The Board voted to continue this appeal hearing to April 18, 2017.

**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:** Laura Clark – Housing supply, process and affordability  
 Georgia Schuttish – 317(b)(7) Contrary to policies because loss of housing. Should be eliminated, from code.  
 Can't densify and lose affordable housing while this section allows loss of density and affordable housing. Thank you.  
 Mary Gallagher – Affordable housing, Mathew Desmond's evicted  
 Leslie Dryer – Loss of housing for seniors

**F. SPECIAL 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.

11. 2016-011542DRP

(K. DURANDET: (415) 575-6816)

2070 FOLSOM STREET - west side of Folsom Street between 17<sup>th</sup> and 16<sup>th</sup> Streets, Lot 031 in Assessor's Block 3571, (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2016.08.05.4294 for the new construction of 127 affordable housing units over ground floor commercial, institutional and community services. Per Planning Code Section 315, the project qualifies for an Affordable Housing Project Authorization (AHPA), which is an administrative review similar to a Large Project Authorization (LPA). Under the AHPA, the project is seeking exceptions to the Planning Code requirements for: rear yard (Planning Code 134), usable open space for residential units (Planning Code 135), dwelling unit exposure (Planning Code 140), ground floor height (Planning Code 145.1), off-street loading (Planning Code 152.1), and the calculation for maximum allowable height from curb (Planning Code 260) (See 2016-011542ENX). The project will provide on-site childcare and housing for transitional aged youth and retail. A publicly accessible promenade will be a feature adjacent to the park with two access points. On July 28, 2016, the Planning Commission reviewed a Zoning Map Amendment related to the project (See 2015-014715PCA). The subject lot is located in the UMU (Urban Mixed Use) Zoning District and 85-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Staff Analysis: Full Discretionary Review

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

(Continued from Regular Meeting of March 16, 2017)

SPEAKERS: = Kimberly Durandet – Staff Report  
 - DR Requestor – DR presentation  
 - Paul McArthy – Localized flood zones, public open space  
 - Sheldon Wong – Re-notice  
 + Elaine Yee – Project presentation  
 + Marilyn Durand – Support  
 + Dairo Romero – Support  
 + Yasku Askew – Rebuttal

ACTION: Did Not Take DR, Approved as Proposed  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar  
 DRA No: 0515

## G. 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.

12. 2014-001272PRJ (R. SUCRE: 415-575-9108)  
PIER 70 MIXED-USE DISTRICT PROJECT - located on the east side of Illinois Street between 20<sup>th</sup> and 22<sup>nd</sup> Street, Assessor's Block 4052 Lot 001; Block 4111 Lot 004; Block 4120 Lot 002; Block 4110 Lots 001 and 008A - **Informational Presentation** regarding the proposed project to 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.



This presentation will focus upon the Pier 70 SUD Design for Development, which provides the vision, intent, use, character and requirements for future design of buildings and public realm within the 35-acre Pier 70 Project Site. 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 M-2 (Heavy Manufacturing) and P (Public) Zoning Districts with 40-X and 65-X Height and Bulk Limits.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Rich Sucre – Staff Report  
 + Sarah Dennis-Phillips – Pier 70  
 + Jack – Pier 70  
 + Laura – D4D  
 + Martin McKee – Support  
 + Corey Smith – Support

ACTION: None – Informational

13. (D. SOKOLOVE: (415) 575-9107)  
SEA LEVEL RISE ACTION PLAN – Informational Presentation on implementation of the Plan. The Sea Level Rise Action Plan is a call to action for City departments and stakeholders to work together to make San Francisco a more resilient city in the face of rising sea levels. The Plan, led by San Francisco Planning and San Francisco Public Works, defines an overarching vision and set of objectives for future sea level rise and coastal flooding planning and mitigation in San Francisco.

SPEAKERS: = Diana Sokolove – Staff presentation  
 + Byron Rhett – Port Report  
 = Sue Hestor – South of Market and Mission

ACTION: None - Informational

14. 2014-000362ENV (M. LI: (415) 575-9107)  
1500 MISSION STREET PROJECT - north side of Mission Street between South Van Ness Avenue to the west and 11th Street to the east; Lots 002, 003 in Assessor's Block 3506 (District 6) - **Certification of the Final Environmental Impact Report**. The proposed project would include the demolition an existing 30-foot-tall, 29,000-square-foot building at 1580 Mission Street, retention and rehabilitation of a portion of an existing 28-foot-tall, 57,000-square-foot building at 1500 Mission Street, demolition of the remaining portions of the 1500 Mission Street building, and construction of a mixed-use development with two components. The residential/retail component would consist of a 39-story, 396-foot-tall (416 feet to the top of the parapet), approximately 767,200-square-foot building at the corner of South Van Ness Avenue and Mission Street containing up to 560 dwelling units and 38,000 square feet of retail space. The office component would include a 16-story, 227-foot-tall (257 feet to the top of the parapet), approximately 567,300-square-foot office, permit center, and childcare building for the City and County of San Francisco on 11th Street between Market and Mission streets. The proposed project would include a two-level, below-grade parking garage for up to 420 vehicles. The project site is located in the Downtown General Commercial (C-3-G) Zoning District and 120/320-R-2, 85/250-R-2, and 85-X Height and Bulk Districts.

**NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on January 4, 2017. Public comment will be received when the item is**

called during the hearing. However, comments submitted may not be included in the Final EIR.

*Preliminary Recommendation: Certify*

SPEAKERS: = Michael Li – Certify FEIR  
 = Tina Chang – Staff Report  
 + John Up\_\_ - City Administrator presentation  
 + Mark Schwebewer – Project presentation  
 + Tollie Green – Contractual issues  
 = Sue Hestor – Dangerous winds, canopies  
 = Speaker – worker relations

ACTION: Certified

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

MOTION: 19883

- 15a. 2014-000362ENV (T. CHANG: (415) 575-9197)  
1500 MISSION STREET PROJECT - north side of Mission Street between South Van Ness Avenue to the west and 11<sup>th</sup> Street to the east; Lots 002, 003 in Assessor's Block 3506 (District 6) – The proposal requests Planning Commission consideration of adoption of **CEQA Findings** under the California Environmental Quality Act for a Project that includes the demolition of an existing 30-foot tall 29,000 square foot (SF) building at 1580 Mission Street and the retention and rehabilitation of a portion of an existing 28-foot tall 57,000 square foot (SF) building at 1500 Mission Street and the new construction of two new buildings: a 454,000 SF, 16-story, 227-foot-tall City office building and a 664,200SF, 39-story, 396-foot-tall residential tower containing approximately 550 Dwelling Units, approximately 110 Below Market Rate Units; up to 38,000 SF of ground floor retail, approximately 59,000 SF of private and common open space; 620 bicycle parking spaces and up to 275 vehicular parking spaces. These actions constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

*Preliminary Recommendation: Adopt CEQA Findings*

SPEAKERS: Same as Item 14.

ACTION: Adopted Findings

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

MOTION: 19884

- 15b. 2014-000362GPA (T. CHANG: (415) 575-9197)  
1500 MISSION STREET PROJECT - north side of Mission Street between South Van Ness Avenue to the west and 11th Street to the east; Lots 002, 003 in Assessor's Block 3506 (District 6) – Request for Planning Commission consideration of the proposed **General Plan Amendment** that revises the height designation for Assessor's Block 3506, Lots 006 and 007 on Map 5 of the Downtown Area Plan from 120-S, 150-S, 200-S to 130/240-R-3, 85-X and 130/400-R-3; and Map 3 of the Market and Octavia Area Plan from 85', 320' Tower/120' Podium and 250' Tower/85'podium to 85', 250' Tower/130' Podium, and 400' Tower/130' Podium for a Project that includes the demolition of an existing 30-foot tall 29,000 square foot (SF) building at 1580 Mission Street and the retention and

rehabilitation of a portion of an existing 28-foot tall 57,000 square foot (SF) building at 1500 Mission Street and the new construction of two new buildings: a 454,000 SF, 16-story, 227-foot-tall City office building and a 664,200SF, 39-story, 396-foot-tall residential tower containing approximately 550 Dwelling Units, approximately 110 Below Market Rate Units; up to 38,000 SF of ground floor retail, approximately 59,000 SF of private and common open space; 620 bicycle parking spaces and up to 275 vehicular parking spaces.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14.  
ACTION: Adopted a Recommendation for Approval, as amended by staff  
AYES: Richards, Fong, Johnson, Koppel, Moore  
ABSENT: Hillis, Melgar  
MOTION: 19885

- 15c. 2014-000362PCAMAP (T. CHANG: (415) 575-9197)  
1500 MISSION STREET PROJECT - north side of Mission Street between South Van Ness Avenue to the west and 11th Street to the east; Lots 002, 003 in Assessor's Block 3506 (District 6) – Request for Planning Commission consideration of the proposed **Planning Code Amendment** to add Section 249.12 to create the 1500 Mission Street Special Use District in the area generally bounded by South Van Ness Avenue to the west, Mission Street on the South, and 11th Street on the east, and Assessor's Block 3506, Lot 001 to the north; amending the Zoning Map Sheet SU07 to show the boundaries of the 1500 Mission Street Special Use District; amending Zoning Map Sheet HT07 to change the height and bulk designation on Assessor's Block 3506, Lots 006 and 007, from 85/250-R-2, 120/320-R-2, and 85-X to 130/240-R-3, 85-X, and 130/400-R-3 for a Project that includes the demolition of an existing 30-foot tall 29,000 square foot (SF) building at 1580 Mission Street and the retention and rehabilitation of a portion of an existing 28-foot tall 57,000 square foot (SF) building at 1500 Mission Street and the new construction of two new buildings: a 454,000 SF, 16-story, 227-foot-tall City office building and a 664,200SF, 39-story, 396-foot-tall residential tower containing approximately 550 Dwelling Units, approximately 110 Below Market Rate Units; up to 38,000 SF of ground floor retail, approximately 59,000 SF of private and common open space; 620 bicycle parking spaces and up to 275 vehicular parking spaces.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 14.  
ACTION: Adopted Adopted a Recommendation for Approval, as amended by staff  
AYES: Richards, Fong, Johnson, Koppel, Moore  
ABSENT: Hillis, Melgar  
MOTION: 19886

- 15d. 2014-000362DNX (T. CHANG: (415) 575-9197)  
1500 MISSION STREET PROJECT - north side of Mission Street between South Van Ness Avenue to the west and 11th Street to the east; Lots 002, 003 in Assessor's Block 3506 (District 6) – The proposal requests Planning Commission consideration of **Downtown Project Authorization** pursuant to Planning Code Section 309, with exceptions to the requirements for "Reduction of Ground-Level Wind Currents in C-3 Districts" (Section 148) and Off-Street Loading (Section 161) for a Project that includes the demolition of an existing 30-foot tall 29,000 square foot (SF) building at 1580 Mission Street and the

retention and rehabilitation of a portion of an existing 28-foot tall 57,000 square foot (SF) building at 1500 Mission Street and the new construction of two new buildings: a 454,000 SF, 16-story, 227-foot-tall City office building and a 664,200SF, 39-story, 396-foot-tall residential tower containing approximately 550 Dwelling Units, approximately 110 Below Market Rate Units; up to 38,000 SF of ground floor retail, approximately 59,000 SF of private and common open space; 620 bicycle parking spaces and up to 275 vehicular parking spaces.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: Same as item 14.  
 ACTION: Approved with Conditions  
 AYES: Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Hillis, Melgar  
 MOTION: 19887

15e. 2014-000362SHD (T. CHANG: (415) 575-9197)

1500 MISSION STREET PROJECT - north side of Mission Street between South Van Ness Avenue to the west and 11th Street to the east; Lots 002, 003 in Assessor's Block 3506 (District 6) – The proposal requests Planning Commission consideration of a **Shadow Determination** that Project shadows would not adversely affect use of public open space under the jurisdiction of or designated for acquisition by the Recreation and Park Commission (Section 295). The Project includes the demolition of an existing 30-foot tall 29,000 square foot (SF) building at 1580 Mission Street and the retention and rehabilitation of a portion of an existing 28-foot tall 57,000 square foot (SF) building at 1500 Mission Street and the new construction of two new buildings: a 454,000 SF, 16-story, 227-foot-tall City office building and a 664,200SF, 39-story, 396-foot-tall residential tower containing approximately 550 Dwelling Units, approximately 110 Below Market Rate Units; up to 38,000 SF of ground floor retail, approximately 59,000 SF of private and common open space; 620 bicycle parking spaces and up to 275 vehicular parking spaces.

*Preliminary Recommendation: Adopt Shadow Findings*

SPEAKERS: Same as item 14.  
 ACTION: Adopted Shadow Findings  
 AYES: Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Hillis, Melgar  
 MOTION: 19888

16. 2016-010294OFA (C. ASBAGH: (415) 575-9165)

1088 – 1090 SANSOME STREET - southeast corner of the intersection of Sansome and Green Streets; lot 079 of Assessor's Block 3733 (District 3) – Request for an **Office Development Allocation**, pursuant to Sections 321 and 322 for a change of use from electronics manufacturing to office and to authorize up to approximately 49,814 square feet from the Office Development Annual Limit within the C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District. The proposal would convert 58,923 square feet of manufacturing space into 9,109 square feet of retail at the ground floor, and 49,814 square feet of office use on the first through third floors and penthouse. 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*

SPEAKERS: = Claudine Asbagh – Staff Report  
 + Tom Tunny – Project presentation  
 ACTION: Approved  
 AYES: Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Hillis, Melgar  
 MOTION: 19889

17. 2016-014741CUA (D. WEISSGLASS: (415) 575-9177)  
1964 UNION STREET - north side of Union Street between Buchanan and Laguna Streets; Lot 011 in Assessor's Block 0531 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 to establish a Formula Retail Use within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,300 square feet of floor area (previously occupied by "The Artisans", a framing shop) to a Formula Retail Use (d.b.a. Bonobos, a men's apparel retailer). There will be no expansion of the building envelope. 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: = David Weissglass – Staff Report  
 + Peyton Sharpe – The Artisans, Project presentation  
 ACTION: Approved with Conditions  
 AYES: Richards, Fong, Johnson, Koppel  
 ABSENT: Hillis, Melgar, Moore  
 MOTION: 19890

18. 2016-015957CUA (D. WEISSGLASS: (415) 575-9177)  
2213 FILLMORE STREET - west side of Fillmore Street between Clay and Sacramento Streets; Lot 007 in Assessor's Block 0630 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 to establish a Formula Retail Use within the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,520 square feet of floor area (previously occupied by "Noah's Bagels", a Formula Retail limited restaurant) to another Formula Retail limited restaurant (d.b.a. "Joe & The Juice"). There will be no expansion of the building envelope. 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: = David Weissglass – Staff Report  
 + Valvador – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Hillis, Melgar  
 MOTION: 19891

## H. 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.

19. 2016-000665DRP (C. MAY: (415) 575-9087)  
578 44<sup>TH</sup> AVENUE - east side of 44<sup>th</sup> Avenue between Geary Boulevard and Anza Street; Lot 027 in Assessor's Block 1501 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2016-01-12-6903, proposing to construct a three-story horizontal addition to the rear and a one-story vertical addition, set back approximately 10 feet from the main front wall, above the existing two-story single-family house within a RH-1 (Residential House, One-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 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: = David Lindsay – Staff Report  
 - Fred Sakamoto – DR presentation  
 - Sue Thornly – Neighborhood character  
 + Grant Lee – Project presentation

ACTION: Took DR and Approved with Conditions:  
 1. Provide a 15 foot setback on the top floor; and  
 2. Continue north side setback to grade

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

DRA No: 0516

20. 2015-009140DRP (L. AJELLO: (415) 575-9142)  
3009 CALIFORNIA STREET - south side between Lyon and Baker Streets; Lot 037 in Assessor's Block 1030 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2015.07.06.0723 proposing a two-story vertical addition, a one-story horizontal addition with a deck above at the rear of the building and the alteration of the front façade of a two-story, single-family house within 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 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: = David Lindsay – Staff Report  
 - Mathew Klein – DR presentation  
 + Patrice Miller – Project presentation  
 + William Pashelinoly – Nearby project

ACTION: After hearing and closing public comment; Continued to April 13, 2017 with direction from the Commission

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

**I. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

ADJOURNMENT – 5:17 P.M.