

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, May 4, 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 12:09P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Michael Christensen, Carly Grob, Dan Sider, Rich Sucre, Sheila Nickolopoulos, Kimia Haddadan, Rachel Schuett, Kimberly Durandet, Sharon Young, Natalia Kwiatkowska, Ella Samonsky, 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. 2016-014361CUA (L. HOAGLAND: (415) 575-6823)
998 VALENCIA STREET - Northwest side of Valencia Street between Liberty and 21st Streets;
Lot 10 in Assessor's Block 3608 (District 8) - Request for a **Conditional Use Authorization**,

pursuant to Planning Code Sections [249.60](#), [303](#), [726.41](#), [726.44](#), [726.48](#), and [781.8](#), to convert an existing ground floor retail use to a full-service restaurant, including a bar and incidental retail, and to add a bar within an existing basement level entertainment venue in the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District). The proposed full-service restaurant, bar and incidental retail will occupy the ground floor (~1,800 sf) and the entertainment venue and bar will occupy the basement level (~1,660 sf). The subject property is located in the Valencia Street NCT (Neighborhood Commercial Transit) District, [Mission Alcoholic Beverage Special Use District](#), and 50-X Height and Bulk Districts. 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 May 11, 2017)

SPEAKERS: None
 ACTION: Continued to May 11, 2017
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

2. 2017-000475PCA (A. BUTKUS: (415) 575-9129)
SCOOTER PARKING - **Planning Code Amendment** to allow scooter parking in certain designated parking spaces; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under Planning Code, Section 302.

Preliminary Recommendation: Pending

(Continued from Regular Meeting of April 6, 2017)

(Proposed for Continuance to June 8, 2017)

SPEAKERS: None
 ACTION: Continued to June 8, 2017
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

SPEAKERS FOR ITEMS PROPOSED FOR CONTINUANCE:

Steve Williams – Item 15

Kelly Pintrest – Procedural question

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

3. [2016-016300CUA](#) (M. CHRISTENSEN: (415) 575-8742)
2558 MISSION STREET - west side of Mission Street between 21st and 22nd Streets; Lot 086 in Assessor's Block 3616 (District 9) - Request for **Conditional Use Authorization** to establish a non-residential use larger than 6,000 square feet in the Mission St NCT Zoning District. The proposed project would expand an existing educational use (dba Alta Vista School) from 5,999 square feet to 13,699 square feet on the ground floor of an existing eight-story

mixed-use building. The subject property is located in the Mission St NCT (Neighborhood Commercial Transit) 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).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
MOTION: 19907

C. COMMISSION MATTERS

4. 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 Melgar:

So last week, we had a very long hearing and when it came time to a recommendation, I accepted a friendly recommendation from Director Rahaim to put one of my recommendations on the policies and procedures rather than the legislation, and I'm still trying to find my voice in understanding procedures in this Commission. I think I was wrong about that and I just wanted to be on the record. So, I think specifically my recommendation was about taking this opportunity to equalize the playing field for underserved communities and the way to do that, I think, is through focused services, counseling, and right now the way we do it is by imposing that as an obligation on developers, but in my view there is no way that a developer will have the same mission or level of cultural competency as community organizations doing the same job. So, my specific recommendation was to use some of the funds for the affordable housing fund to fund back, rather than make the developers do it as their obligation in the marketing procedures. I believe to do that; you do need to enable the Mayor's Office of Housing to do that in the legislation, you can't put this in the policies and procedures without having that specific mechanism to spend money. I just want to say, I will follow-up with Supervisor Breed, who was a person who most expressed that desire for equalizing the playing field, and providing access to undeserved communities. That was my first comment. My second comment was to wish Commissioner Rodney Fong a very happy birthday. I do appreciate your voice on the Commission and you're always right on and I appreciate you and hope you have a fabulous day.

Commissioner Moore:

First, happy birthday Commissioner Fong, I had a reminder on my calendar, but again I forgot it at moment when you need them. I want to ask President Hillis and Vice-President Richards about the status of our action list. We used to be very active referring to it in our meetings. I have not seen any comments for quite a while, what are we planning to do?

Are there any particular items scheduled to be heard, discussed or worked on? Will you give us an update, or perhaps if not today, do that next week.

Commissioner Hillis:

Let's bring an update next week.

Commissioner Moore:

Even if it includes reprioritizing, there is always a moment for that.

Commissioner Richards:

I also would like to wish Commissioner Fong a happy birthday. It almost seems last week we were wishing him a happy 50TH and it's already 51st, so time is really flying, honestly I thought it was last week. So he is now downhill with me. I'm sure everyone saw this week that we had a settlement with Airbnb. I think is a great thing to put it all the thrash behind us and move forward and have Airbnb be a good corporate citizen and work with the City on making sure that hosts have a validate registration number. So, I'm strongly encouraged by the settlement we got with Airbnb and welcome them as a corporate citizen.

D. DEPARTMENT MATTERS

5. [Director's Announcements](#)

Director Rahaim:

Just to say happy birthday Commissioner Fong. I have no other announcements today. I just did have one announcement that I wanted to made, that I forgot to make earlier, that this week I appointed Lisa Gibson to be new Environmental Review Officer for the Department in the City. I just want to congratulate Lisa and wish her well in her new position and we support her in her new position. Thank you.

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

LAND USE COMMITTEE:

- **151258 Planning Code - Affordable Housing Requirement and Fee in Divisadero and Fillmore Neighborhood Commercial Transit Districts. Sponsor: Breed. Staff: Starr**

First item on the Land Use agenda was Supervisor Breed's ordinance that would amend the inclusionary requirements for Fillmore and Divisadero NCTs; this item was continued to the Call of the Chair without comment.

- **161014 Planning Code - Exempting Certain Historic Landmarks from Requirement to Obtain Conditional Use and Replace Production, Distribution, and Repair, Institutional Community, and Arts Activities Uses. Sponsor: Kim. Staff: D. Sanchez.**

Next on the Land Use agenda was Supervisor Kim's ordinance that would Exempt Certain Historic Landmarks from the November 2016 Ballot Measure Requiring Conditional Use Authorization to Replace PDR, Institutional Community, and Arts Activities Uses.

This Ordinance was heard at the Planning Commission on January 19, 2017. Your recommendation was for approval with modifications. Those modifications included some clarifying corrections that the HPC also recommended, and added one substantive modification, which would limit the use of the exemption to buildings already landmarked under Article 10 or listed on the National Register as of July 1, 2016.

Prior to the Land Use hearing, Supervisor Kim reintroduced the Ordinance incorporating three clarifying modifications recommended by both the HPC and Planning Commission.

At the land Use hearing, Staff did note the HPC and Planning Commission recommendations including the recommendation that was not added to the ordinance. Supervisor Farrell then made a motion to add that modification to the ordinance and this amendment passed unanimously. There were no speakers during public comment on this item. Supervisor Peskin then made a motion to recommend the Ordinance as amended to the full BOS, which passed unanimously.

- **170156 Planning Code, Zoning Map - Production, Distribution, and Repair Controls; Eliminating the Transit-Oriented Retail Special Use District, and Correcting Height Limits in the UMU District. Sponsors: Mayor; Ronen. Staff: Francis.**

Last on the agenda was an ordinance sponsored by the Mayor and Supervisor Ronen that would prohibit Gym and Massage uses in the 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 UMU District to encourage ground floor PDR uses.

The Planning Commission heard this item on March 2, 2017 and voted 7-0 in favor with the following proposed modifications:

1. Amend Planning Code Section 145.1 to require 17 foot ground floor height in all new buildings in the UMU district, regardless of use, and
2. Exempt UMU parcels in District 10 from proposed height adjustment.

These modifications were added to the proposed ordinance.

During public comment there were two speakers from Potrero Hill neighborhood, both of whom were supportive of the legislation and particularly the modification excluding District 10 from the UMU height modification.

The Committee members had no comments specific to the legislation; however Supervisor Peskin asked that the Planning Department generally be more diligent about community outreach prior to even initiating an ordinance to avoid the need for modifications.

The Committee voted unanimously to forward the item to the Full Board with a positive recommendation.

FULL BOARD:

- **170125 Planning Code - Construction of Accessory Dwelling Units.** Sponsor: Peskin. Staff: Haddadan. PASSED Second Read
- **160281 Planning Code - Dwelling Unit Mix Requirements.** Sponsors: Yee; Farrell. Staff: Starr. Passed First Read
- **170206 Planning Code - Off-Street Parking and Loading Requirements.** Sponsor: Farrell. Staff: D. Sanchez. Passed First Read
- **170466 Planning Code - Noriega, Irving, Taraval, and Judah NCDs; Conditional Use Authorization for Bars, Liquor Stores, Personal Services, and Medical Cannabis Dispensaries.** Sponsor: Tang. Staff: Starr. Passed First Read

INTRODUCTIONS:

BOARD OF APPEALS:

In terms of the Board of Appeals they are in – some of them in a hiatus as it seems, they have about three weeks without a hearing. So, there was no hearing this week. They will be back the week after next.

HISTORIC PRESERVATION COMMISSION:

Good afternoon Commissioner, Tim Frye Department staff, here to share with you a few items from yesterday's Historic Preservation Commission hearing as well as the April 19th Historic Preservation Commission hearing. The Commission on its April 19th HPC hearing forwarded a positive recommendation for a local landmark designation for the New Era Hall located at 2117-2123 Market Street. The property was constructed as a social hall and commercial structure in 1906, right after the great earthquake and fire by August Nordin, a master architect, who is also known for designing Swedish American Hall across the street. The property is also significant for its association with the significant Mexican-American business with statewide significant the Visalia Stock Saddle Company, which revolutionized the western saddle design from – it appears from the late 1800s all the way up until the 1950's when it moved out of this location and out of San Francisco. The project sponsor was the Historic Preservation Commission adding this to the landmark designation work program as part of Market Octavia Area Plan Survey. We been working diligently with the property owner who was not supportive of the designation, however, we are happy to report that since the HPC had its last hearing, the property owner is very supportive with the opportunity to also take advantage of the Mills Act property tax savings, so we're working with them on their application and this will be scheduled at the Board of Supervisors at a future hearing. At yesterday's hearing, I also wanted to mention the Commission reviewed the California Register nomination for 310 7th Street. This is historically known as the - I'm sorry don't have the name in front of me, but it's a building designed in 1922 by Architect Mel Schwartz, a prolific architect in the earlier 20th century in San Francisco and the Bay Area. The building has been found to be significant for its design as a light industrial renaissance revival style structure. The Commission and the Department asked the project sponsor who is the owner, in this case, to amend the designation in the nomination format as it is forwarded to the State Historical Resources Commission, to also include a history related or context related to the building's association with the LGBTQ history, in particular with the benefit of the City's Historic Context Statement regarding this history. We do have documentation that not only is the

South of Market Area an important part of the leather community's history but also this was Mr. S Leather formally occupied this building for quite a number of years and it still operates in South of Market, is one of the oldest leather businesses in SOMA. The owners agreed to include that in the nomination and that will be forward to the State Historic Resources Commission and will be considered at a future date. The final item I wanted to share with you is the HPC's Architectural Review Committee provided design feedback on the proposed redesign for the addition to the Asian Art Museum. Overall, the ARC was supportive of the new design; however, asked for more information in regards to the fenestration pattern along Hyde Street as well as studying the location of some storage and some mechanical units located on the rooftop. Again, overall they were supportive and looks like that project will go before the Historic Preservation Commission sometime later this year that concludes my comments unless you have questions.

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 Clarke – Discretionary vs ministerial processes
 Mary Gallagher – SF Charter City Powers vs State Law
 Ozzie Rohm – Residential expansion threshold
 Georgia Schuttish –
 DR Requestors usually request relatively minor changes that would make a project more palatable to them, not bring about demise of project.
 Just changes that may reduce interior square footage or take away marketable feature of speculative project i.e. a roof deck or deck adjacent to neighbor's bedroom window or new, large window looking into neighbor's bedroom.
 These "tolerances of privacy" which the Staff often references, becomes a balancing act.
 130 Randall Street example heard on January 22, 2015. (Was this a demolition is another question??)
 Neighbors wanted very little... a further setback on front to match block face...setback on rear
 Commission directed the Project Sponsors to do something they said couldn't do but they did...stair penthouse gone.
 Perhaps these things could have been done with Staff, if Project Sponsors were less intransigent due to square footage wanted for re-sale that transpired *after* the work was complete. *Is this universal for other projects?*
 Anastasia Yovanapolous – Inclusionary Housing, Home SF

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.

7. [2012.0257](#) (C. GROB: (415) 575-9138)
101 FIRST STREET (AKA 415 MISSION STREET) - located on the south side of Mission Street between First and Fremont Streets, Lot 009 in Assessor's Block 3720 (District 6) - **Informational Presentation** for the 1% onsite public art requirement.
Preliminary Recommendation: None – Informational
- SPEAKERS: = Carly Grob – Staff Report
+ Speaker – Art installation
- ACTION: None - Informational
8. 2008.0586DVA (D. SIDER: (415) 558-6697)
ACADEMY OF ART UNIVERSITY (AAU) DEVELOPMENT AGREEMENT (DA) APPLICATION - **Informational Presentation** to discuss the status of the Development Agreement (DA) application filed by AAU as part of the Term Sheet for Global Resolution between the City & County of San Francisco and AAU. The Term Sheet represents a proposed resolution to outstanding land use matters for properties in San Francisco used or controlled by AAU.
Preliminary Recommendation: None – Informational
- SPEAKERS: = Dan Sider – Staff Report
= Sue Hestor – AAU issues, hearing dates
- ACTION: None - Informational
9. 2015-005848PRJ (R. SUCRE: (415) 575-9108)
1601-1629 MARKET STREET - located on the south side of Market Street between 12th and Brady Streets, Assessor's Block 3505, Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034, 035 (District 6) - **Informational Presentation** on the proposed project to: demolish the existing surface parking lot and UA Local 38 Building at 1621 Market Street; demolish the majority of the Lesser Brothers Building at 1629-1637 Market Street; rehabilitate the Civic Center Hotel at 1601 Market Street; and, construct a new four-story UA Local 38 Building (Plumbers Union Hall) and a new six-to-ten-story (68-ft to 85-ft tall) mixed-use development (consisting of five buildings-A Building, B Building, C Building, D Building and the Colton Street Affordable Housing) with a total of 477 dwelling units, 107 affordable housing units, 13,100 square feet of ground floor retail/restaurant space, a below-grade garage with 316 off-street parking spaces, and a new public open space. The project site is located within a P (Public) and NCT-3 (Moderate-Scale Neighborhood Commercial Transit) Zoning District and OS, 40-X and 85-X Height and Bulk Limit.
Preliminary Recommendation: None - Informational
- SPEAKERS: = Rich Sucre – Staff Report
+ Michael Cohen – Informational presentation
+ David Baker – Architecture
+ Owen Kenerly – Architecture
+ Larry Mizola – Union issues
+ Gail Gillman – 100% privately funded, supportive housing for the homeless
+ Pat Valentino – Support
= Sue Hestor – Traffic
+ Laura Clarke – Support

ACTION: None - Informational

10. [2016-011947CWP](#) (S. NICKOLOPOULOS: (415) 575-9089)
CHILD CARE FACILITIES – Initiate Planning Code Amendments to: 1) allow residential uses and Child Care Facility uses to share required open space; 2) remove a conditional use authorization requirement in certain residential zoning districts for Child Care Facilities for 15 or more children; 3) make Child Care Facilities principally permitted in the Downtown Commercial (Downtown Support) (C-3-S), Production, Distribution, and Repair (General) (PDR-1-G), and Public (P) Zoning Districts and conditionally permitted in the Production, Distribution, and Repair (Light Industrial Buffer) (PDR-1-B) Zoning District; 4) remove certain notice requirements for Child Care Facilities; and 5) make other conforming changes to the definition of Child Care Facility; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Adopt a Resolution to Initiate and schedule an adoption hearing on or after May 18, 2017

(Continued from Regular Meeting of April 13, 2017)

SPEAKERS: = Sheila Nickolopoulos – Staff Report
 + Kate McGee – Support
 + Katy Seng - Support
 ACTION: Continued to May 11, 2017
 AYES: Richards, Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis
 RESOLUTION: 19910

11. [2017-005178PCA](#) (K. HADDADAN: (415) 575-9068)
AMENDMENTS TO ACCESSORY DWELLING UNITS PROGRAM - Planning Code Amendment Ordinance amending the Planning Code to bring the requirements and procedures for authorizing the construction of Accessory Dwelling Units (ADUs) in single-family homes into conformity with the new mandates of state law; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302; and directing the Clerk to send a copy of this Ordinance to the California Department of Housing and Community Development after adoption pursuant to state law requirements.

Preliminary Recommendation: Adopt a Resolution Recommending Approval with Modification
 (Continued from Regular Meeting of April 13, 2017)

SPEAKERS: = Kimia Haddadan – Staff Report
 + Lee Hepnar – Aide to Supervisor Peskin – ADU
 = Georgia Schuttish – RH-2 multi-unit buildings
 = Mary Gallagher – Density rules, proposed amendment
 = Ozzie Rohm – Support for Ms. Gallagher’s proposal
 = Rosa Moss – Support for Ms. Gallagher’s proposal
 = Anastasia Yovanopolous – Ms. Gallagher’s proposed amendment
 = Lisa Fromer - Ms. Gallagher’s proposed amendment

+ Corey Smith – Support
 + Laura Clark – We need housing
 = Peter Conner – Family housing

ACTION: Adopted Recommendation for Approval with staff amendments including:

1. All Sup. Peskin amendments with exception to No. 3, and that No. 1 to align with current Rent Control Board Regulations;
2. Eliminate ground floor commercial sites from the legislation and recommend further study on retail spaces; and
3. Choosing recommendation 4 over 5 in staff's suggested amendments.

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 RESOLUTION: 19908

12. [2016-014788GEN](#) (R. SCHUETT: (415) 575-9030)
TMASF CONNECTS – Consideration of a Resolution, authorizing the Transportation Management Association of San Francisco (TMASF) Connects, a non-profit organization, to continue to provide brokerage services for resident placement and training, pursuant to Planning Code Section 164, and accepting TMASF's 2017-2021 Work Program Plan for providing these services.
Preliminary Recommendation: Adopt a Resolution Authorizing Brokerage Services

SPEAKERS: = Rachel Schuett – Staff Report
 + Kim Martison – TMASF connects

ACTION: Adopted a Resolution Authorizing Brokerage Services

AYES: Richards, Johnson, Koppel, Melgar, Moore

ABSENT: Fong, Hillis

RESOLUTION: 19911

13. [2016-006912CUA](#) (K. DURANDET: (415) 575-6816)
1145 BACON STREET - located on the southeast corner of Bacon and Princeton Streets, Lot 036 in Assessor's Block 6038 (District 9) - Request for **Conditional Use Authorization** to remove an unauthorized dwelling unit within the existing two-story building on the ground floor of a single-family dwelling pursuant to Planning Code Sections 303 and 317. For tenant counseling and/or legal services please refer to the Rent Board Referral Listing August 2015: <http://www.sfrb.org/Modules/ShowDocument.aspx?documentid=1917> or The San Francisco Housing Resource Guide: Mayor's Office of Housing and Community Development April 30, 2015: <http://www.sfmohcd.org/modules/showdocument.aspx?documentid=8077>
 The subject property is located within a RH-1 (Residential House- Single Family) Zoning District and 40-X Height and Bulk District. A Planning Commission approval at the public hearing would constitute 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: = Kimberly Durandet – Staff Report

ACTION: Approved with Conditions

AYES: Richards, Fong, Koppel, Melgar

NAYES: Johnson, Moore

ABSENT: Hillis
MOTION: 19909

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.

- 14a. [2014-000645DRP-04](#) (S. YOUNG: (415) 558-6346)
2261 FILBERT STREET - south side between Steiner and Fillmore Streets; Lot 030 in Assessor's Block 0534 (District 2) - Requests for **Discretionary Review** of Building Permit Application No. 2014.06.27.9890, proposing to construct a two-story vertical addition, horizontal addition, facade modifications, and to add a new dwelling unit to the existing two-story, single-family dwelling 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 Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as revised

SPEAKERS: = Sharon Young – Staff Report
- Tricia Hendly – DR requestor presentation
+ Vincent – Project presentation

ACTION: No DR Approved as revised

AYES: Richards, Johnson, Koppel, Melgar, Moore

ABSENT: Fong, Hillis

DRA No: 0522

- 14b. [2014-000645VAR](#) (S. YOUNG: (415) 558-6346)
2261 FILBERT STREET - south side between Steiner and Fillmore Streets; Lot 030 in Assessor's Block 0534 (District 2) - Request for a Front Setback **Variance**, pursuant to Planning Code Section 132, to allow a portion of the second and third floors (with bay window projection) to extend into the required front setback of approximately 3 feet 6 inches. The project is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 14a.

ACTION: ZA closed the public hearing and indicated an intent to grant

15. [2015-006805DRP](#) (S. YOUNG: (415) 558-6346)
1948 PACIFIC AVENUE - north side between Octavia and Gough Streets; Lot 004 in Assessor's Block 0577 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2015.05.19.6679, proposing to construct a two-story horizontal addition (with deck above and exterior stairs) at the rear of the three-story, single-family dwelling that would be entirely within the required rear yard within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. A Rear Yard Variance to

allow the rear addition was granted by the Zoning Administrator under Case No. 2014-002072VAR and the Variance decision upheld by the Board of Appeals under Appeal No. 16-128. The proposal also includes adding a new garage, front gate, shed dormer and elevator penthouse, and interior renovations. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Sharon Young – Staff Report
+ John Kevlin – Project presentation
ACTION: Continued to May 11, 2017
AYES: Richards, Johnson, Koppel, Melgar, Moore
ABSENT: Fong, Hillis

16. [2015-014612DRP](#) (N. KWIATKOWSKA: (415) 575-9185)
4466 24TH STREET - north side between Grand View and Hoffman Avenues; Lot 016A in Assessor's Block 2828 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.03.29.3298, proposing to construct a two-story vertical addition with a roof deck, horizontal expansion of the existing floors at the rear, front façade changes, and the addition of a second dwelling unit to a two-story, single-family building within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not take Discretionary Review and Approve

SPEAKERS: = Elizabeth Watty – Staff Report
- Speaker – DR presentation
+ Maco Stewart – Project presentation
+ Toby Morris – Design presentation
ACTION: Took DR and approved the project with conditions:
1. Provide a five foot side privacy screen at the front roof deck; and
2. Cutout a 4'x4' portion of the roof deck at the rear NW corner
AYES: Richards, Johnson, Koppel, Melgar, Moore
ABSENT: Fong, Hillis
DRA No: 0523

17. [2016-000593DRP](#) (E. SAMONSKY: (415) 575-9112)
499 DOUGLASS STREET - northeast corner of the intersection of Douglass and 21st Streets; Lot 024 in Assessor's Block 2749 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.0108.6708 proposing change the use of an approximately 900 square-foot ground floor retail space from a Grocery Store to a Restaurant within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do not take Discretionary Review and Approve

SPEAKERS: = Ella Samonsky – Staff Report
- Roger Jeanson – Opposition
- Michael Hof__ - DR requestor presentation

- Don Walley – Neighborhood needs
- Dan Richmond –
- + Ryan Kinkle – Project presentation
- + Elaine Gordenson – Support
- + Michael Kaplan – Support
- + Sam Ray – Support
- + Terry Oxford – Support
- + Speaker – Support
- + Neil – Support
- + Leslie Tursion – Support
- + Titi Nguyen – Support
- + Speaker – Support
- + Speaker - Support

ACTION: Did NOT take DR
 AYES: Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong, Hillis
 DRA No: 0524

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 – 7:37 P.M.