

# 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 11, 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 12:18 P.M.**

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, James Pappas, Maia Small, Wayne Farrens, Esmeralda Jardines, Todd Kennedy, Michael Christensen, Colin Clarke, Sharon Young, Laura Ajello, Jonathan DiSalvo, 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. 2014.1302CUA (R. SUCRE: 415/575-9108)  
2906 FOLSOM STREET - located at the southwest corner of 25th and Folsom Streets, Lot 001 in Assessor's Block 6525 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, for a residential merger at 2906 Folsom

Street. Currently, the subject property possesses four dwelling units. The proposed project would demolish the existing garages, subdivide the existing lot into two lots, reconfigure and retain two dwelling units in 2906 Folsom Street, and construct two new dwelling units at 2904 Folsom Street and 3203 25th Street. Overall, the project would maintain four dwelling units on the project site. 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\(h\)](#).

*Preliminary Recommendation: Disapprove*

(Continued from Regular Meeting of February 2, 2017)

**(Proposed for Continuance to July 13, 2017)**

SPEAKERS: None  
 ACTION: Continued to July 13, 2017  
 AYES: Hillis, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar, Richards

- 1b. 2014.1302VAR (R. SUCRE: 415/575-9108)  
2906 FOLSOM STREET - located at the southwest corner of 25th and Folsom Streets, Lot 001 in Assessor's Block 6525 (District 8) - Request for a **Variance** from the Zoning Administrator to address the requirements for minimum lot width and area (Planning Code Section 121) and rear yard (Planning Code Section 134). The proposed project would demolish the existing garages on the project site, subdivide the existing lot into two lots, reconfigure and retain two dwelling units in 2906 Folsom Street, and construct two new dwelling units at 2904 Folsom Street and 3203 25th Street. Overall, the project would maintain four dwelling units on the project site. The project would create two lots, which are narrower than 25-ft and less than 2,500 square feet, and would construct new dwelling units within the required rear yard. The project site is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.  
 (Continued from Regular Meeting of February 2, 2017)  
**(Proposed for Continuance to July 13, 2017)**

SPEAKERS: None  
 ACTION: Continued to July 13, 2017  
 AYES: Hillis, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar, Richards

2. 2015-000885DRP-02 (D. VU: (415) 575-9120)  
2782-2786 FOLSOM STREET - located on the west side of Folsom Street between 23<sup>rd</sup> and 24<sup>th</sup> Streets, Lot 010C in Assessor's Block 3641 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2015.0520.6278 proposing to construct: 1) a 21-foot 6-inch rear addition at the first story; 2) 21-foot 5-inch rear addition at the second story; 3) 50-foot 7-inch rear addition at the third story; and 4) a new 50-foot 7-inch deep fourth story to the existing six-unit multi-family dwelling. The additions would expand units 2 & 3 at the second story, add new units 7 & 8 at the third story, and add new units 9 & 10 at the fourth story, for a total of ten dwelling units the 24<sup>th</sup> Street-Mission NCT (Neighborhood Commercial Transit) 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: Abbreviated Discretionary Review  
*Preliminary Recommendation: Do Not Take Discretionary Review*  
**(Proposed for Continuance to July 13, 2017)**

SPEAKERS: None  
ACTION: Continued to July 13, 2017  
AYES: Hillis, Fong, Johnson, Koppel, Moore  
ABSENT: Melgar, Richards

## B. COMMISSION MATTERS

### 3. Consideration of Adoption:

- [Draft Minutes for April 27, 2017](#)

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

### 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 Moore:**

I was delighted to read about 2675 Folsom Street and that the appeal was settled prior of being heard as an appeal, many of the issues the community solved with the developer were things that also the commission was also considering. And on a not so happy note, I'm looking to the Director, I heard a building we all have spent a lot of time over the years, 300 Grant is apparently being sold without the plans being pursued. I was not very happy about that because Planning Department and Commission spent huge amount of time crafting and discussing buildings including when it is in a historic district and in this particular case, when the building becomes more of a speculative entitlement flip, it is very difficult without us having any ability to obligate the future owner to really appreciate the work that has already gone into it.

#### **Commissioner Johnson:**

Thank you very much, just a quick comment today. I think we have this on our punch list for future working sessions, but I just want to make note, in light of the fact many of our items today are retail oriented, we have a Starbucks that is expanding into a new space, as they are trying a new model that requires a liquor license. We have a Blue Bottle, which is apparently rather controversial and four different Cricket Wireless locations. I just want to reiterate that is really important that the Planning Department and the City begin to get a hold of what is going to be the future of active ground floor use. I think we are still in the world where retail and some personal service are the primary go to for how you activate a

ground floor, but I think in a world where people's business model just don't work to fill blocks and blocks with retail commercial activity, we need to be thinking forward to how to make sure that those ground floor uses are activated even if the business models for individual businesses changes and they don't need as much space, they need different kind of spaces.

**Commissioner Richards:**

In light of Commissioner Moore's comment, I just wanted to remind staff, we've been – kind of batting about why buildings have been entitled but not built and I know staff is taking stabs at calling developers and trying to quantify that, I just wanted let the public know we're still trying to get our arms around that to understand why it is buildings are not getting built.

**Commissioner Moore:**

Without creating a round table discussion on something which is not agenda'd, I'm looking towards Commissioner Fong and in support from the Small Business Commission to balance new business models together with the aspiration of San Francisco being small business oriented and protecting its own DNA on that subject matter.

**Commissioner Richards:**

To end I'd like to ask the Chair at some point to consider a joint hearing with the San Francisco Small Business Commission after this is all resolved.

**Commissioner Hillis:**

Absolutely.

5. [Action Item List](#) - Review

SPEAKERS: Sue Hestor – IMP on June 15<sup>th</sup>  
Georgia Schuttish – Action item list date  
ACTION: Reviewed and Commented

**C. DEPARTMENT MATTERS**

6. Director's Announcements

None

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

**LAND USE COMMITTEE:**

- 150969 Planning Code - Affordable Housing Bonus Programs. Sponsors: Mayor; Tang. Staff: Rodgers.

First up on the land use agenda was Home SF. Commissioners, you may remember that you acted on this item on February 25, 2016 and recommended approval with modifications.

At the hearing, Supervisor Farrell was absent, so Supervisor Safai was assigned in his place. After Staff's excellent and thorough presentation, the Committee opened public comment. Those that spoke were overwhelmingly supportive with only a few people voicing objection to the program.

After public comment, Supervisor Tang offered the following amendments:

1. Add a Conditional Use finding around potential impacts to small businesses that might be displaced by a HOME-SF Project. This finding requires a project sponsor to identify whether any displaced business is a legacy business, or a formula retail business.
2. Divorce the percentage of affordable housing and the AMIs of the required affordable units from the pending Inclusionary Ordinance and Section 415. HOME-SF would require 30% on-site affordable units across three tranches of affordability (55-80-110% AMI for rental and 90-120-140% AMI for ownership)
3. Clarify that HOME-SF bedroom requirements would supersede any bedroom/unit mix requirements in other sections of the code; and
4. Remove Fillmore and Divisadero NCT zoning districts from the HOME-SF Program Area.

Following Supervisor Tang's amendments, Supervisor Peskin requested the following amendments:

1. If a HOME-SF project displaces a non-formula retail space, formula retail shall not be allowed in the replacement project; and
2. Add "density equity" provisions, which limits HOME-SF in the northeast quadrant of the city to soft sites and parcels smaller than 12,500 square feet, and prohibits lot mergers.

Supervisor Tang accepted the formula retail amendment; however, requested that Planning do more analysis on the soft sites amendment, and that this be consider at the full BOS

For his part, Supervisor Peskin believes the following issues are outstanding, and wants to discuss them at full BOS:

1. Requiring 10% 3BRs for the unit mix requirement, similar to Commission's recent recommendation.
2. Maximum sale price of 20% below market rate for HOME-SF inclusionary units.

Tang's motion to accept the amendments was taken without objection. Supervisor Peskin then proposed sending item to full Board without recommendation, pending outcomes of "density equity" provisions. This was then taken without objection.

- **170208 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements. Sponsors: Safai; Breed and Tang. Staff: Rodgers, Bintliff.** Continued to May 15
- **170408 General Plan Amendments - 1500 Mission Street Project. Sponsor: Planning Commission. Staff: Sider, Chang. Item 4**

- **170348 Planning Code, Zoning Map - 1500 Mission Street Special Use District. Sponsor: Mayor. Staff: Sider, Chang. Item 5**

Last on the Land Use agenda were the Zoning Map, Planning Code and General Plan Amendments in relation to the 1500 Mission Street also known as the Goodwill Site. This project is site of the proposed 16-story City office building that will house a one-stop permitting center as well as other office functions. The project will also include a 39-story residential tower with 550 dwelling units, of which 110, or 20%, will be permanently affordable. To realize the project the site's existing height and bulk designations had to be modified and a special use district created. And maps in the General Plan's Market/Octavia Plan and the Downtown Plan have to also be amended.

Commissioners, you heard these item on March 23 and voted to recommend approval.

Only one member of the public provided comment; these comments focused on connecting the Van Ness Metro Station to 1 S. Van Ness and the new building so that Muni riders would be able to exit the Van Ness Station and enter either building through a subterranean passage, thereby avoiding exposure to any inclement weather.

Supervisor Tang made a motion to send the item as a committee report to the full BOS. Supervisor Peskin seconded the motion and that motion passed unanimously, 2-0, with Supervisor Farrell absent.

#### **FULL BOARD:**

- **160281 Planning Code - Dwelling Unit Mix Requirements.** Sponsors: Yee; Farrell. Staff: Starr. PASSED Second Read
- **170206 Planning Code - Off-Street Parking and Loading Requirements.** Sponsor: Farrell. Staff: D. Sanchez. PASSED Second 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 Second Read
- **161014 Planning Code – Exempting Certain Historic Landmarks from From Prop X (Requirement to Obtain Conditional Use and Replace Production, Distribution, and Repair, Institutional Community, and Arts Activities Uses).** Sponsor: Kim. Staff: Sanchez. Passed First Read
- **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 Lee, Ronen. Staff: Francis. Passed First Read
- **170408 General Plan Amendments - 1500 Mission Street Project.** Sponsor: Planning Commission. Staff: Sider, Chang. Passed First Read
- **170348 Planning Code, Zoning Map - 1500 Mission Street Special Use District.** Sponsor: Mayor. Staff: Sider, Chang. Passed First Read

- **161146 Hearing – Appeal of Determination of Exemption from Environmental Review – Proposed Project at 2675 Folsom Street.** Staff: Kern, Navarrete.

Lastly there was the appeal of the Community Plan Evaluation, for the proposed project at 2675 Folsom Street. The project includes the demolition of three, two-story warehouse and storage structures and the construction of a four-story residential building, with 117 dwelling units, 17 of which would be affordable. The Planning Commission approved the project on September 22nd of last year with conditions.

This appeal was identical to the 1515 South Van Ness Appeal. Other topics raised by the appellant included inadequate growth projections and analysis in the Eastern Neighborhoods PEIR; that the EN EIR is stale; that the Community Plan Exemption cannot rely upon the EN PEIR due to lack of public benefits provided thus far; that the project doesn't comply with the General Plan; and that the demo of the buildings could adversely impact the Calle 24 Latino Cultural District.

Since the appeal was filed, this item had been continued 5 times. In the interim, the project sponsors and Calle 24 came to an agreement, and the appeal was withdrawn. Through the agreement, the project sponsor would purchase eight existing offsite units to hand over to a housing nonprofit, and provide 5,200 sf of arts space to a nonprofit at \$1.00 per year for 55 years.

As part of this appeal, though, the Board directed Planning Staff to do a Socioeconomic Study for the 2675 Folsom appeal. This study provided a detailed analysis addressing the project's contribution to gentrification and displacement of residents and local businesses in the Latino Cultural District. Under CEQA, social and economic effects such as gentrification and displacement are not treated as environmental impacts. Socioeconomic effects may be considered under CEQA only to the extent that a link can be established between anticipated socioeconomic effects and adverse physical environmental impacts.

The question at hand was whether gentrification and displacement of existing residents or businesses in the Latino Cultural District can be attributed to market-rate development. Staff's report concluded that neither the data nor the relevant literature support the claim that market-rate development causes gentrification or displacement. However, even if the project could cause or contribute to gentrification or displacement, these effects would not in and of themselves constitute environmental impacts under CEQA.

At the BOS hearing, Supervisor Ronen moved to table the CPE appeal as it was withdrawn. This passed unanimously.

## **INTRODUCTIONS**

### **BOARD OF APPEALS:**

No Report

### **HISTORIC PRESERVATION COMMISSION:**

No Report

## **D. GENERAL PUBLIC COMMENT – 15 MINUTES**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKERS:** Georgia Schuttish: Pipeline Report Second Quarter 2016  
 Can we preserve more housing? Would that “create” more middleclass housing for AMIs that are lacking?  
 Director’s Report May 2017 for Second Quarter 2016:  
 Moderate Income 80-120% AMI is 16% of Built or Entitled while Above Moderate or >120% is 207.2%  
 What should be demo’ed?  
 What should be merged?  
 What should be altered?  
 Is there a “right” size unit for any type housing in any Zoned District whether new construction or alteration?  
 Examples:  
 130 Randall...demo? alteration? out of character of the neighborhood? could DR been avoided with flexibility by developer and property hit the market sooner and at a lower price? Sold for 3.65 million  
 55 States Street...entitlement sold iFebruary 2017 for \$1.9 million after all t hearings. What was original sales price of demolished house?  
 376 San Carlos: 4 units originally, now 2 despite Enforcement Action or more? 2 units for sale separately. \$600K+ and \$2 million+.  
 Originally under MOH number? Affordable? Relatively Affordable?  
 Lynn Rosenzweg – Carl Jensen  
 On February 9 there was a DR for 3932-3934 26<sup>th</sup> Street. You asked for revisions. The next hearing is June 1. The DR requestor would like me there but I cannot attend. I am requesting the hearing be postponed until I am back in the country after August 23.  
 On February 9 you learned there was a tenant who had lived in 3932 for 63 years. The project sponsor didn’t tell the city this unit was occupied by 93 year old Carl Jensen, and that this was his home.  
 On February 16, Carl asked for help writing and sending a letter to all of you, setting the record straight about his wish to remain in his home. He wanted to be at the next hearing.  
 Here is a phot of Carl on feb 13. 2 weeks later, he died.  
 Had he been with us today he’d have read this letter to all of you.

## **E. 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.

8.

(J. PAPPAS: (415) 575-9053)



[2017 STATE HOUSING LEGISLATION BRIEFING](#) - **Informational Presentation** providing an overview of proposed state legislation dealing with housing and land-use policy. The presentation focuses on selected bills likely to have an impact on the work of the Planning Commission in three broad areas: 1) Ensuring Housing Production, 2) Housing Data Reporting, and 3) Inclusionary Housing and Rent Control. The presentation also includes information on affordable housing funding legislation provided by the Mayor's Office of Housing and Community Development.

*Preliminary Recommendation: None – Informational*

SPEAKERS:       = AnMarie Rodgers – Staff Report  
                       = James Pappas – Staff Report  
                       = Speaker – MOH presentation  
                       = Peter Cohen – Housing solution  
                       = Deepa – State Housing Bill  
                       = Gabriel Medina – State Housing Bill  
                       = Sam Temperman – Affordable housing and displacement  
                       = Tom Radoulovich – Finding the right balance

ACTION:           None – Informational

9. (M. SMALL: (415) 575-9160)

[URBAN DESIGN GUIDELINES](#) - **Informational Presentation** providing an overview and update of the Department's proposed Urban Design Guidelines, community engagement process and input, revisions incorporated into last draft, and adoption schedule.

*Preliminary Recommendation: None – Informational*

SPEAKERS:       = Jeff Joslin – Introduction  
                       = Maia Small – Staff Report  
                       - Georgia Schuttish – Residential Design Guidelines  
                       = Jack Edwards – Existing neighborhood scale and style, context  
                       - Mary Gallagher – Graphics, overly broad and specifically confuse the user  
                       - Stan Hayes – Too general, overly broad  
                       = Paul Webber – Exclude NC Districts  
                       + Speaker – AIA support  
                       = Bob Herman – Exceptional guidelines  
                       = Katherin Petrin – Clarity  
                       = Kathleen Courtney – Content, stakeholder ranking, and integrity and transparency  
                       + J.R. Eppler – Context  
                       - Anastasia Yvonoupolous – Concerns and issues re: UDG's  
                       - Ozzie Rohm – Actionable recommendations  
                       - Dr. Liza Fromer – Should not disrupt what has come before, community outreach  
                       = Sue Hestor – Housing plans illuminating

ACTION:           None – Informational

10. [2016-011791CUA](#) (E. JARDINES: (415) 575-9144)

[2575 SAN BRUNO AVENUE](#)– east side of San Bruno Avenue between Felton Street and Burrow Street; Lot 023 in Assessor's Block 5438 (District 9) - Request for **Conditional Use**

**Authorization**, pursuant to Planning Code Sections: 303, 303.1, 703.3, 703.4 and 711.40, to authorize a 756 square-foot formula retail sales and service electronic store (DBA Cricket Wireless, a subsidiary of AT&T) on the ground floor of a three-story mixed-use building. The project site is located within a NC-2 (Small Scale Neighborhood Commercial) 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: = Todd Kennedy – Staff Report  
 + Phillip Lesser – Project presentation  
 + Brian – 2575 San Bruno  
 + Raymond Wong – Support  
 + Rosie – Support  
 + Speaker – Support  
 + Emily – Support  
 + Lawrence Chin – Support  
 + William Chang - Outreach

ACTION: Approved with Conditions  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar  
 MOTION: 19912

11. [2016-008356CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
3146 MISSION STREET - west side of Mission Street between Cesar Chavez and Valencia Streets; Lot 022 in Assessor's Block 6574 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 712.61, to establish a new formula retail automobile sales use (dba EagleRider) in a Neighborhood Commercial, Moderate Scale (NC-3) Zoning District and 50-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: = Michael Christensen – Staff Report  
 + Steve Vettel – Project presentation  
 + Arthur Peterson – Project presentation Eagle Rider

ACTION: Approved with Conditions  
 AYES: Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Hillis, Melgar  
 MOTION: 19914

12. [2016-011920CUA](#) (T. KENNEDY: (415) 575-9125)  
1905 IRVING STREET - southwest side of Irving Street and 20th Avenue, located within the Outer Sunset Neighborhood, Lot 052 in Assessor's Block 1775 (District 4) - Request for **Conditional Use Authorization** to authorize the use to a Formula Retail wireless electronics retail store (Cricket) pursuant Planning Code Sections 303, 303.1, 703.4, and 740. The Zoning Classification of the subject site is the Irving Street Neighborhood Commercial District (NCD) and 105-A Height and Bulk District. The proposed use will occupy an existing tenant space on the ground level and is 879 square feet in 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*

SPEAKERS: = Todd Kennedy – Staff Report  
 + Phillip Lesser – Project presentation  
 + Brian – 2575 San Bruno  
 + Raymond Wong – Support  
 + Rosie – Support  
 + Speaker – Support  
 + Emily – Support  
 + Lawrence Chin – Support  
 + William Chang - Outreach

ACTION: Approved with Conditions  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar  
 MOTION: 19913

13. [2016-010632CUA](#) (C. CLARKE: (415) 575-9184)  
201 STEINER STREET - at the northwest corner of Waller Street, Lot 007 in Assessor's Block 0861 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [303.1](#) to establish a Formula Retail Limited-Restaurant use (d.b.a. [Blue Bottle Coffee](#)) in the existing 1,387 square-foot tenant space (previously occupied by a Limited-Restaurant d.b.a. Bean There Café) in the existing three-story mixed-use building within a RM-1 (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk District, and within one-quarter-mile of the Upper Market Neighborhood Commercial Transit District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular Meeting of April 13, 2017)

SPEAKERS: = Colin Clarke – Staff Report  
 + Speaker – Project presentation  
 + James Freeman – Founder statement  
 - Michael Gaines – Organized Opposition, precedents  
 - Hal Fisher – Organized Opposition, traffic  
 - Peter Strauss – Organized Opposition, formula retail  
 - Gabe Lynch – Bad for small businesses  
 - Heather Petrushni – Anti formula retail  
 - Vicky Fay – Petition of support signatures  
 - Shayne Ginsburg – Traffic  
 + Katherine Roberts – Support  
 - Mark Deusano – Formula retail  
 + Michael Aldretti - Support  
 - Jasper Wilde – Opposed to formula retail, traffic  
 - Adrienne Suffon – Support for local merchants  
 - Charles Davis – Retail rent rates  
 - Renae Curran – Company growth  
 - Jen Snyder – Don't need the 35<sup>th</sup> store here

- + Peter Petrery – Stability and a good anchor
- Robin Melsberry - Opposition
- Conner Ryan – Quality of life
- Nancy Randal – Opposition
- Joanna Ladd – Opposition
- Meg Hart – Empower the people
- Josh Wolf – What Blue Bottle may become
- + Emily – Additional foot traffic
- + Luke Bornheimer – Local business
- Calista Wilson – Traffic, formula retail impacts
- Scott Merritt – Opposed
- Zach Debert – Opposed
- + Ronny Costa - Support
- + Danny Scherer – Owner comments
- + Sherry Castalin – Residential vacancy
- + Bradley Birch – Support
- Megan Johnson – Opposed, parking
- Brian Brooks – Opposed
- + Doc McCune – Rent increase
- + Jackie Tom – Support
- + Karen Nguyen – Community oriented business
- Dean Preston - Opposed

ACTION: After hearing and closing public comment; Adopted a Motion of intent to Disapprove and continued the matter to June 1, 2017

AYES: Hillis, Richards, Fong, Moore

NAYES: Koppel, Johnson

ABSENT: Melgar

14. [2016-014422CUA](#) (W. FARRENS: (415) 575-9172)  
1899 UNION STREET - southeast corner of Union and Laguna Streets; Lot 023 in Assessor's Block 0543 – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, 725.21, and 725.43, to allow the expansion of an existing Formula Retail Limited Restaurant use (dba "Starbucks Coffee") and a use size greater than 2,499 square feet. The subject property is within the Union Street NCD (Neighborhood Commercial District) 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: = Wayne Farrens – Staff Report  
 + Chloe Angles – Project presentation  
 + Jeff Cooper – Project presentation

ACTION: Approved with Conditions as amended to require the demising wall be restored to create two separate retail spaces upon Starbucks vacating the space

AYES: Hillis, Richards, Johnson, Koppel

NAYES: Moore

ABSENT: Fong, Melgar

MOTION: 19915

15. [2016-012804CUA](#) (W. FARRENS: (415) 575-9172)  
1900 VAN NESS AVENUE - northeast corner of Washington Street and Van Ness Avenue; Lot 009 in Assessor's Block 0598 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1, to establish a Formula Retail use (dba "CorePower Yoga"). The subject property is within the RC-4 (Residential-Commercial Combined, High Density) Zoning District, the Van Ness Special Use District, and the 80-D 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: = Wayne Farrens – Staff Report  
+ Terry Dickerhoff – Project presentation
- ACTION: Approved with Conditions
- AYES: Hillis, Richards, Fong, Koppel, Moore
- ABSENT: Johnson, Melgar
- MOTION: 19916
16. [2016-014545CUA](#) (W. FARRENS: (415) 575-9172)  
2353 LOMBARD STREET - south side of Lombard Street between Pierce and Scott Streets; Lot 061 in Assessor's Block 0512 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 303.1, to establish a Formula Retail use (dba "CorePower Yoga"). The subject property is within a NC-3 (Neighborhood Commercial, Moderate 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: = Wayne Farrens – Staff Report  
+ Terri Dickerhoff – Project presentation
- ACTION: Approved with Conditions as amended as require:  
1. Retention of two separate street address; and  
2. Allow for separate retail spaces upon vacation
- AYES: Hillis, Richards, Fong, Koppel, Moore
- ABSENT: Johnson, Melgar
- MOTION: 19917
17. [2016-014361CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)  
998 VALENCIA STREET - northwest side of Valencia Street between Liberty and 21<sup>st</sup> 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) Zoning 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*

(Continued from Regular Meeting of May 4, 2017)

SPEAKERS: = Linda Ajello-Hoagland – Staff Report  
 + Speaker – Project presentation  
 - Jackson McCarthy – Defending a retail space to preserve a balance  
 - Jason McArthur – Cultural art spaces  
 - Eileen Rinaldi – Amount of retail  
 - David Anerback – Opposed  
 - Wayne Leland – Retail corridor is disappearing  
 + Victor Makras – Support  
 + Phillip Lerner – Support  
 + Lance Weldon – Support

ACTION: Approved with Conditions as amended to require a minimum of 700 square feet of retail in the front of the establishment

AYES: Hillis, Richards, Fong, Koppel, Moore

ABSENT: Johnson, Melgar

MOTION: 19918

## F. 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.

18. [2013.1404DRP](#) (J. DISALVO: (415) 575-9182)  
1298 VALENCIA STREET - located at the northwest corner of 24<sup>th</sup> Street and Valencia Streets, at the corner of 24<sup>th</sup> Street, Lot 021 in Assessor's Block 3644 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.02.19.8775 proposing to demolish the existing one-story, 1,758 square foot automotive service and gas station (dba 76) and construct a new six-story, 55 foot tall, 42,612 gross square foot mixed-use building with a 1,457 square foot retail space and a 535 square foot community arts space on the ground floor and 35 dwelling units on the second through sixth stories within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and a 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).  
 Staff Analysis: Full Discretionary Review  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: Sandra Lujon  
 ACTION: Continued to July 13, 2017  
 AYES: Hillis, Fong, Johnson, Koppel, Moore  
 ABSENT: Melgar, Richards

19. [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 the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

*Preliminary Recommendation: Take Discretionary Review and Approve as Revised*

(Continued from Regular Meeting of April 13, 2017)

**NOTE: On March 23, 2017, after hearing and closing public comment, the item was continued to April 13, 2017 by a vote of +5 -0 (Melgar and Hillis absent).**

**On April 13, 2017, the item was continued to May 11, 2017 by a vote of +7-0.**

SPEAKERS: = David Lindsay – Staff report  
 + David Miller - Modifications  
 ACTION: Took DR and approved as revised  
 AYES: Hillis, Richards, Fong, Koppel, Moore  
 ABSENT: Johnson, Melgar  
 DRA No: 0525

20. [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*

(Continued from Regular Meeting of May 4, 2017)

SPEAKERS: = Sharon Young – Staff Report  
 - Steve Williams – DR presentation  
 + John Kevlin – Project presentation  
 + Garish Pancha – Project presentation  
 ACTION: Did Not Take DR and approved as proposed  
 AYES: Hillis, Richards, Fong, Koppel, Moore  
 ABSENT: Johnson, Melgar  
 DRA No: 0526



21. [2014-000874DRM](#) (L. AJELLO: (415) 575-9142)  
 38 ROSSI AVENUE - east side between Anza Street and Lone Mountain Terrace; Lot 012A in Assessor's Block 1134 (District 1) - **Staff-Initiated Discretionary Review**, pursuant to Planning Code Section 311(c)(1), of Building Permit Application No. 2013.11.18.2163, proposing to legalize alterations completed without permit, including a horizontal addition at the third story and front façade/window changes, to a three-story single-family house 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: Take Discretionary Review and Approve with Modifications*

SPEAKERS: = Laura Ajello – Staff Report  
 + Speaker – Project presentation  
 = Alexandra Kirby – Response to questions  
 ACTION: Took DR and approved with staff modifications including the roof form  
 AYES: Hillis, Richards, Fong, Koppel, Moore  
 ABSENT: Johnson, Melgar  
 DRA No: 0527

## G. PUBLIC COMMENT

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

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

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

ADJOURNMENT - 9:39 P.M.