

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 18, 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 12:42 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Stephane Skangos, Sheila Nickolopoulos, Lily Langlois, Nicholas Foster, Dan Sirois, Kimberly Durandet, Carly Grob, Ella Samonsky, Michael Christensen, and Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2014-002026ENX (L. AJELLO-HOAGLAND: (415) 575-6823)
1726-1730 MISSION STREET - west side of Mission Street, between Duboce Avenue and 14th Street, Lots 004A and 005 in the Assessor's Block 3532 (District 9). Request for **Large Project Authorization**, pursuant to Planning Code Section 329 and the Mission 2016

Interim Zoning Controls (Planning Commission Resolution No. 19865), to demolish a 11,200 square-foot (sq. ft.), two-story, approximately 20-foot tall industrial building, and to construct of a six-story, 66-foot tall, 35,893 sq. ft. mixed-use building with up to 40 dwelling units, approximately 2,250 sq. ft. of ground floor PDR (Production Distribution and Repair) use, and 22 off-street parking spaces. The project is not seeking any exceptions from the Planning Code. The project site is located within the UMU (Urban Mixed-Use) Zoning District and 68-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
(Proposed for Continuance to June 1, 2017)

SPEAKERS: None
 ACTION Continued to June 1, 2017
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson

- 2a. 2015-015846DRM (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - **Staff-Initiated Discretionary Review**, pursuant to Planning Code Section 311(c)(1), of Building Permit Application No. 2015.11.12.2431, proposing vertical and horizontal additions to the existing one-story single-family home, including a new second floor, a new two-car garage, and two new basement levels within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. In addition, the Zoning Administrator will consider a Variance from the requirements for rear yard (per Section 134). 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: Pending
(Proposed for Continuance to July 6, 2017)

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

- 2b. 2015-015846VAR (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH STREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) - Request for a **Rear Yard Variance** from the Zoning Administrator pursuant to Planning Code Section 134 to allow the demolition and replacement of the roof of the existing noncomplying structure constituting an increase in the volume of the building within the required rear yard. The project is located in a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to July 6, 2017)

SPEAKERS: None
 ACTION ZA Continued to June 6, 2017

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. [2016-003791CUA](#) (S. SKANGOS: (415) 575-8731)
 401 3RD STREET - east side between Harrison and Perry Streets; Lot 116 of Assessor's Block 3763 (District 9) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 842, to develop a Verizon Wireless Macro Telecommunications Services Facility consisting of nine (9) screened rooftop mounted panel antennas, two (2) GPS antennas and an associated screened rooftop equipment area as part of the Verizon Wireless Telecommunications Network. The subject property is located within the MUO (Mixed Use-Office) Zoning District and 65-X and 85-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 April 6, 2017)

SPEAKERS: None
 ACTION Approved with Conditions
 AYES: Hillis, Richards, Fong, Koppel, Melgar
 NAYES: Moore
 ABSENT: Johnson
 MOTION: 19919

C. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for May 4, 2016](#)
- SPEAKERS: None
 ACTION Adopted
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson
5. 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

Commissioner Richards:

So, we heard an item, I am going to go back, and actually pull the packet, I didn't have time, it was at 1750 Taylor, was a dwelling unit merger of two units in the building, 804-805 I don't know, most of the commissioners remember that one and staff recommended

disapproval because one of the units was valued at 1.695 and the other unit was value 3.5. Their recommendation was to not approve because it would create a unit that was vastly unaffordable over \$5 million dollars and the project sponsor, if I can recall correctly, came up and said his mother was moving in who needed memory care and they needed to open up the units and very, very sad to report in Socketsite, the headline is the Planning Commission was played by this project sponsor to merge -- how to play Planning and mint a few million bucks in the meantime. It was in this week Socketsite and amazingly the -- if you look at the pictures the place was completely redone in that kind of white, chic modern, it's staged beautifully and it just came on the market and it went from \$2,141 per square foot. It went for \$7.05 million. So, I don't know whether or not we need to ask for some proof around the mother needed to move in or whatever, but I see this and our decision created now a higher value for that investor or flipper per square foot, then they would've got if they sold the units separately and we not approved it. So I feel played and I feel stupid, I don't think, I want be listening to these stories anymore when I don't have any more evidence or proof of it. I think it is travesty; we just made someone a few million bucks for feelings for the family.

Commissioner Moore:

I'd like to suggest that the Commission add to its action items the review of merger guidelines including the Mayor's directions on that subject matter. I think we are not fully understanding what the directions are and I'd like to revisit them, particularly as it goes for condominium mergers, including the discussion on the underlying issue of property subdivision, because as you are merging units into condominium you're changing the mapping -- the property mapping of the thing. I had a push back with Reuben and Junius on that, and also commented on Ms. Barkley who represented the 1700 whatever Taylor Street Building. That would be helpful for us to all is on the same page on that. Is there anybody will support me on that?

Commissioner Richards:

Absolutely.

Commissioner Hillis:

We can add that, I think we're talking about 317 and that's got components of unit merger and we'll add that to the discussion.

Commissioner Richards:

All of my friends in real estate say, the larger a house gets on land, the price per square foot goes down, the larger a unit get in the sky the price for square foot goes up it. It acts on the inverse, because is so little supply enormous units in these buildings. So, it is a weird one you know, that's how it is when you see this unit getting merge, we are creating a lot of value.

Commissioner Hillis:

I'm not quite sure I agree with that, your economic analysis, but we don't have to necessarily debate that. People improving homes create the value, so, there's a sense, could you be able to do that or not do that.

Commissioner Richards:

The price per square feet of new construction in the ground is \$1,400, maybe hits \$1,500, on a really chichi place. This is \$2,100 per square foot. That's a fact.

D. DEPARTMENT MATTERS6. [Director's Announcements](#)**Director Rahaim:**

The only announcement I have today is that the Department's annual report was issued last week online and we will shortly be getting you hard copies. We typically don't print a lot of hard copies, but we will getting each of the commissioners a hard copy in the coming weeks.

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

LAND USE COMMITTEE:

- **170208 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.** Sponsors: Safai; Breed and Tang. Staff: Bintliff, Rodgers. Continued to May 22, 2017
- **161351 Planning Code - Inclusionary Affordable Housing Fee and Requirements.** Sponsors: Kim; Peskin. Staff: Bintliff, Rodgers. Continued to May 22, 2017

FULL BOARD:

- **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 Second Read
- **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: Sanchez. PASSED Second Read
- **170408 General Plan Amendments - 1500 Mission Street Project.** Sponsor: Planning Commission. Staff: Sider, Chang. PASSED Second Read
- **170348 Planning Code, Zoning Map - 1500 Mission Street Special Use District.** Sponsor: Mayor. Staff: Sider, Chang. PASSED Second Read
- **150969 Planning Code - Affordable Housing Bonus Programs.** Sponsors: Mayor; Tang and Safai. Continued to May 23, 2017

INTRODUCTIONS:

- **None so far.**

BOARD OF APPEALS:

Board of Appeals met last night, two items that might of interest to the Commission. First is 1049 Market Street. It was a rehearing request due to enforcement actions on this for the removal of unauthorized units. The Board unanimously denied the rehearing request. The other was 555 Selby. It was an appeal. This was a rehearing request of a permit to demolish the old DeSoto Cab Building on the property to be part of a new city project for maintenance yards. The appeal was related to displacement of the feral cats that were on the property. There were 8 feral cats, but apparently DPW did work and have those cats trapped and relocated.

HISTORIC PRESERVATION COMMISSION:

The Historic Preservation Commission did meet yesterday. They actually accepted the Historic Preservation Commission comments on the Biosolids Digester Facility Project, which you will be considering at a future date and then they also adopted the recommendations for approval for business legacy applications from the Cassandra Gallery and Beep's Burgers on Ocean.

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: Anastasia Yovanopolous – Urban Design Guidelines exception process
Laura Clark – Inclusionary Zoning

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.

8. [2016.011947CWP](#) (S. NICKOLOPOULOS: (415) 575-9109)
CHILD CARE FACILITIES - Planning Code Amendment 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) and Public (P) Zoning Districts, and conditionally permitted in the Production, Distribution, and Repair (General) (PDR-1-G) and Production, Distribution, and Repair (Light Industrial Buffer) (PDR-1-B) Zoning Districts; 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 Recommending Approval

SPEAKERS: = Sheila Nickolopoulos – Staff Report
+ Lanine Wally – Support for amendments
+ Christine Maluends – Support, conditional use process
+ Elizabeth Winograd – Challenges to childcare facilities

ACTION Adopted a Recommendation for Approval

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

RESOLUTION: 19920

9. [2014.0556GPA](#) (L. LANGLOIS: (415) 575-9083)
VISION ZERO – General Plan Amendments - Pursuant to Planning Code Section 340, the Planning Commission will consider adopting amendments to the Transportation Element and the Urban Design Element of the General Plan to reflect the City's Vision Zero Policy; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and recommending that the Board of Supervisors adopt an Ordinance approving the amendments.
Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: = Lilly Langlois – Staff report
 ACTION Adopted a Recommendation for Approval
 YES: Hillis, Richards, Fong, Johnson, Koppel, Melgar
 ABSENT: Moore
 RESOLUTION: 19921

10. [2016-010544CUA](#) (N. FOSTER: (415) 575-9167)
824 HYDE STREET - east side of Hyde Street, between Bush and Sutter Streets, Lot 017 in Assessor's Block 0280 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.3, 253, 303, and 303 (g) to establish a new Hotel Use exceeding the use size limitations, and to permit a building exceeding 50 feet within a RC Zoning District. The Project Site is located within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-A Height and Bulk District. The Project Site is currently vacant; it was previously occupied by a four-story, eight-unit residential building that was destroyed by fire in 2010. The Project proposes to construct an approximately 64-foot-tall (up to maximum height of 69 feet, inclusive of mechanical equipment and elevator over-run), six-story-over-basement, 13,367 gross square foot (gsf) building on a partially down-sloping vacant lot. The proposed building would contain a Hotel Use (A Retail Sales and Service Use), providing thirty (30) tourist guest rooms. The Project would provide six (6) Class I bicycle parking spaces in the basement and two (2) Class II bicycle parking spaces on Hyde Street. While no off-street parking is proposed, the Project would seek approval by the SFMTA for a 40-foot-long passenger loading zone on Hyde Street, directly in front of the subject property. The resulting height of the building would exceed 50 feet in height. Even though the underlying Bulk and Height District (80-A) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code. 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: = Nick Foster – Staff report
 + Ilene Dick – Project presentation
 - Cynthia Gomez – Housing, room size
 - Adam Meyer – Bait and switch
 ACTION After hearing and closing public comment; Continued to June 1, 2017
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

11. [2013.1711CUA](#) (D. SIROIS: (415) 575-8714)

495 CAMBRIDGE STREET - east side of Cambridge Street between Felton and Bacon Streets, Lot 060 in Assessor's Block 5992A (District 6) - Request for **Conditional Use Authorization** for a Planning Unit Development (PUD), pursuant to Planning Code Sections 209.1, 303 and 304, to allow the demolition of four vacant school buildings and the construction of 29 residential buildings (nine stacked duplex buildings and 20 town-homes) with a total of 54 dwelling units on an 85,191 square foot lot. The dwelling units range in size from 1,750 square feet to 2,170 square feet, two to three bedrooms, with one private parking space for each unit. The stacked duplexes are accessed from Cambridge Street and from a new common private drive extending from Yale Street below. The three-story town-homes are accessed from the common private drive. The center of the property would have a common garden, play area and basketball court that can be accessed from Yale Street or via a landscaped pedestrian walkway connecting Cambridge Street to the new private drive. Under the PUD, the project is seeking a rear yard modification (Planning Code Section 134). The project is located in a RH-1 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: = Dan Sirois – Staff report
 + Jeremy Shaw – Project presentation
 - Speaker – Cambridge Street neighborhood character, traffic
 - Ally Love – Traffic, view
 + Eugene Tom – Support
 + Lisa Ming – Support
 + Wendy Tran – Support
 + Theresa Douke – Support
 + Shae England – Support, Portola neighborhood
 + Corey Smith – Family housing
 + Sean Kiegrin – Best of both worlds
 + David Silverman – Response to questions

ACTION Approved with Conditions

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

MOTION: 19922

12. [2015-004085ENX](#) (K. DURANDET: (415) 575-6816)
349 8TH STREET - east side of 8th Street between Folsom and Harrison Streets, Lots 054, 065, & 066 in Assessor's Block 3755 (District 6) - Request for a **Large Project Authorization** (LPA) pursuant to Planning Code Section (§) 329 to merge three lots (054, 065, and 066) on Block 3755 currently used as a surface vehicular parking lot and construct a five-story, 55-foot tall (65 feet tall with rooftop structures), 40,457 square feet (sf), mixed-use residential building with 38 residential units and 926 sf of ground floor commercial space. The project proposes a 1,400 sf inner courtyard, a 1,100 sf outer courtyard fronting Rodgers Street, and 1,008 sf sky-bridge connecting portions of the fifth floor. All of the units on the ground floor would have private patios facing the inner or outer courtyard and another 8 units would have balconies over the outer courtyard. The project proposes 40 Class I and 4 Class II bicycle parking spaces. No vehicle parking, below-grade levels, garage/basement, or curb-cuts are proposed. Under the LPA the project is seeking exceptions for required Rear Yard (§134), Permitted Obstructions (§136) and Street Frontages (§145.1). The subject property is located within the WMUG (Western SOMA Mixed-Use General) Zoning District,

the Western SOMA Special Use District, and 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Kimberly Durandet – Staff report
 + Riyadh Ghannam – Project presentation
 = Alan Berrensum – Ballet school adjacent to the site, construction noise
 ACTION Approved with Conditions
 AYES: Hillis, Richards, Fong, Johnson, Melgar, Moore
 ABSENT: Koppel,
 MOTION: 19923

- 13a. [2015-005329CUA](#) (C. GROB: (415) 575-9138)
719 LARKIN STREET - east side of Larkin Street between Olive and Ellis Streets, Lot 003 in Assessor's Block 0717 (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253 and 303 to construct a building exceeding 40 feet in height with more than 50 feet of street frontage at the front façade within a RC-4 Zoning District and 80-T Height and Bulk District. The proposal is to demolish the existing one-story commercial building and construct an eight-story mixed-use building comprised of 42 dwelling units and approximately 2,200 square feet of commercial space at the ground floor. The project would include 42 bicycle parking spaces at the ground floor and does not include any off-street vehicle parking. The Zoning Administrator will consider a request for a Variance pursuant to Planning Code Section 140 to allow the construction of 14 units that do not comply with the Dwelling Unit Exposure requirement, and a request for Rear Yard Modification pursuant to Section 134. 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: = Carly Grob – Staff Report
 + Jon Heimdahl – Project presentation
 + Riyadh Ghannam – Design presentation
 = Pat Tak – Ground level activation, request for continuance
 = David Elliot Lewis – Notification, community outreach, request for continuance
 + Adam Meyer – Very collaborative partner
 + Corey Smith – Support, alleys
 + Speaker – Lower Polk Neighborhood support, alley activation
 ACTION Approved with Conditions as amended to maintain the proposed size and number of ground floor Retail spaces
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 19924

- 13b. [2015-005329VAR](#) (C. GROB: (415) 575-9138)
719 LARKIN STREET - east side of Larkin Street between Olive and Ellis Streets, Lot 003 in Assessor's Block 0717 (District 6) - Request for **Variance** pursuant to Planning Code Section 140 to allow the construction of 14 units that do not comply with the Dwelling Unit Exposure requirement, and a request for **Rear Yard Modification** pursuant to Section 134,

within a RC-4 Zoning District and 80-T Height and Bulk District. The proposal is to demolish the existing one-story commercial building and construct an eight-story mixed-use building comprised of 42 dwelling units and approximately 2,200 square feet of commercial space at the ground floor. The project would include 42 bicycle parking spaces at the ground floor and does not include any off-street vehicle parking.

SPEAKERS: Same as Item 13a.

ACTION ZA closed the public comment period and indicated an intent to Grant

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.

14. [2016-000017DRP](#) (E. SAMONSKY: (415) 575-9112)
43 EVERSON STREET - south side approximately 150 feet east of the intersection with Beacon Street, Lot 024 in Assessor's Block 7542, (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.01.27.8097 proposing construction of a three-story horizontal rear addition and remodel the front facade and interior of a single family dwelling 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 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 April 6, 2017)
NOTE: On April 6, 2017, after hearing and closing public comment, the item was continued to May 18, 2017 by a vote of +6 -1 (Johnson against).

SPEAKERS: None

ACTION Continued to June 1, 2017

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

ABSENT: Johnson

- 15a. [2015-015496DRP](#) (E. SAMONSKY: (415) 575-9112)
1467 SANCHEZ DRIVE AND 290 DAY STREET - northeastern corner of the intersection of Sanchez and Day Streets, Lot 111 in Assessor's Block 6632, (District 8) - Request for **Discretionary Review** of Building Permit Application No. 201511162743 and 201511162748 proposing construction of a vertical addition and exterior and interior remodel of an existing 2,690 square-foot, two-story, two-family building into a 6,025 square-foot, four-story, two-family building, within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve the Project as Proposed

SPEAKERS: = Ella Samonsky – Staff report
 - Sydney Holler – DR presentation
 - Frank Weigle – Noise, elevator, fourth floor deck and setback
 - Georgia Schuttish – Large project
 + Mary Jones-McKeown – Project presentation
 + Yaku Askew – Project presentation

ACTION Took DR and approved the project with conditions:
 1. Shifting the garage west, combining it with the ground floor living space, adding at least 350 square feet to the Da Street property; and
 2. Matching the fourth floor lightwell

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 DRA No: 0528

- 15b. [2015-015496VAR](#) (E. SAMONSKY: (415) 575-9112)
1467 SANCHEZ DRIVE AND 290 DAY STREET - northeastern corner of the intersection of Sanchez and Day Streets, Lot 111 in Assessor's Block 6632, (District 8) - Request for Rear Yard **Variance**, pursuant to Planning Code Section 134, to allow the removal and replacement of the roof of the noncomplying building, constituting an increase in the volume of the building envelope within the required rear yard, within the RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District.

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

- 16a. [2015-016132DRP](#) (M. CHRISTENSEN: (415) 575-8742)
71 BRONTE STREET- east side of Bronte Street between Mojave Street and Jarboe Avenue; Lot 025 in Assessor's Block 5689 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 201607011414 proposing a 576 square foot vertical addition to an existing one-and-one-half story, single family residence. 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: = Michael Christensen – Staff report
 ± Will Henderson – DCR and project presentation
 ± Vincent Nabiano – DR and project presentation
 ± Speaker – DR and project presentation

ACTION Took DR and approved the project conditioning a 45 degree notch starting at the rear corner of 75 Bronte Street

AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 NAYES: Johnson
 DRA No: 0529

- 16b. [2015-016132VAR](#) (M. CHRISTENSEN: (415) 575-8742)
71 BRONTE STREET - east side of Bronte Street between Mojave Street and Jarboe Avenue; Lot 025 in Assessor's Block 5689 (District 9) - Request for Rear Yard **Variance**, pursuant to

Planning Code Sections 134 and 242(e)(2), and request for a Mass Reduction Variance, pursuant to Planning Code Section 242(e)(3), to legalize construction in the required rear yard and to permit a vertical addition to the existing one-and-one-half-story, single-family residence.

SPEAKERS: Same as Item 16a.

ACTION ZA closed public comment period and indicated an intent to Grant

17. [2015-012407DRP](#) (M. CHRISTENSEN: (415) 575-8742)
75 BRONTE STREET - east side of Bronte Street between Mojave Street and Jarboe Avenue; Lot 024 in Assessor's Block 5689 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 201607112014 proposing a 383 square foot vertical addition to an existing two-story, single family residence. 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: Same as Item 16a.

ACTION No DR approved as proposed

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

DRA No: 0530

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 - 4:53 P.M.