

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, June 1, 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 12:14 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Teresa Ojeda, Timothy Johnston, Tania Sheyner, Brittany Bendix, Tina Chang, Christopher May, Laura Ajello, Jonathan Vimr, Colin Clarke, Nicholas Foster, Ella Samonsky, Linda Ajello-Hoagland, Todd Kennedy, Veronica Flores, 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. 2017-000178CUA (E. JACKSON: (415) 575-6363)
175 JUNIPERO SERRA BOULEVARD - east side, between Darien Way, Monterey Boulevard, and San Rafael Way, Lot 006 in Assessor's Block 3250 - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303 to amend a previously

approved CU authorization (Case No. 2012.0348C, Motion No. 18674) to expand the existing 2,700 square foot child care facility serving 60 children to a 4,062 square foot child care facility serving the same number of children within a RH-1(D) (Residential, One-Family, Detached) Zoning District with 40-X Height and Bulk designation. The site is currently occupied by a child care facility (aka Alpha Kids Academy) and a church (aka Christian Science Church).

Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to August 24, 2017)

SPEAKERS: None
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson
 ACTION: Continued to August 24, 2017

2. 2015-015234DRP (N. TRAN: (415) 575-9174)
578 ELIZABETH STREET - north side of Elizabeth Street, between Castro and Noe Streets, Lot 022 in Assessor's Block 3655 (District 8) - Request for **Discretionary Review** of Building Permit No. 2015.11.05.1916, proposing to construct side, vertical and horizontal rear additions to the existing two-story over garage/basement single-family dwelling. Work includes excavation at the garage/basement level, interior remodeling and exterior façade changes. The project site is 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: Abbreviated Discretionary Review

Preliminary Recommendation: Pending
(Proposed for Continuance to October 12, 2017)

SPEAKERS: None
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson
 ACTION: Continued to October 12, 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. [2016-010632CUA](#) (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 the 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. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment; No CEQA review is required pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of May 11, 2017)

NOTE: On May 11, 2017, after hearing and closing public comment, the Planning Commission adopted a Motion of Intent to Disapprove and continued the matter to June 1, 2017 by a vote of +4 -2 (Koppel, Johnson against; Melgar absent).

SPEAKERS: None
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson
 ACTION: Disapproved
 MOTION: 19925

C. COMMISSION MATTERS

4. Consideration of Adoption:

- [Draft Minutes of April 6, 2017](#)

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

- [Draft Minutes of April 13, 2017](#)

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

- [Draft Minutes of May 11, 2017](#)

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

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 the Planning Commission.

Commissioner Moore:

We received an informational memo from Mr. Nicholas Foster regarding 1256 Mission and I'd like to suggest that the Commission gets a slightly bigger update on what is behind it. This is an application that is not in front of us but where an MCD is basically being approved for 24 hours service. I believe that is a land use and compatibility issue, particularly in that location. There will probably be only a few across the City that would be allowed, but I am kind of thinking, that we should have some introduction, of why that is even a good idea. So, if the Commission is agreeing with me, I would like to suggest to President Hillis and Vice-President Richards that we take that off in a separate discussion with a more thorough debrief, from staff and whoever else is involved on creating this to be a good idea.

Commissioner Hillis:

I think we can roll this into the discussion we're hearing MCDs and their future and recreational use.

Jonas Ionin, Commission Secretary:

In fact, you're getting a medical cannabis dispensary update next week.

Commissioner Moore:

So, that will add it as an extra consideration.

Jonas Ionin, Commission Secretary:

I will advise staff.

Commissioner Richards:

In the C-3, I guess the hours aren't set as like the neighborhood commercial district, where the Department of Health is actually setting the time limit which is kind of interesting. It's a real intensification. Two things, very briefly, I was -- we were on recess last week and I got from Mike Bueller of San Francisco Heritage, Historic Preservation San Francisco, it was a report put up by San Francisco Heritage and SPUR, about how to increase density and growth in San Francisco as well as preserve the historic character of the City, and I have to tell you is one the best written primers on historic resources or historic preservation I have ever seen. It also walks you into the environmental review process. There is a little flow diagram here. If anybody ever gets confused on it, it is a really good thing to take look at. If anyone wants any -- e-mail me and I'll get some for you. Secondly, I haven't had a chance to look at yet, but there is a new research brief by Karen Chapple and Miriam Zuk from UC Berkeley, trying to answer the question as to what does market rate housing do in terms of displacement and gentrification, which is the thing we've been asking over and over again. We have a hearing coming up on an item in the Mission where the Department recognizes there is still work to be done on trying to understand that here is the next piece of the puzzle, I haven't read it yet, but I really want to share with you next week what actually comes out of it, I just printed it out this morning. If you haven't read, it's on Berkeley IGS Research Brief online, thank you.

Commissioner Moore:

Commissioner Richards, would you be able to use your connections with Heritage that we could also get a copy of that report?

Commissioner Richards:

Absolutely, absolutely.

D. 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:

- **170203 Planning Code - Article 7 Reorganization; Technical and Other Amendments. Sponsor: Mayor. Staff: Starr.**
- **170204 Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control Tables. Sponsor: Mayor. Staff: Starr.**

It was a big day at the Land Use Committee with two significant milestones. The first being that the Article 7 Reorganization, or Phase 2 of the Planning Code Reorganization project was unanimously recommended to the Board of Supervisors. Yes that means Supervisors Farrell, Tang and Supervisor Peskin voted to recommend the item.

You may recall that when you originally heard this item on February 2 of this year, Supervisor Peskin made a special appearance to speak in opposition to the proposed ordinance calling it "a solution in search of a problem." Well persistence, patience and repetition won out. Through a series of meetings I was able to address some issues he and his constituents had with the ordinance so that he could ultimately support it.

As a result of those meetings, the final ordinance includes several amendments that were not included in the one voted on by this Commission; however, these amendments were detailed in an exhibit in the case report as amendments proposed by the Supervisor's office.

The added amendments include:

1. Including the Telegraph Hill Residential SUD in the list of areas where lot mergers are limited;
2. Prohibit Planned Unit Developments in the North Beach NCD;
3. Add Alleys in the NB NCD and Telegraph Hill RSUD to the list of streets where curb cuts are restricted;
4. Various technical and clerical amendments to North Beach NCD; and
5. Staff also has several clerical amendments that either preserved existing controls by adding clearer language or fixed typos.

Article 7 ordinance will have its first read at the Board next week.

- **170208 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.**
- **161351 Planning Code - Inclusionary Affordable Housing Fee and Requirements. Sponsors: Kim; Peskin. Staff: Bintliff, Rodgers. Item 6**

And lastly, the Land Use Committee heard the two inclusionary ordinances, one proposed by Supervisors Breed and Safai, and one proposed by Supervisors Kim and Peskin. Director Rahaim and Planning Department staff presented the Planning Commission's April 27 recommendations on the proposed amendments, and Committee members also heard from Ted Egan, the City Economist, regarding the Controller's Office economic impact analysis of the proposed ordinances.

With consensus over how the proposed inclusionary program will be shaped, the decision was made to use Supervisors Kim and Peskin's ordinance going forward. As a result several substantive amendments were made to the "consensus" ordinance. They are as follows: Inclusionary requirement for the on-site option will be 18% for rental, and 20% for ownership. The inclusionary rate for the Fee and Off-Site option is 30% for rental, 33% for ownership. There will also be annual increases to the inclusionary rate. For Small projects, starting Jan 1, 2018 the rate will increase 0.5% per year until the rate is 15%. For large projects the rate increase will begin Jan 1, 2018 with a 1.0% increase to the low AMI tier only in Jan 2018 and Jan 2019. Starting Jan 1, 2020 and every year after, there will be a 0.5% increase to the upper AMI tiers until it caps out at 24% for rental projects and 26% for ownership projects for the on-site option. There will be no ramp up for the fee requirements.

The Affordable Housing Fee will continue to use the per unit fee instead of a per-square-foot fee. This commission favored a per-square-foot based fee. The Controller's Technical Advisory Committee will reconvene between now and January 2018 to examine the fee methodology and rate, and advise the Board of any necessary changes.

Regarding Income Levels, small projects will use the 55% AMI level for rentals, and 80% AMI levels for ownership.

For larger projects, the rental AMIs will range from 55% to 110% AMI, with 10% reserved for the low AMI and 4% each for the middle and high AMI.

For ownership it will be 10% for the low AMI and 5% each for the middle and high AMIs with AMIs ranging from 80% to 120%.

"Grandfathering" from Prop C would remain unchanged.

Regarding the Dwelling Unit Mix requirement, all non-plan area residential projects will require 25% 2-bedrooms OR 10% 3-bedrooms unit mix. This would be a new citywide requirement and as such this is a "material modification". Two other material modifications would be 1) the establishment of citywide minimum dwelling unit size and 2) a prohibition on households at 100% or greater AMI from occupying studio units.

Because the new ordinance has 3 new material modifications, it will come back to this commission your review and action. The tentative date for your hearing is June 15. At the hearing, the Land Use committee continued the item to June 5; however, they cannot forward the ordinance to the full Board unless it is amended to remove the material modifications, or until your hearing.

FULL BOARD:

• 150969 Planning Code – Home SF. Sponsors: Mayor; Tang and Safai. First Read

And at the Full Board, the Board considered the first read of Home SF. Commissioners, you may remember that you acted on this item on February 25, 2016 and recommended approval with modifications.

During the Board hearing, Supervisor Tang offered the following amendments:

1. Revised affordability levels of ownership HOME-SF units to 80%, 105%, 130% of AMI.
2. Changed the distribution of HOME-SF units to a. 12% at the lowest income tier

- b. 9% at the middle income tier
- c. 9% at the highest income tier

3. Specified that HOME-SF would apply in District 9 until the Board of Supervisors directs the Planning Department to study the creation of an Area Plan in the District

These amendments were incorporated without objection. Following Supervisor Tang's amendments, Supervisor Ronen proposed an amendment that would have made any parcel with a registered Legacy Business on it ineligible for HOME-SF. This amendment did not pass, with a vote of 4-7, with Supervisors Ronen, Kim, Yee and Fewer voting yes. Supervisor Yee then proposed an amendment to carve out parcels fronting on Ocean Avenue. This amendment also did not pass, with the same 4-7 vote. Ultimately, the ordinance passed 10-1, with Supervisor Yee dissenting.

INTRODUCTIONS:

- No new introductions last week.

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

No Report

E. GENERAL PUBLIC COMMENT – 15 MINUTES

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

SPEAKERS: Laura Clark – ABC News coverage on YIMEY
Leslie Dreyer – Tenant inspection by Planning
Sue Hestor – Enforcement, live/work

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. [2014-001179CWP](#) (T. OJEDA: (415) 558-6251)
HOUSING BALANCE REPORT - On April 21, 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the Planning Code to include a new Section 103 requiring the Planning Department to monitor and report on the "housing balance" between new market rate housing and new affordable housing production. The ordinance required that reports are to be submitted by April 1 and October 1 of each year. This will be the fifth report in the series. The Ordinance also mandated an annual public hearing before the

Board of Supervisors on the progress towards meeting the City's affordable housing goals. This **Informational Presentation** will highlight the Report's findings to the Commission.
Preliminary Recommendation: None – Informational

SPEAKERS:

- = Teresa Ojeda – Staff Report
- = Georgia Schuttish – Point of clarification
- = Laura Clark – Los of affordable housing
- + Sue Hestor – Ungrounded assumption of trickle-down housing
- = Teresa Flandrick – Senior's eviction
- = Leslie Dreyer – Speculative housing
- = Tony Robles – Senior's eviction
- = Speaker – Homeless, request for assistance

ACTION: None – Informational

9. [2015-000644ENV](#) (T. JOHNSTON: (415) 575-9035)
BIOSOLIDS DIGESTER FACILITIES PROJECT - located at 750 Phelps Street, 1700 Jerrold Avenue, 1800 Jerrold Avenue, and 1801 Jerrold Avenue, Assessor's Block 5262 Lot 009 and Block 5281 Lot 001. Commission Review and Comment on the **Draft Environmental Impact Report**. The proposed project would construct new solids treatment, odor control, energy recovery, and associated facilities as part of improvements to the wastewater treatment facilities at the existing Southeast Water Pollution Control Plant (SEP) in San Francisco. Nine structures totaling about 136,000 square feet of building area, all of which are less than 65 feet tall, would be demolished at the project site and construction staging areas. The structures to be demolished were built between 1952 and 2009. The project would construct 22 above- and below-ground facilities on about 206,000 square feet of the project site. The tallest new buildings would be 65 feet tall; the tallest new structure, an exhaust stack, would be 75 feet tall. The project site is located within a P (Public Facilities), M-1 (Light Industrial), and M-2 (Industrial) Zoning Districts with a 65-J Height and Bulk Limit.
Written comments will be accepted at the Planning Department until 5:00 p.m. on June 19, 2017
Preliminary Recommendation: Review and Comment

SPEAKERS:

- = Tim Johnston – Staff Report
- = Carolyn Chin – Biosolids, Project overview
- Mark Clayman – Smells, traffic, unfair burden on small businesses
- Michael Janis – Jerrold Avenue traffic
- Dan Dodt – Cultural resources, air quality, transportation
- Michael Hamman – Cumulative traffic analysis

ACTION: Reviewed and Commented

10. [2013.0208E](#) (T. SHEYNER: (415) 575-9127)
SEAWALL LOT 337 AND PIER 48 MIXED-USE PROJECT - located east of Third Street, between China Basin Channel and Mission Rock Street, Assessor's Block 8719/Lot 002; Block 8719/Lot 006; and Block 9900/Lot 048 (District 6) – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would develop a mixed-use, multi-phase development on Seawall Lot 337 and Parcel P20, rehabilitate Pier 48, and construct approximately 5.4 acres of net new open spaces for a total of 8.0 acres of open space on the project site. In addition, approximately 1.1 million gross square feet (gsf) of parking

would be provided in two public parking garages, one above grade and one below grade. The proposed project would also include public access areas, assembly areas, and an internal grid of public streets, shared streets, and utilities infrastructure. Overall, the proposed project would involve construction of up to 2.7 to 2.8 million gsf of residential, commercial, production, active/retail, and parking uses on 11 proposed development blocks on Seawall Lot 337, plus rehabilitation of approximately 261,000 gsf of Pier 48 for reuse. The project site is owned by the Port of San Francisco. Seawall Lot 337 and Parcel P20 are in a Mission Bay Open Space (MB-OS) Use District and the Mission Rock Height and Bulk District. Pier 48 is in a Heavy Industrial (M-2) Use District and the Mission Rock Height and Bulk District.

Written comments will be accepted at the Planning Department until 5:00 p.m. on June 12, 2017

Preliminary Recommendation: Review and Comment

SPEAKERS: = Tania Sheyner – Staff Report
 + Kaie Ladell – Giants investing in the neighborhood, congestion
 + Amanda Mones – Parks Alliance
 = Laura Clark – EIR's take too long

ACTION: Reviewed and Commented

11. (B. BENDIX: (415) 575-9114)

[RESIDENTIAL EXPANSION REVIEW - A CLEAR PROCESS FOR ALTERATIONS AND DEMOLITIONS](#) - This item will be an **Informational Presentation** on the Department's proposal to eliminate the existing tantamount to demolition controls in Planning Code Section 317 and to establish a new policy and process that requires Planning Commission review for projects in RH districts that exceed specific Floor Area Ratio (FAR) thresholds. This is an informational item only, no Commission action is required at this time. For more information and to review the presentation to the Commission after this hearing, please visit our website at www.sf-planning.org/residential-expansion-threshold; Feedback on this proposal may be sent to CPC.RET@sfgov.org

Preliminary Recommendation: None - Informational

SPEAKERS: = Brittany Bendix – Staff Report
 = Elizabeth Watty – Staff Presentation
 + Jeremy Paul – Support
 = Mark Loper – Grand fathering provision
 + Jeremy Schwab – FAR compliant projects
 = Gary Weiss – Clarification
 - Laura Clark – Upzoning
 - Anastasia Yovanopoulos – Affordable family housing
 - Ozzie Rohm – FAR
 - Dr. Lisa Fermer – Extremes in housing units
 - Bruce Bowen – Oversize fits all
 + Speaker – FAR reduction, mid-block, open space
 - Georgia Schuttish – RET utopian ideal
 = Ed Sweeney – Response to questions demolition vs major alteration

ACTION: None - Informational

12. [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

(Continued from Regular Meeting of May 18, 2017)

NOTE: After hearing and closing public comment, the Planning Commission continued the matter to June 1, 2017 by a vote of +7 -0.

SPEAKERS: = Nick Foster – Staff Report
 + Ilene Dick – Project presentation
 - Speaker – Need for housing
 - Cynthia Gomez – Small room size
 - Chris Scholl – Housing
 - Kim Hertwig – Housing
 - Kathy Rizowski – Housing
 - Laura Clark – We need more housing

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

ACTION: After hearing and closing public comment; a Motion of Intent to Disapprove and to continue to June 15, 2017 failed +3 -4 (Fong, Johnson, Koppel, Hillis against); Approved with Conditions

MOTION: 19926

- 13a. [2014.0506SHD](#) (T. CHANG: (415) 575-9197)
519 ELLIS STREET - south side of Ellis Street between Leavenworth Street and Hyde Street; Lot 028 in Assessor's Block 0334 (District 6) - **Shadow Determination** that project shadow would not adversely affect use of public open space under the jurisdiction of the Recreation and Park Commission (Section 295). The project proposes to construct an approximately 80'-0" tall, 21,417 gross square-foot, eight-story, mixed-used building containing 21 residential units, two retail spaces of approximately 855 square feet and 1,866 square feet, 24 Class 1, four (4) Class 2 bicycle parking spaces and approximately 2,422 square feet of common and private open space.

Preliminary Recommendation: Adopt Findings

SPEAKERS: = Tina Chang – Staff Report
 + John Kevlin – Project presentation
 + Rio Sharif – Support
 + Speaker – Support
 + Prince Bush – Support, permanent housing
 AYES: Hillis, Richards, Fong, Johnson, Koppel
 NAYES: Melgar, Moore
 ACTION: Adopted Shadow Findings
 MOTION: 19927

- 13b. [2014.0506CUA](#) (T. CHANG: (415) 575-9197)
519 ELLIS STREET - south side of Ellis Street between Leavenworth Street and Hyde Street; Lot 028 in Assessor's Block 0334 (District 6) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253 and 303 to construct a building exceeding 50-feet in height in an RC-4 (Residential Commercial, High Density) Zoning District and an 80-T Height and Bulk District. The project proposes to construct an approximately 80'-0" tall, 21,417 gross square-foot, eight-story, mixed-used building containing 21 residential units, two retail spaces of approximately 855 square feet and 1,866 square feet, 24 Class 1, four (4) Class 2 bicycle parking spaces and approximately 2,422 square feet of common and private open space. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Same as Item 13a.
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar
 NAYES: Moore
 ACTION: Approved with Conditions as amended to include:
 1. One additional BMR unit; and
 2. Findings to reflect that the Rec & Park Commission did not forward a formal recommendation to the CPC
 MOTION: 19928

- 14a. [2015-009279CUA-02](#) (C. MAY: (415) 575-9087)
1433 BUSH STREET - south side of Bush Street, between Van Ness Avenue and Polk Street; Lot 024 in Assessor's Block 0670 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 253, 253.2, 271 and 303, to modify a previously-approved project (Case No. 2015-009279CUA, Planning Commission Motion No. 19720 approved August 4, 2016) to construct an eight-story building with 40 dwelling units above two ground floor retail spaces totaling 1,546 square feet. The project would include a shared rooftop deck, 16 stacked vehicular parking spaces accessed via Fern Street, and 44 bicycle parking spaces. The project is located within a RC-4 (Residential-Commercial, High Density) District, the Van Ness Avenue Special Use District and 130-V 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: = Christopher May – Staff Report

- + John Heindhal – Project presentation
- + Riard Ganham – Design presentation
- + Chris Schulman – Support

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 ACTION: Approved with Conditions
 MOTION: 19929

- 14b. [2015-009279VAR-02](#) (C. MAY: (415) 575-9087)
1433 BUSH STREET - south side of Bush Street, between Van Ness Avenue and Polk Street; Lot 024 in Assessor's Block 0670 (District 3) - Request for **Modification of rear yard** requirements pursuant to Planning Code Section 134 to provide a rear yard less than 25 percent of lot depth. The Project proposes to construct an eight-story building with 40 dwelling units above two ground floor retail spaces totaling 1,546 square feet. The project would include a rooftop deck, 16 stacked vehicular parking spaces accessed via Fern Street, and 44 bicycle parking spaces. The project is located within a RC-4 (Residential-Commercial, High Density) District, the Van Ness Avenue Special Use District and 130-V Height and Bulk District.

SPEAKERS: Same as Item 14a.
 AYES: ZA closed the public comment period and indicated an intent to Grant.

- 15a. [2015-014040CUA](#) (L. AJELLO: (415) 575-9142)
2301 LOMBARD STREET - southwest corner of Lombard and Pierce Streets; Lot 031 in Assessor's Block 0512 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1 and 303 to allow construction of a 4-story mixed-use building on a vacant lot formerly used as a gasoline service station. The proposed new building includes approximately 2,600 square feet of ground floor commercial space, 22 dwelling units above and 33 off-street parking spaces. 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: = Laura Ajello – Staff Report
 + Mark McDonald – Project presentation
 + Glen Riscalvo – Design presentation
 = Chris Delato – Request for continuance
 + Ted Williams - Support
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 ACTION: Approved with Conditions as amended allowing a maximum of 1:1 parking for the residential component.
 MOTION: 19930

- 15b. [2015-014040VAR](#) (L. AJELLO: (415) 575-9142)
2301 LOMBARD STREET - southwest corner of Lombard and Pierce Streets; Lot 031 in Assessor's Block 0512 (District 2) - Request for **Variance**, pursuant to Planning Code Section 134(e), to modify the rear yard requirement for the 4-story mixed-use project that includes approximately 2,600 square feet of ground floor commercial space, 22 dwelling units above and 33 off-street parking spaces. The subject property is within a NC-3

(Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 15a.

AYES: ZA closed the public comment period and indicated an intent to Grant.

- 16a. [2016-001273CUA](#) (J. VIMR: (415) 575-9109)
302 GREENWICH STREET/1531 MONTGOMERY STREET – North side of Greenwich Street at its intersection with Montgomery Street; Lots 004-005 in Assessor’s Block 0079 (District 3); City Landmark No. 121: Julius’ Castle - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 186.3, 303, and 710.44 to allow the restoration of a Restaurant use at the subject property. The proposed Restaurant would have an occupied floor area of approximately 4,900 square feet, with approximately 30 employees and a maximum of 115 customers at a single time. The subject property is within a RH-3 (Residential House, Three 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: Approve with Conditions

SPEAKERS: None

AYES: Hillis, Richards, Koppel, Melgar, Moore

ABSENT: Fong, Johnson

ACTION: Continued to July 6, 2017

- 16b. [2016-001273VAR](#) (J. VIMR: (415) 575-9109)
302 GREENWICH STREET/1531 MONTGOMERY STREET - North side of Greenwich Street at its intersection with Montgomery Street; Lots 004-005 in Assessor’s Block 0079 (District 3); City Landmark No. 121: Julius’ Castle – Request for **Variance**, pursuant to Planning Code Section 134 to legalize an expansion of the building at the rear, northwest corner of the property. The expansion is approximately 120 square feet in area and sits entirely within the required rear yard. The subject property is within a RH-3 (Residential House, Three Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: None

AYES: Acting ZA Continued to July 6, 2017

17. [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
(Continued from Regular Meeting of May 18, 2017)

SPEAKERS: = Linda Ajello-Hoagland – Staff Report
 + Jody Knight – Project presentation
 + Stanley Saitowitz – Design presentation
 - Maria Eliza – Neighborhood character, floor to ceiling glass windows
 + Corey Smith – Support
 - Rick Hall – Gentrification, wrong design
 - Marie Sorenson – Opposition, middle finger to the Mission
 - Chuck Stevens – Parking, traffic
 - Peter Papadopolous “El Chorizo”

AYES: Hillis, Richards, Johnson, Koppel, Moore
 NAYES: Fong, Melgar
 ACTION: Approved with Conditions
 MOTION: 19931

- 18a. [2015-011211SHD](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
1850 BRYANT STREET - west side of Bryant Street and east side of Florida Street, Lot 006 in the Assessor’s Block 3970 (District 9) – **Shadow Determination** that project shadow would not adversely affect use of public open space under the jurisdiction of the Recreation and Park Commission (Planning Code Section 295). The Project includes construction of a new 5-story, 68-foot-tall building totaling 187,416 gross square feet (gsf) that includes 18,652 gsf of Production, Distribution and Repair (PDR), 166,483 gsf of Social Service/Community Facility and 2,281 gsf of ground-floor retail Commercial uses. The Project also includes 89 off-street; 2 car share; 4 service vehicle; and 1 truck loading parking space; 30 Class 1 and 15 Class 2 bike parking spaces.

Preliminary Recommendation: Adopt Findings

SPEAKERS: = Linda Ajello-Hoagland – Staff Report
 + Speaker – Project Presentation
 + Speaker – Design Presentation
 + Stacey Carter – Support
 + Owen Serra – Non-profit needs to below market rates
 + Marty McKee – Non-profit spaces
 + Speaker – Support
 = Fagel Patel – Concerns that haven’t been addressed, shadow analysis
 = Maryanne Buden – Request for continuance
 = Mike Clogan – Request for continuance
 = Speaker – Issues and concerns
 = Andrew Grutsa – Negative impacts, continuance
 = Jean Alderman – Artists workspace, continuance
 = Gustavo Rivera – Studio light
 = Ricardo Buccanegra – Request for continuance
 = Speaker – Open negotiations
 = Peter Papadopolous – PDR
 - Marie Sorenson – Parking
 = Mari Eliza – Community outreach
 + Jack Sai – Support

+ Julian Dash – Support
 + Saul Edmond – Support
 + Laurie Loopia – Support
 + Celina Lucero – Support
 = Sue Hestor – Continuance, enforcement

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 ACTION: Adopted Shadow Findings
 MOTION: 19932

- 18b. [2015-011211CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
1850 BRYANT STREET - west side of Bryant Street and east side of Florida Street, Lot 006 in the Assessor's Block 3970 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303, to demolish an existing 2-story building and construct new 5-story, 68-foot-tall building totaling 187,416 gross square feet (gsf) that includes 18,652 gsf of Production, Distribution and Repair (PDR), 166,483 gsf of Social Service/Community Facility and 2,281 gsf of ground-floor retail Commercial uses. The Project also includes 89 off-street; 2 car share; 4 service vehicle; and 1 truck loading parking space; 30 Class 1 and 15 Class 2 bike parking spaces. The Project is located in the PDR-1-G (Production, Distribution & Repair -1- General) 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

SPEAKERS: Same as Item 18a.
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 ACTION: Approved with Conditions as amended to include:
 1. Light mitigation for the seven foot separation portion areas; and
 2. An informational hearing on future tenancy after the close of the tax credit.
 MOTION: 19933

- 18c. [2015-011211VAR](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
1850 BRYANT STREET - west side of Bryant Street and east side of Florida Street, Lot 006 in the Assessor's Block 3970 (District 9) - Request for **Variance** from the requirements for off-street loading (Planning Code Section 152) and ground floor ceiling height (Planning Code Section 145) to construct new 5-story, 68-foot-tall building totaling 187,416 gross square feet (gsf) that includes 18,652 gsf of Production, Distribution and Repair (PDR), 166,483 gsf of Social Service/Community Facility and 2,281 gsf of ground-floor retail Commercial uses. The Project also includes 89 off-street; 2 car share; 4 service vehicle; and 1 truck loading parking space; 30 Class 1 and 15 Class 2 bike parking spaces. The Project is located in the PDR-1-G (Production, Distribution & Repair -1- General) Zoning District and 68-X Height and Bulk District.

SPEAKERS: Same as Item 18a.
 AYES: ZA closed the public comment period and indicated an intent to Grant.

19. [2015-007183CUA](#) (T. KENNEDY: (415) 575-9125)
79 CRAGMONT AVENUE - west side of Cragmont Avenue, located in the Inner Sunset Neighborhood, Lot 012 in Assessor's Block 2131A (District 7) - Request for **Conditional Use**

Authorization to authorize the demolition of a 1700 square foot, one-story house and replace it with a 3,756 square foot, two – story house in its place pursuant Planning Code Sections 317, 209.1, and 303. The subject property is within a RH-1 (Residential House-Single 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 23, 2017)

Note: On January 26, 2017, after hearing and closing public comment the Commission adopted a motion of intent to Disapprove and Continued the matter to February 23, 2017 by a vote of +7 -0.

On February 23, 2017, without hearing, Continued to June 1, 2017 by a vote of +6 -0 (Johnson absent).

SPEAKERS: = Todd Kennedy – Staff Report
+ Stacey Liu – Project Presentation
+ Mathew Jensen – Project presentation
+ Robert Warnock - Support

ACTION: Following a motion to rescind their previous motion of intent to disapprove was adopted +6 -0 (Johnson absent); the CPC adopted an amended Motion to Approve with Conditions and 317 findings.

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

ABSENT: Johnson

MOTION: 19934

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.

20. [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 May 18, 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).
On May 18, 2017, without hearing, Continued to June 1, 2017 by a vote of +6 -0 (Johnson absent).

SPEAKERS: Ryan Peterson – Request for continuance
 ACTION: Without a hearing; Continued to June 15, 2017
 AYES: Hillis, Richards, Johnson, Koppel, Melgar, Moore
 ABSENT: Fong

21. [2015-007765DRP](#) (E. GORDON-JONCKHEER: (415) 575-8728)
1369 SANCHEZ STREET - east side between Cesar Chavez and 27th Streets, Lot 027 in Assessor's Block 027 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.0819.47.09 proposing the remodel of the front elevation, a horizontal addition and the reconfiguration of the existing two-unit residence by relocating Unit 1 from the second floor to the ground floor and combining habitable space on second and third floors into one residential unit – Unit 2, within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The project would also fill in alley space/ side yard at the south front of the building on all floors. 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 27, 2017)

SPEAKERS: = Delvin Washington – Staff Report
 - Sue Hestor – DR presentation
 - Georgia Schuttish – Interior configuration
 + David Silverman – Project Presentation
 + Bill Pashelinky – Roof deck 4' from the rear building wall
 ACTION: Took DR and approved the revised plans with a roof deck setback four feet from the rear building wall.
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson
 DRA No: 0531

22. [2016-004009DRP](#) (V. FLORES: (415) 575-9173)
3932-3934 26TH STREET - between Sanchez and Church Streets, Lot 012 in Assessor's Block 6552 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.03.18.2438, proposing to the renovation and addition to an existing three-story two-unit building located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The project will excavate and expand the garage level. Additionally, the proposal includes a rear horizontal addition to the second and third floors; a new vertical addition for a fourth floor, and façade alterations. Each unit will occupy two floors. 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 February 9, 2017)

SPEAKERS: = Delvin Washington – Staff Report
 - Speaker – DR presentation
 + John Lum – Project presentation

- + Ryan Patterson – Carl Jensen
- Patricia Heldman – Oversized units
- Tommy Amicola-Mecca – Planning enforcement
- Kathy Lipscom – Planning procedures
- Patricia Kosta – Size of building
- Janice Miramoto – Out of scale
- Ted Stuka – Neighborhood character
- Georgia Schuttish – ADU, rent controlled units

ACTION: After hearing and closing public comment; continued to August 31, 2017
AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
NAYES: Melgar, Richards
ABSENT: Johnson

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 - 10:02 P.M.