

AMENDED
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 8, 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 12:09 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Aaron Starr, Anne Brask, Diego Sanchez, Ella Samonsky, Jonathan DiSalvo, Elizabeth Gordon-Jonckheer, Kimberly Durandet, 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. 2014-001457CUA

(M. CHRISTENSEN: (415) 575-8742)

65 CAPP STREET - northeast corner of Capp Street and Adair Street, Lot 041 in Assessor's Block 3553 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 231, 303, 209.4, 317, and 710.48, proposing to legalize an existing entertainment use on the ground floor of the existing single-family dwelling. The project includes the merger/conversion of a portion of the existing dwelling unit to create a ground floor theater and live performance space. The project is located within the Residential Transit Oriented – Mission (RTO-M) 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

(Proposed for Continuance to June 22, 2017)

SPEAKERS: None
 ACTION: Continued to June 22, 2017
 AYES: Hillis, Richards, Koppel, Moore
 ABSENT: Fong, Johnson, Melgar

- 1b. 2014-001457VAR (M. CHRISTENSEN: (415) 575-8742)
65 CAPP STREET - northeast corner of Capp Street and Adair Street, Lot 041 in Assessor's Block 3553 (District 9) - Request for **Variance** from Planning Code requirements for street frontage transparency (Planning Code Section 145.1) to legalize an existing entertainment use on the ground floor of the existing single-family dwelling. The project is located within the Residential Transit Oriented – Mission (RTO-M) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to June 22, 2017)

SPEAKERS: None
 ACTION: Continued to June 22, 2017
 AYES: Hillis, Richards, Koppel, Moore
 ABSENT: Fong, Johnson, Melgar

2. 2017-003880PCAMAP (A. BUTKUS: (415) 575-9129)
CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT [BF 170296] - **Planning Code and Zoning Map Amendments** to Sectional Maps SU06 and SU07 creating the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel No. 2619, Lot No. 001A, and Douglass Street; and all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Pending
(Proposed for Continuance to June 22, 2017)

SPEAKERS: None
 ACTION: Continued to June 22, 2017

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

3. 2014-003153CUA (A. PERRY: (415) 575-9017)
2505 NORIEGA STREET - southwest corner of Noriega Street and 32nd Avenue, Lot 012 in Assessor's Block 2069 (District 4) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 306.7, and interim zoning controls established under Resolutions 179-15 and 544-16, proposing to establish a new Medical Cannabis Dispensary (MCD) (d.b.a. The Apothecarium) in a currently vacant commercial space at the ground floor of the subject property, last occupied by Ace Pharmacy. The MCD would not allow for on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles), nor would the MCD permit on-site cultivation of plants for harvesting medical product. The MCD would permit on-site sales of medical cannabis only and also proposes to provide delivery services. The project is located within the Noriega Street Neighborhood Commercial District (NCD) 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\(h\)](#).

Preliminary Recommendation: Pending

(Proposed for Continuance to July 13, 2017)

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

4. 2015-018150CUA (C. MAY: (415) 575-9087)
137 CLAYTON STREET - west side of Clayton Street, between Grove and Hayes Streets, Lot 006 in Assessor's Block 1194 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story, single-family dwelling and construct a new four-story, 3-unit residential building within an RH-3 (Residential – House, Three-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\(h\)](#).

Preliminary Recommendation: Pending

(Continued from Regular Meeting of February 9, 2017)

(Proposed for Continuance to August 24, 2017)

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

5. 2016-000688DRP-02 (C. MAY: (415) 575-9087)
116 10th AVENUE - east side of 10th Avenue between Lake and California Streets; Lot 034 in Assessor's Block 1369 (District 1) - Requests for **Discretionary Review** of Building Permit Application No. 2016.01.12.6840 proposing the construction of a rear horizontal addition and vertical addition to the existing single family dwelling. The subject property 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 August 31, 2017)

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

B. COMMISSION MATTERS

6. Consideration of Adoption:

- [Draft Minutes for May 18, 2017 -Joint Hearing w/Recreation and Park Commission](#)

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

- [Draft Minutes for May 18, 2017](#)

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

7. Commission Comments/Questions

- [Inquiries/Announcements](#). Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- [Future Meetings/Agendas](#). At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

Commissioner Hillis:

Just two quick items, one we've talked about adjusting our, the time the meeting starts and potentially looking at different options and I think we've decided in July we're going to start the meeting at 1 o'clock in hopes that we reduce the breaks and maybe end earlier by starting later, although that may be counterintuitive, so we'll see how it works and do a couple of meetings. I know there has been interest also in shifting the earlier, but I think we want to give – you know the goal here is to give certainty obviously to members of the public who are coming to these hearings and giving them an opportunity to voice their input on the various items, so we'll try to have the meeting beginning after July 4th. I think the first meeting is July 6th and see how it goes. And then there has been interest and interest from many commissioners on the issues of retail; you know the future of retail in commercial corridors, as well as the downtown central retail corridor. I've been asked by a

couple commissions to form a working group subcommittee to address this. We can only have 3 commissioners serving on that because of Brown Act Rules. So, Commissioner Moore, Fong and Johnson have expressed interest. I don't think we need to vote on that. They will form the committee and work with staff and issue a notice when that committee meets with an agenda.

Jonas Ionin, Commissioner Secretary:

Commissioner Hillis, you are appointing Commissioners Moore, Johnson and Commissioner Richards?

Commissioner Richards:

No, Commissioner Moore, Johnson and Fong

Commissioner Hillis:

Johnson, Fong and Moore.

Jonas Ionin, Commission Secretary:

Very good. Thank you.

Commissioner Richards:

So just to piggyback of what Commission President Hillis, I heard it from members of the public after last hearing around our we don't eat lunch by noon we take a break when seems reasonable for us before a much longer item and it is hard actually get out and go and eat lunch and be back under 40 or 45 minutes and members of the public said we kill two birds with one stone, this may be four of five people pulled me aside, one was, people have an easier time to get to the Commission if it is at 1:00 rather than noon, as well as, potentially we just take a break for dinner and not have to take two breaks, maybe to Commissioner Hillis' point we might actually end up earlier and we don't have to have the public wait so long, so it is actually for both, for us and for you.

Commissioner Moore:

Thank you for following through on the subcommittee idea, I appreciate your appointments. The second point is starting at 1:00 most people in private enterprise employment do take lunch around 12:30 – 1:00 o'clock, which it is reasonable break for anybody with an employment to take a half of day off sitting on a Commission room, just having to been at noon. That said in the past quite a few years ago, this Commission started at 1:30. We stopped that, because at that time, we were in the middle of the Eastern Neighborhoods and all kind of large plans and midnight was the norm, not the exception at a time so with that said, I'm in support of 1:00 and just trial and see how it work and if it doesn't work we can always change it.

C. DEPARTMENT MATTERS

8. [Director's Announcements](#)

Director Rahaim:

Commissioners, thank you I just wanted to take a few moments, if I could, to recognize and very long term member of the staff who will be retiring in a couple of days and who is here for her last commission meeting. Christine Haw is leaving us after many, many years with

the City, and we have a certificate of honor for her, both signed by myself and President Hillis. And I'd like Chris to come up and I'd like to read this into the record if I might.

Whereas in recognition of her extraordinary service and dedication to the Planning Commission and San Francisco Planning Department, the Planning Commission hereby issues and authorizes the execution of this Certificate of Honor to Christine Haw. Christine has served the City and County since the 80s both in the Mayor's Office and in the Planning Department. She co-managed the Planning Information Center to serve the public with accurate and timely information and then served as Manager of the Planning Department's Code Enforcement Team. Under her leadership, this strong and cohesive unit pursued enforcement cases on a variety of complicated and controversial matters including efforts to restore illegally converted residential and PDR uses, bringing large institutions such as Academy of Art University into compliance with the Planning Code and lead the charge in investigating and enforcing illegal short term rentals. On behalf of the government and people of San Francisco, we thank Christine Haw for her contributions and commitment to the Planning Department and to her colleagues therein. Her exceptional skills, perseverance, and her dedication to the City and County of San Francisco and we wish her a well-deserved and active retirement.

Christine Haw:

Thank you, John. Thank you, Commissioners and President Hillis. It's been my absolute privilege and honor to serve the City, to serve the Commission, and to serve our department. I've had a wonderful time. I was lucky enough to be hired by San Francisco quite young and I was, although I'm not that young, and I've had a wonderful time. I've enjoyed every minute of it and I've also loved each and every case, even in Code Enforcement, as difficult as they can be, I loved every single case. I've had a wonderful staff. We have a wonderful department and I thank you very much for all of your service on the Commission and especially thank you for all of your support over the years. Thank you.

Commissioner Hillis:

Thank you, Chris. And thank you for your guidance in all that you have done for the Commission. We know it's just the tip of all that you do for the Department and for this city, so thank you always for your great guidance here at the Commission and we wish you the best in your retirement.

Director Rahaim:

Commissioners, if I may then, a couple of other announcements that I like to make. One is - also in the realm of retirement, a long time city director, Olsen Lee, retired last week. I don't know if you are aware of that, Olson Lee was for many years the Mayor's Office of Housing Director. He had previously been with the Redevelopment Agency and prior to that was with the Mayor's Office of Housing. I think he was with the City for over 20 years as well. I'd like to wish him well in his years and thank him for the, I think unusually close collaboration that the Department has with the Mayor's Office of Housing. It's been an excellent working relationship. The two departments had really gelled in a very strong ways over the issues of inclusionary housing and affordable housing, so we wish Olsen well in his retirement. Lastly, I wanted to mention last week, we -- the announcement was made that the RFQ went out for the Resilient by Design competition. As you might remember, this is the competition that the Department actually put together via a regional partnership to address sea level rising in the Bay Area and this was modeled after the

Rebuild by Design competition in New York, which occurred after Hurricane Sandy. We were very, very lucky in that the Rockefeller Foundation granted \$4.6 for the competition, almost fully funding the entire effort, and the RFQ for the design engineering financial teams went out last week. There will 10 sites selected in the Bay Area, one in each county and then an additional site, there is a separate entity that is now managing that competition with a full-time director, and the hope is that the entire process will be completed in about a year. So, as a last week, the RFQ went out for the teams. We are very excited about this. We were – I was very pleased in that both Rockefeller Foundation and Sean Donovan, the former HUD Secretary last year to announce it, who was is in his previous iteration the Housing Commissioner of New York City after Sandy, and he was one of the folks responsible for creating the competition in New York. Their comments were very requester complimentary to San Francisco and the Bay Area, because as they pointed out, we didn't need a disaster to move this forward, both New Orleans and New York did this after their disasters, we are doing it ahead of it and ahead of the game, so we're very pleased about that and we're very excited that this is moving forward and this whole process was in fact initiated by Diana Sokolove and Gil Kelley in the Planning Department, so I thank them greatly for the work on this and we all are very excited to see this move forward presentation. That concludes my presentation, unless you have questions. Thank you.

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

LAND USE COMMITTEE:

- **170131 Establishment of Compton's Transgender Cultural District.** Sponsors: Kim, Peskin, Safai, and Sheehy. Staff: Frye.

At Monday's Land Use hearing, the Committee heard a resolution, sponsored by Supervisors Kim, Peskin Safai, and Sheehy, establishing the Compton's Transgender Cultural District with the intent of commemorating historical sites, preserving existing spaces, and planning for vibrant communities that are Transgender, Gender-variant, Intersex, Lesbian, Gay, and Bisexual affirming. Tim Frye from Planning Staff was in attendance to answer questions raised throughout the discussion, and during public comment there were five members of the public who spoke in favor of the resolution. Supervisor Kim proposed several amendments to the text of the resolution, which were all accepted by the Committee members. Supervisor Peskin then made a motion that the item be forwarded to the Full Board with a positive recommendation, which passed unanimously.

- **161351 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.** Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers/Bintliff. Continued to June 12

GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE:

- **170576 Hearing - Preservation of Cultural and Historic Assets.** Sponsors: Kim; Ronen, Peskin, Cohen and Fewer. Staff: Frye.

On Wednesday, the Government Audit & Oversight Committee held a hearing on "Cultural Districts & Cultural Aspects". Supervisors Kim, Ronen, Peskin, Cohen & Fewer

called the hearing to understand the status of the districts and to discuss how cultural districts can be a tool for community stabilization, including stemming displacement of people and cultural assets such as landmarks and small businesses. Planning Department staff along with staff from OEWD, the Arts Commission, DPW and SFMTA presented. Planning Staff explained how the communities themselves help define the tangible and intangible aspects of cultural heritage, and that districts can be place-based or asset-based. During the committee, members were especially interested in helping to centralize all of the city's existing resources that may help communities interested in cultural districts. At its conclusion, the hearing was continued to the call of the chair.

FULL BOARD:

- **150969 Planning Code – Home SF.** Sponsors: Mayor; Tang and Safai. Staff: Dischinger. PASSED Second Read
- **170203 Planning Code - Article 7 Reorganization; Technical and Other Amendments.** Sponsor: Mayor. Staff: Starr. Passed First Read
- **170204 Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control Tables.** Sponsor: Mayor. Staff: Starr. Passed First Read, Item 29

INTRODUCTIONS:

- No new introductions last week.

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: Tom Radoulovich – Response to Comments documents

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.

10. (A. STARR: (415) 578-6362)
CALIFORNIA PROPOSITION 64, THE "ADULT USE OF MARIJUANA ACT - Informational Presentation on Proposition 64, passed by the voters in November 2016, which legalized the cultivation, sale and use of non-medical (a.k.a. adult use) cannabis. City Staff, including

staff from the Department of Public Health, will provide an overview of the Proposition and the City's related implementation planning efforts.

Preliminary Recommendation: None - informational

SPEAKERS: = Aaron Starr – Staff presentation
 = Mavis Asiedu-Fimpong, JD, MPH - Cannabis Informational presentation
 ACTION: None – Informational

11. [2011.2287CWP](#) (A. BRASK: (415) 575-9078)
URBAN FOREST PLAN: PHASE I – Adopted in by the Board of Supervisors in 2015, the Urban Forest Plan Phase I: Street Trees, identifies policies and strategies to create an expanded, healthy, and thriving street tree population for all of San Francisco. In January 2017, the City of San Francisco completed the first citywide street tree census, a recommendation from Phase 1 of the Plan. This **Informational Presentation** will highlight the survey's findings to the Commission and give an update on Urban Forest Plan work.

Preliminary Recommendation: None – Informational

SPEAKERS: = Anne Brask – Staff presentation
 ACTION: None - Informational

12. [2014.2110CWP](#) (M. WENGER: (415) 575-9126)
WESTERN SHORELINE AREA PLAN - Pursuant to Planning Code Section 340, the Planning Commission will consider a **General Plan Amendment**, adopting changes to the Western Shoreline Area Plan, the City's Local Coastal Program, to incorporate sea level rise and coastal erosion policies in a new Coastal Hazards section.

Preliminary Recommendation: Adopt

(Continued from Regular Meeting of April 13, 2017)

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

13. [2017-004521MAP](#) (D. SANCHEZ: (415) 575-9082)
THIRD STREET FORMULA RETAIL RESTRICTED USE DISTRICT - Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of **Intention to Initiate** Zoning Map Amendments to Sectional Map SU10 of the City and County of San Francisco. The amendment would amend the Zoning Map to reflect the inclusion of Lots 06 and 09 in Assessor's Block 5419 (5545 Third Street and 5501 Third Street, respectively) in the Third Street Formula Retail Restricted Use District; and affirming the Planning Department's determination under the California Environmental Quality Act, and making Planning Code Section 302 findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. This change is intended to correct a minor omission in the Zoning Map given that the Ordinance establishing the Third Street Formula Retail Restricted Use District lists these properties as being within the Restricted Use District. *Preliminary Recommendation: Adopt a Resolution of Intent to Initiate and schedule a public hearing on or after June 28, 2017.*

SPEAKERS: = Diego Sanchez – Staff Report

ACTION: Adopted a Resolution of Intent to Initiate and Scheduled a public hearing on or after June 28, 2017
 AYES: Hillis, Richards, Johnson, Melgar, Moore
 ABSENT: Fong, Koppel
 RESOLUTION: 19935

14. [2017-000475PCA](#) (A. BUTKUS: (415) 575-9129)
CAR-SHARE AND SHARED LIMITED RANGE VEHICLE PARKING REQUIREMENTS [BOARD FILE NO. 170625, PREVIOUSLY BF 161349] - **Planning Code Amendment** to allow Shared Limited Range Vehicle (scooter) off-street parking in certain designated spaces and amending the Car-Share Program provisions; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under Planning Code, Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Regular Meeting of May 4, 2017)

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

- 14.15. [2015-015866CUA](#) (E. SAMONSKY: (415) 575-9112)
650 ANDOVER STREET - southwest corner of Richland Avenue and Andover Street; Lot 001 of Assessor's Block 5744 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317 to convert the ground floor dwelling unit of the two-family building located at 650 Andover Street to a Child Care Facility for up to 26 children within a RH-2 (Residential-House, Two Family) District and an 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: = Ella Samonsky – Staff Report
 + Speaker – Project presentation
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson
 MOTION: 19936

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.

- 15.16. [2013.1404DRP](#) (J. DISALVO: (415) 575-9182)

1298 VALENCIA STREET - located at the northwest corner of 24th Street and Valencia Streets, at the corner of 24th 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 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

(Continued from Regular Meeting of May 11, 2017)

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

16.17. [2015-016467DRP-02](#) (E. GORDON-JONCKHEER: (415) 575-8728)

653 28TH STREET - south side of 28th Street between Diamond and Douglass Streets; Lot 024 in Assessor's Block 7520 (District 8) - Requests for **Discretionary Review** of Building Permit Application No. 2017.0217.9712 proposing the new construction of a three-story over basement single-family dwelling. The project also includes the demolition of the existing two-story single-family house (Building Permit Application 2017.0217.9713). The subject property is within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Elizabeth Gordon-Jonckheer – Staff Report
 - Hanah Eftehari – DR presentation
 - David Tony – DR presentation
 - Mary Garland – Opposed
 - Ozzie Rohm – Too big
 - Georgia Schuttish – Appraisal
 - Eileen Bogan – Supplemental addendum appraisal
 - Speaker – Opposition
 + John Lum – Project presentation
 + Henry Karnilowicz – Family housing
 + Robby Serengami – Support
 + Sonja Transs – Support
 - Suheil Shatara - Rebuttal

ACTION: After hearing and closing public comment, Continued to September 7, 2017 with direction from the CPC

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

- 17-18. [2014.0168DRP](#) (K. DURANDET (415) 575-6816)
 2092 3RD STREET - northwest corner of 3rd and 18th Streets; Lot 007 in Assessor's Block 3995 (District 10) - Request for **Discretionary Review** of Building Permit Application Nos. 2015.0717.1867 and 2015.0717.1874. The proposed project includes demolition of the existing building and new construction of a six-story, 68-foot-tall, 22,615-square-foot building consisting of 19 dwelling units, 3,110 square feet of ground-floor retail, 10 automobile parking spaces and 20 bicycle parking spaces in a below grade parking area of 5,000 square feet. The project consists of 10 1-bedroom, 8 2-bedroom, and 1 3-bedroom dwelling units and is in compliance with the Planning Code. The subject property is within the UMU (Urban Mixed Use) Zoning District, Life Science and Medical Special Use District, and 68-X Height and Bulk District.
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
WITHDRAWN

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))

SPEAKERS: Ozzie Rohm – 658 28th Street
 Henry Karnilowicz – NSR
 John Lum – City density, clarity
 Speaker – 653 28th Street
 Georgia Schuttish – Demolitions marked as alterations
 Speaker – Home prices, middle class families
 Speaker – Discrimination of the wealthy
 Sonja Transs – Melgar's square footage

ADJOURNMENT 3:39 P.M.