

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, July 6, 2017
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:09 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Claudine Asbagh, Jeffrey Horn, Cathy Campbell, Carly Grob, Todd Kennedy, Jonathan Vimr, Jacobs Bintliff, Audrey Butkus, Linda Ajello-Hoagland, Jonathan DiSalvo, Natalia Kwiatkowska, 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. 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 Planning Code 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: Take Discretionary Review and Approve with Modifications
(Proposed for Continuance to September 28, 2017)

SPEAKERS: None

ACTION: Continued to September 28, 2017

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

- 1b. 2015-015846DRP (E. GORDON-JONCKHEER: (415) 575-8728)
520 28TH TREET - north side of 28th Street between Castro and Diamond Streets; Lot 008 in Assessor's Block 6604 (District 8) – Request for **Discretionary Review** 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 Planning Code 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: Take Discretionary Review and Approve with Modifications
(Proposed for Continuance to September 28, 2017)

SPEAKERS: None

ACTION: Continued to September 28, 2017

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

- 1c. 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 September 28, 2017)

SPEAKERS: None

ACTION: Continued to September 28, 2017

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

2. 2013.1330DRP (D. VU: (415) 575-9120)
1900 MISSION STREET - southwest corner of 15th and Mission Streets, Lot 01 in Assessor's

Block 3554 (District 9) - Request for **Discretionary Review** of Building Permit Application No. 2015.0708.0963, proposing to demolish the existing 1,690 sq. ft. automotive repair shop (dba Discount Auto Performance) and construct a 16,022 gross sq. ft., seven-story over basement, 75-foot tall mixed-use building that includes 805 sq. ft. of ground-floor commercial space, twelve dwelling units at all floors of the building, 1,370 sq. ft. of combined common and private open space and eighteen Class 1 bicycle parking spaces at the basement level within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 80-B 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: Do Not Take Discretionary Review and Approve

(Continued from Regular Meeting of June 15, 2017)

NOTE: On February 23, 2017, after hearing and closing public comment, the matter was continued to April 13, 2017 by a vote of +7 -0.

On April 13, 2017, without hearing, the matter was continued to June 15, 2017 by a vote of +7 -0.

(Proposed for Continuance to September 28, 2017)

SPEAKERS: None

ACTION: Continued to September 28, 2017

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

3. 2017-001036CUA (D. WEISSGLASS: (415) 575-9177)
1101 FILLMORE STREET - west side of Fillmore Street between Turk Street and Golden Gate Avenue; Lot 002 in Assessor's Block 0755 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 to establish a Formula Retail Use within the Fillmore Street Neighborhood Commercial Transit District and 50-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,674 square feet of floor area (previously occupied by "A&J Beauty Supply", a non-Formula Retail beauty supplies store) to a Formula Retail Limited Restaurant Use (d.b.a. "Little Caesars", a take-out pizza restaurant). There will be no expansion of the building envelope. 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 October 5, 2017)

SPEAKERS: None

ACTION: Continued to October 5, 2017

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

4. 2016-001190CUA (J. HORN: (415) 575-6925)
4143-4145 24TH STREET - south side of 24th Street, between Diamond and Castro Streets, Lot 038 in Assessor's Block 6506 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 728.51 to authorize a Medical Service (Dentistry) use (d.b.a. Aesthetic Dentistry of Noe Valley), in a ground floor space currently occupied as the garage and lower residential unit of a two-family residence. The project also proposes a horizontal rear addition, two-story vertical addition, the relocation of the existing ground floor dwelling unit and the addition of a third unit. In total, the project

proposes a 4-story structure with a ground floor dental office and three residential units within the 24th Street – Noe Valley NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).

(Continued from Regular Meeting of April 27, 2017)

(Proposed for Indefinite Continuance)

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

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

5. [2017-003191DNX](#) (C. ASBAGH: 415/575-9165)
100 VAN NESS AVENUE - east side of Van Ness Avenue, at the intersection of Van Ness and Fell Street; lot 020 of Assessor's Block 0184 (District 6) - Request for a **Downtown Project Authorization** per Planning Code Section 309(j), to modify condition of approval number 21 of Motion No. 18682, approved by the Planning Commission on August 2, 2012. The motion authorized the conversion of the subject building from office to 399 residential units and approximately 6,884 square feet of ground-floor retail as well as the re-skinning of the building's exterior. This request would extend the date that the curb cut along Van Ness Avenue could be maintained by one year from August 2, 2017 to August 2, 2018.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 19953

6. [2015-007062DRP-02](#) (J. HORN: (415) 575-6925)
752 ELIZABETH STREET - north side between Douglas and Diamond Streets, Lot 018 in Assessor's Block 2805, (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2015.07.17.1767 proposing a two-story vertical addition and one-story horizontal rear addition to an existing one-story-over-garage single-family home 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: Take Discretionary Review and Approve with Modifications

(Continued from Regular Meeting of April 13, 2017)

SPEAKERS: None

ACTION: Took DR and Approved with Modifications
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 DRA No: 0538

7. [2016-016335CUA](#) (C. CAMPBELL: (415) 575-8732)
723 TARAVAL STREET - southwest corner of Taraval Street between 17th and 18th Avenue; Lot 052 in Assessor's Block 2408 (District 7) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 711.54, and 790.60, to allow a change of use from Administrative Services to Massage Establishment. The proposal involves expanding an existing Massage Establishment (D.B.A. Perfect Foot Massage Center) with an existing commercial space to the rear. The subject property is within a NC-2 (Neighborhood Commercial, Small 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: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 19954

8. [2017-000519CUA](#) (T. KENNEDY: (415) 575-9125)
1511 SLOAT BOULEVARD - southwest side of Sloat Boulevard and Everglade Drive, located on the northeast side of the Lakeshore Plaza, Lot 004 in Assessor's Block 7255 (District 7) - Request for **Conditional Use Authorization** to change a use from an existing Limited Restaurant (Nubi Yogurt) to a Formula Retail Limited Restaurant (Ahipoke Bowl) pursuant Planning Code Sections 303.1, 780.1 and 713. The Zoning Classification of the subject site is the Neighborhood Commercial, Shopping Center (NC-S) with a Height and Bulk District of 26-40-X. This proposed use will occupy an existing tenant space on the ground level and is 837 square feet in floor area. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: After being pulled off of Consent; Approved with Conditions
 AYES: Richards, Fong, Johnson, Koppel, Melgar, Moore
 NAYES: Hillis
 MOTION: 19955

C. COMMISSION MATTERS

9. Consideration of Adoption:
 • [Draft Minutes for June 15, 2017](#)

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

- [Draft Minutes for June 22, 2017](#)

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

10. 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 Richards:

Maybe it's too early to pass judgment on leaving at 1:00 o'clock, but I actually enjoy eating before I get here and not having to inconvenience the public, by taking a big lunch break at 2 o'clock. Anybody else want to chime in on that?

Commissioner Koppel:

We'll see how we feel at 6:30.

Commissioner Moore:

I believe that 1:00 o'clock is fine, at least in the summer. I actually wanted to make a different comment. I saw in the advance calendar that Commissioners Johnson, Fong and myself are supposed to having a round table discussion on downtown retail. We have not yet had any meeting, given that we all have busy schedules otherwise, and will ask that we continue that to a later date, please.

Jonas P. Ionin – Commission Secretary:

Commissioner Moore, that initial committee meeting would give you the opportunity to actually have that initial discussion, but we can certainly move it to a separate date and start that later.

Commissioner Moore:

See if it works, we have a busy time before we go on break, so I'd kind of like to more preparation time. There are interesting things that I'd like to discuss, perhaps off record with the two commissioners, be a little more prepared. If that discussion is to be held in front of others, I think we got to come with a little bit of preparation.

Jonas P. Ionin – Commission Secretary:

I think we also have to be careful, because recognizing that, just the two of you would constitute a quorum of that committee, so.

Commissioner Moore:

Then perhaps we have an informal meeting or scheduled meeting in the Department, perhaps with some planners even present, we have downtown planners, would be perhaps a good preparatory a way of setting it up.

Director Rahaim:

If I may, maybe the since to do, since you've been formally constituted as a committee, it does require that you meet in public, if there are two or three of you. So, maybe we can use that first meeting to scope out what it is that the committee will do and then we can talk to you about some of the discussions we've had with the Department -- the Office of Economic Workforce Development.

Commissioner Richards:

A couple of things, on Matier and Ross, on Monday the third, there was an article of the headline San Francisco Traffic Planners Miss Ride Hailing. We've been talking about the pace of change, the amount of change, the velocity and how it prevades everything. I just want to do a quote from Randy Rentschler of the MTC, which oversees regional transportation planning said, "city officials may have fallen victim to their vision of how things should be instead of how they are. Public policy often aims for a certain outcome and as such, it can be harder to be predict, what you don't want to happen, so you don't see it." So, a really good quote, not to poke fun at nobody, but it is a realization, looking into the future and trying to plan long term with the place of change we have, is getting harder and harder, and we can see from this article, that even folks from the MTC admit that they miss the ride hailing, Airbnb, other things we've talked about it that really are impacting the City. One other thing, two other things, first, an article in the Chronicle on the fourth Local Officials Cultivate a Variety of Laws on Pot. A good article to read, there is 100+ communities in the metro Bay Area, is nine counties Bay Area and so many different regulations on where people are headed with the legalization of rules around recreational marijuana some of the cities border San Francisco literally, and they are going to have an impact, I think on what we do here. So, fully informative, I encourage you to take look at it, very informative. Lastly, just a Commission matter I understand that Commissioner President Hillis and myself will not be here on the 20th and I want make sure that will not be an issue for the remain five folks.

Commissioner Hillis:

So, you know you'll not be here, please let Mr. Ionin know.

Commissioner Johnson:

I will be here. So just a question, we had a member of the public email the commissioners, I think it was yesterday about everyone that came down in Los Gatos about a North 40 Project, and basically there was a developer who sued the city with the basis that, I guess it was CEQA and Housing and Accountability and a couple of things, the town had not have the right to disapprove their project. I know we -- I'm sure some of the outlines of what that case was, don't always overlap with San Francisco, but part of the ruling talked about the need for Los Gatos to have objective standards to consider or public health and safety findings when they're considering projects. I think it would be really helpful to have the City Attorney or staff, however you want to do it, take a look at that case and give us some information, either a memo or maybe just in the director's report or something, about where it is applicable for us. Because we often talk about over the last couple of years, people are looking at different State law changes, and looking what may come down for

San Francisco, but there are laws in place already that this case shows may impact how we have to do business and I'd like to better understand that so, that's my request.

Commissioner Moore:

Without creating a discussion, I want to pick-up on what commissioner Richards comment regarding ride sharing. We all know the problems. We share them with cities nationwide. However, looking into the future there are community, that are taking as an advantage by integrating ride sharing into public transportation policy and making ride sharing an extension of public networks and I think that is an interesting concept, and I would like to see that perhaps at least looked at, given that many underserved areas of the City where public transportation is not quite as mature as in the inner lying districts in the City.

Commissioner Johnson:

Sorry, not a discussion. I totally agree, I think this is another right discussion for pointing to the MTA and maybe having -- I know people hate this this joint meetings, I like them though, this would be a good one, because the answers sometimes may not be ride sharing if they were integrated -- in rationalizing our transit network. You would want public transport probably in the areas underserved with private networks, where there is lots of competition. So, there is different reasoning, rational why we might do both and I think that there is a land use discussion around how we use the curb and how we rationalize what is on the streets, and how we approve projects. If it seems that ride share is part of a network, we may need to have a new method on -- instead regular private garages of having some sort -- in zoning code loading zone or ride share something, and none of these company make any money. We need to think about in terms of the future of the City.

D. DEPARTMENT MATTERS

11. Director's Announcements

Director Rahaim:

Thank you, Jonas no new announcements today. I just want to say I was thinking about this as a completely separate topic, but I just want to remind you, to let you know that Connect SF is actually dealing with a broad range of transportation issues and the private services is you will, all types are part of that network, part of that discussion, and clearly are not going anywhere. While there is a lot of concern about the impacts, the belief is that we have to figure out a way to incorporate the services into our thinking of transportation planning. So, that as an interval part on how we think about these issues and will be in the future. Thank you.

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

LAND USE COMMITTEE:

- **170430 Planning Code - Landmark Designation - 1970 Ocean Avenue (aka El Rey Theater). Sponsor: Yee. Staff: Ferguson.**

At the land use committee last week, the Committee heard the landmark designation for the El Rey Theater on Ocean Avenue. The El Rey Theater is architecturally significant as one

of the only remaining movie theaters originally designed in the Art Deco style by master architect Timothy Pflugger.

At the hearing, there was public comment from Ocean Avenue community members, preservation experts, and the Art Deco Society of California, which nominated the El Ray for designation. After a presentation by Supervisor Yee's aide, Jen Low, and public comment the Committee voted to forward this with recommendation to the full Board.

- **170434 Planning Code - Construction of Accessory Dwelling Units. Sponsor: Peskin. Staff: Haddadan.**

Next on the Land Use agenda was the ADU ordinance sponsored by Supervisor Peskin. Commissioners, you heard this item on May 5 this year and recommended approval with modifications. Supervisor Peskin incorporated the following recommendations from the Commission:

1. Eliminated the provisions that allowed taking some retail space on the ground floor to convert to ADUs.
2. Eliminated the legislated timeline to review ADUs that are not subject to ministerial review per State Law.
3. Subjected ADUs in RH1-D districts to the same controls for ADUs in single-family homes in other districts, where no waiver from the Planning Code is required; and
4. For ADUs in single-family homes where no waiver from the Planning Code is needed, allow the Department's preservation review to apply to any known historic resource.

Supervisor Peskin also took a Planning Commission recommendation by not incorporating the amendment regarding density appropriateness. That amendment would have put a cap on the number of ADUs allowed in buildings undergoing mandatory seismic retrofitting in RH districts.

At the hearing, Supervisor Farrell proposed an addition two amendments that the Planning Commission recommended. The first amendment would allow for ADUs in multi-family buildings and single-family buildings where waivers from the Planning Code are required to take space from an existing unit.

The second amendment was related to the exemptions for temporary evictions. The Ordinance required submitting the required declaration by certified mail and limiting the eviction period to three months only. Supervisor Farrell amended the Ordinance to eliminate these additional requirements to align the process with existing Rent Board practice.

Both Supervisor Peskin and Farrell's amendments were accepted and the item was moved to the Full Board with a recommendation of approval.

The Planning Commission's recommendations that were not incorporated into the Ordinance included multiple clarifying recommendations as well as allowing ADUs in multi-family units and single-family homes where waivers from the Planning Code are required to expand within the buildable envelope on the ground floor only.

- **170296 Planning Code, Zoning Map - Corona Heights Large Residence Special Use District. Sponsor: Sheehy. Staff: Butkus. Amended and Recommended**

Last on the agenda was the Ordinance that would create the Corona Heights Large Residence Special Use District. The proposed SUD would require a Conditional Use Authorization for large residential developments that are zoned RH-1, RH-2, or RH-3 within the Corona Heights neighborhood.

Commissioners, you heard this ordinance on June 22, 2017 and recommended approval with modifications. The modifications included technical amendments as well as recommendations to add back a provision that existed in the interim controls regarding through lots; to add a provision that the SUD controls will sunset once the Department's proposed Residential Expansion Threshold controls are adopted; and a recommendation that the SUD should consider the different zoning districts and their allowable density, along with the individual lot size, when determining the threshold for requiring a Conditional Use authorization.

At the land use committee Supervisor Peskin, at the request of Supervisor Sheehy, move to approve the ordinance with the technical amendments, and to add back the provision regarding through lots. The Commission's other recommendations were not added to the ordinance.

There were several members of the public who spoke on behalf of this item. All members spoke in favor of adopting the proposed permanent controls with some or all of the recommendations made by the Planning Commission. The Land Use Committee then voted to recommend the Ordinance as amended as a committee report.

FULL BOARD:

- **161351 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements. Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers/Bintliff.** The consensus ordinance for the inclusionary housing program passed its First Read.
- **170638 Hearing - Appeal of Determination of Exemption From Environmental Review - Proposed SFMTA-13th Street Eastbound Bicycle Facility Project. Staff: Jain, Espiritu, Wietgreffe.**

Next on the agenda was the appeal of the 13th Street Eastbound Bicycle Facility Project. This appeal was filed by Marry Miles. The Planning Department was represented by Wade Wietgreffe and Chris Espiritu who provided an overview of the decisions of the Planning Department and responded to questions raised throughout the discussion. Several speakers spoke in support of the project and in opposition to the appeal. Other than Ms. Miles, there were no other speakers in support of the appeal. At the end of the hearing, Supervisor Ronen, seconded by Supervisor Kim, moved that the environmental determination be upheld. The motion carried unanimously.

- **170296 Planning Code, Zoning Map - Corona Heights Large Residence Special Use District.** Sponsor: Sheehy. Staff: Butkus. Passed First read

INTRODUCTIONS:

- **170783 Resolution Extending Interim Zoning Controls - Indoor Agriculture.** Sponsor: Mayor. Staff: Sider/Starr

- **170782 Planning Code, Zoning Map - Rezoning 1990 Folsom Street, this is a proposed affordable housing development.** Sponsor: Ronen. Staff: C. Alexander

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: Georgia Schuttish – Section 317(b)(7)
 Mari Eliza – Commercialization of public properties
 Tom Radulovich – Land Use, Planning and Transportation, One Oak
 Patricia Vaughey – MTA and Planning aren't working together

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.

13. [2012.0257EBX](#) (C. GROB: (415) 575-9138)
415 MISSION STREET - located on the south side of Mission Street between First and Fremont Streets, Lot 009 in Assessor's Block 3720 (District 6) - **Informational Presentation** for the proposed modifications to Mission Plaza.
Preliminary Recommendation: None-Informational

SPEAKERS: = Carly Grob – Staff Report
 + Mark Cavanaro – Mission Plaza
ACTION: None – Informational

14. [2017-001061PCA-05](#) (J. BINTLIFF: (415) 575-9170)
INCLUSIONARY AFFORDABLE HOUSING PROGRAM & REQUIRED MINIMUM DWELLING UNIT MIX ORDINANCE - **Planning Code Amendment** to the Inclusionary Affordable Housing Program, establishing a required dwelling unit mix. The Planning Commission considered this ordinance on June 15, 2017 [Board File No. 161351 v5 Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements]. Since the Commission hearing, the Board of Supervisors made a material modification regarding the required dwelling unit mix in Planning Code Section 207.7, which is being referred back to the Commission pursuant to Planning Code Section 302(d). The material modification would set a maximum limit on the number of studio units contained in residential development projects at 30% of the

entire proposed project in residential districts outside of Plan Areas [See duplicated Ordinance [Board File No. 170760 Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements]; and affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications

SPEAKERS: = Carly Grob – Staff Report
+ Fernando Martis – Support

ACTION: Adopted a Recommendation for Approval with Modifications as amended that the CPC is forwarding no recommendation on a specific cap until further study

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

RESOLUTION: 19956

15. [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 with Modifications
(Continued from Regular Meeting of May 4, 2017)

SPEAKERS: = Audrey Butkus – Staff Report
+ Eli Sadler – Street Networks
= Patricia Vaughey – Request for Continuance
= Mari Eliza – Concerns

ACTION: Adopted a Recommendation for Approval with Staff Modifications

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

RESOLUTION: 19957

- 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
(Continued from Regular Meeting of June 1, 2017)

SPEAKERS: = Jonathan Vimr – Staff Report
 + Paul Scott – Project presentation
 - John Lee – Oppositin, traffic, noise
 = Speaker – Noise and smoke
 = Stan Hayes – Mitigation measures
 - Louis Sulcox – Noise disturbance
 - Oz Erickson – Traffic, noise
 - Speaker – Effected residents
 - Robert Bigler – Negative impacts
 - Patricia Cornwell – Safeguards
 + Patricia Vaughey - Mitigation
 - Jean Snyder – Basis for recommendation
 + Speaker - Support
 + Ashely Simmons – Support
 + Jade Baer – Support
 = Jeremy Paul – Mitigation measures
 + Burt Kendall – Legacy businesses
 + Allan Sternberg – Support
 + Monique Agnew – Support
 - Norman Lebean – Traffic
 - Speaker – Traffic implications, CEQA
 + Jeffrey Pollack – Parking impacts
 + Fred ____ - Support

ACTION: Approved with Conditions as amended to include:
 1. An 8 am to 5 pm delivery window;
 2. Garbage pick-up no earlier than 6:30 am; and
 3. A six month follow-up hearing from the date of operation

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 19958

- 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.
(Continued from Regular Meeting of June 1, 2017)

SPEAKERS: Same as Item 16a.
 ACTION: Assistant ZA closed the PH and took the matter under advisement

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.

17. [2014-0449DRP](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
1924 MISSION STREET - west side of Mission Street between 15th and 16th Streets; Lot 003A in Assessor's Block 3554 (District 9) – Request for **Discretionary Review** of Building Permit No. 2016.05.23.8112, proposing the demolition of an existing two-story Automotive Repair Shop and construction of a 7-story, mixed-use building with 11 residential dwelling units, 455 square feet (sf) of Trade Shop use, and 781 sf of Business/Professional Service use within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 80-B Height and Bulk District. The proposed building will have full-lot coverage at the ground level and an approximately 26-foot rear yard on the second floor and above. The proposed building will have a maximum height of 80-feet and includes a common roof deck with terraced seating. Thirteen Class 1 and two Class 2 bicycle parking spaces will be provided with no automobile parking. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Approve with Modifications

SPEAKERS: = Linda Ajello-Hoagland – Staff Report

- DR Requestor – Presentation

= Speaker - Process

- Kevin Ortiz – Small site acquisition fund

+ Jerry Ramsey – Project presentation

ACTION: Took DR and Approved with Cpmdotopms:

1. The entire ground floor commercial space shall be designated for a trade shop(s); and
2. The Sponsor shall explore providing a mural on the blank portion of the southern wall.

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

DRA No: 0539

18. [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, 530 square foot community arts space, and a 880 square foot community room 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 June 8, 2017)

SPEAKERS: = Jonathan DiSalvo – Staff Report

- Peter Papadopoulos – DR presentation
- Kevin Ortiz – Community displacement on-site, affordable housing
- Marie Sorenson – Light
- Rick Hall – Cumulative impact
- + David Silverman – Project presentation
- + Willey Heisch – Project presentation
- + Frank Ajella – Support
- + Martha Vaughn – Support
- + Speaker – Mission is changing
- + Speaker – Support
- + Speaker – Support
- + Ian Burchill - Rebuttal

ACTION: Did NOT take DR
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 DRA No: 0540

19. [2016-001796DRP](#) (N. KWIATKOWSKA: (415) 575-9185)
4-6 DIVISADERO STREET - east side between Duboce Avenue and 14th Street; Lot 019 in Assessor's Block 2611 (District 8)- Request for **Discretionary Review** of Building Permit Application No. 2016.08.12.4850, proposing to construct a one-story vertical addition with a roof deck, front façade changes, and the addition of an accessory dwelling unit to a two-story-over-basement, four-unit building within a RM-1 (Residential-Mixed, Low Density) 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
 WITHDRAWN

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 - 6:40 P.M.