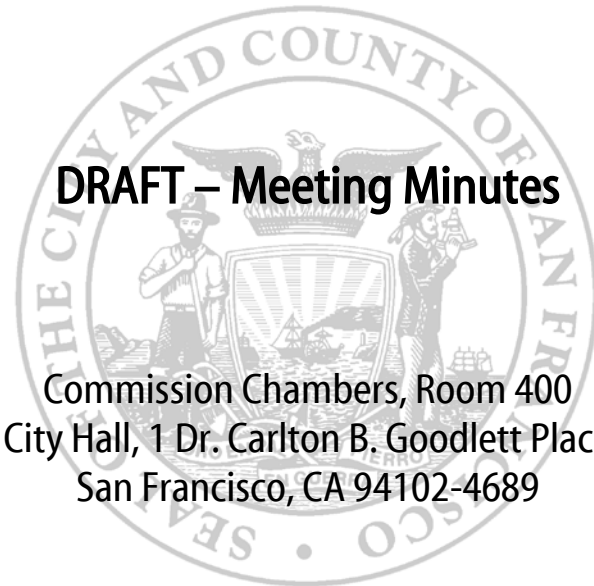


# SAN FRANCISCO PLANNING COMMISSION



## **DRAFT – Meeting Minutes**

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, July 20, 2017**  
**1:00 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Fong, Johnson, Koppel, Melgar, Moore  
**COMMISSIONER ABSENTS:** Hillis, Richards

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER JOHNSON AT 1:10 P.M.**

**ACTION:** Elected Commissioner Johnson to chair the hearing  
**AYES:** Fong, Johnson, Koppel, Melgar, Moore  
**ABSENT:** Hillis, Richards

**STAFF IN ATTENDANCE:** John Rahaim – Planning Director, Nancy Tran, Todd Kennedy, Andrew Perry, Nicholas Foster, Lisa Chen, Diego Sanchez, Pedro Peterson, Sara Vellve, Carly Grob, Doug Vu, and Christine L. Silva – Acting 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

**ACTION:** Elected Commissioner Johnson to chair the hearing  
**AYES:** Fong, Johnson, Koppel, Melgar, Moore  
**ABSENT:** Hillis, Richards

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

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

1. 2014-001272GPA (R. SUCRE: (415) 575-9108)  
PIER 70 MIXED-USE PROJECT - located east of Illinois Street between 20<sup>th</sup> and 22<sup>nd</sup> Street; Assessor's Block 4052 Lot 001; Block 4110 Lots 001 and 008A; Block 4111 Lot 004; and Block 4120 Lot 002 (District 10) - **General Plan Amendment** to various Maps and Figures (including the Urban Design Element) in association the Pier 70 Mixed-Use Project. The Pier 70 Mixed-Use Project would rezone the entire 35-acre project site (including the 28-acre site and the Illinois Parcels) and establish land use controls for the project site through adoption of the Pier 70 Special Use District (SUD), and incorporation of design standards and guidelines in a proposed Pier 70 Design for Development document. Depending on the uses proposed, the Project would include between 1,645 to 3,025 residential units, a maximum of 1,102,250 to 2,262,350 gross square feet (gsf) of commercial-office use, and a maximum of 494,100 to 518,700 gsf of retail-light industrial-arts use. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements, between 3,215 to 3,345 off-street parking spaces in proposed buildings and district parking structures, and nine acres of publicly-owned open space. New buildings would range in height from 50 to 90 feet, consistent with Proposition F which was passed by San Francisco voters in November 2014. On June 22, 2017, the Commission initiated the proposed amendments, per Planning Commission Resolution No. 19949.  
**(Proposed for Continuance to August 24, 2017)**

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

2. 2015-005863ENX (D. VU: (415) 575-9120)  
342-360 5<sup>th</sup> STREET - west side between Shipley and Clara Streets - Lots 005, 006A, 007, 057, 058, 100, 101 & 147 in Assessor's Block 3753 (District 6) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329 including exceptions from the rear yard, obstructions over streets and alleys, dwelling unit exposure, and off-street loading requirements pursuant to Planning Code Sections 134, 135, 140 and 152, respectively, for the demolition of three existing light industrial structures totaling 13,748 square feet and proposed construction of a 45- to 85-ft. tall, up to eight-story and 141,608 square feet mixed-use development that includes approximately 1,302 square feet of ground floor commercial, 8,011 square feet of partially underground light industrial (PDR), and 123,247 sq. ft. of residential use for 127 dwelling units. The proposed project would also include a total 10,321 sq. ft. of private and common residential open space and an approximately 18,361 sq. ft. basement-level garage for 35 automobile parking, two car-share, two loading, and 52 of the 110 Class 1 bicycle parking spaces. The subject properties are located within the Mixed Use Residential (MUR) Zoning District and 45-X and 85-X Height and Bulk Districts. This action constitutes the Approval Action for the project for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to August 31, 2017)**

SPEAKERS: None  
 ACTION: Continued to August 31, 2017  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards

## 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. [2016-016026CUA](#) (N. TRAN: (415) 575-9174)  
468 CASTRO STREET - west side of Castro Street, between Market and 18<sup>th</sup> Streets; Lot 011 in Assessor's Block 2647 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 715.44, 715.21 to allow a restaurant (d.b.a. Deccan Spice) and to allow commercial use size in excess of 1,999 sq. ft. within the Castro Street NCD (Neighborhood Commercial) 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: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 MOTION: 19962

4. [2017-000759CUA](#) (T. KENNEDY: 9415) 575-9125)  
306 RANDOLPH STREET - northwest side of Randolph Street and Victoria Street, located in the Ocean View Neighborhood, Lot 056 and Lot 051 in Assessor's Block 7088 (District 11) - Request for **Conditional Use Authorization** to change a use to a pre-school child care facility (d.b.a Little Footprints Pre-School) pursuant Planning Code Sections 303, 121.1, 121.2, and 710.81. The Zoning Classification of the subject site is the Neighborhood Commercial, Cluster (NC-1) with a Height and Bulk District of 40-X. This proposed use will occupy an existing space on the second floor and is 7280 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: Approved with Conditions  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 MOTION: 19963

## C. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for July 6, 2017](#)

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

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

**Commissioner Moore:**

I'd like to acknowledge Mr. Andrew Perry, planner on 3639 Taraval, sent us a progress report on the Commission action that involved quite a bit of lengthy discussion that was the Riptide Bar out on Taraval. I am very pleased to see a thorough report – a timely thorough report including a positive reporting on the outcome of this approval.

**Commissioner Melgar:**

I just want to be on the record appreciating the Sheriff's Office for the support they provide to our meeting in keeping order and access to democracy, so, I just want to say that.

**Commissioner Johnson:**

Second that.

**D. DEPARTMENT MATTERS**

7. Director's Announcements

**Director Rahaim:**

Commissioners, I have no new announcements this week. Thank you.

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

**LAND USE COMMITTEE:**

- **170692 General Plan Amendments - Implementing the City's Vision Zero Policy Regarding Pedestrian Safety. Sponsor: Planning Commission. Staff: Langlois.**

At this Monday's land use hearing, the Committee heard the General Plan Amendments for Implementing the City's Vision Zero Policy Regarding Pedestrian

Safety. Commissioners you heard this item on May 18, 2017 and recommended approval. At the land use hearing, there was only one speaker during public comment that had general concerns about how the City is implementing its vision zero policy. Without much discussion, the Committee voted to forward the ordinance to the Full Board with a positive recommendation as a committee report.

- **170820 Planning Code - Valencia Street Neighborhood Commercial Transit District Zoning Control Table. Sponsor: Mayor. Staff: Starr.**

Next on the agenda was the trailing legislation for the Article 7 Reorganization ordinance. This ordinance would put back the Valencia Street NCT zoning control table into the planning code, which was inadvertently removed from the Article 7 ordinance. There was no public comment at the hearing, and only minor questions from the Committee. The Committee then voted to forward the item to the Board with a positive recommendation as a committee report.

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

Last on the Land Use agenda, was the extension of the Interim Zoning Controls for Indoor Agriculture. At the Land Use hearing, Lisa Pagan from the Mayor's office gave a presentation on the item and the need for extending the interim controls. The Interim Controls were passed to help protect the City's existing industrial spaces from being over concentrated with cannabis cultivation facilities. The interim controls state that an over-concentration of cannabis cultivation businesses may have a negative impact on the character of neighborhoods within PDR zoning districts. The interim controls were put in place to provide the City time to study the issue of cannabis cultivation, and decide if additional regulations on cannabis cultivation in San Francisco are needed.

At the hearing, there wasn't any public comment. Supervisor Peskin proposed an amendment to have the expiration date at 12/31/17 instead of 6-months. This amendment passed unanimously and then the amended resolution was forwarded to the Full Board with a positive recommendation as a committee report.

#### **FULL BOARD:**

- **170093 Planning Code - Establish Fee for Monitoring of Student Housing - Mayor's Office of Housing and Community Development. Sponsor: Mayor. Staff: D. Sanchez. Passed First Read**
- **161351 Planning Code - Inclusionary Affordable Housing Fee Requirements. Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers, Bintliff.**

For the Inclusionary Affordable Housing ordinance, the file was duplicated so that the recommendations from OCII could be added to the ordinance without slowing down the passage of the main amendments; the original ordinance passed its

Second Read and the duplicated file will not need to come back to you for review as you have already considered the amendments proposed by OCII.

- **170430 Planning Code - Landmark Designation - 1970 Ocean Avenue (aka El Rey Theater).** Sponsors: Yee; Peskin. Staff: Ferguson. PASSED Second Read
- **170434 Planning Code - Construction of Accessory Dwelling Units.** Sponsor: Peskin. Staff: Haddadan. PASSED Second Read
- **170693 Planning Code - Child Care Facilities.** Sponsors: Yee; Tang and Ronen. Staff: Nickolopoulos. Passed First Read
- **170692 General Plan Amendments - Implementing the City's Vision Zero Policy Regarding Pedestrian Safety.** Sponsor: Planning Commission. Staff: Langlois. Passed First Read
- **170820 Planning Code - Valencia Street Neighborhood Commercial Transit District Zoning Control Table.** Sponsor: Mayor. Staff: Starr. Passed First Read
- **170783 Extending Interim Zoning Controls - Indoor Agriculture.** Sponsor: Mayor. Staff: Starr. Adopted

#### **INTRODUCTIONS:**

- No new introductions.

#### **HISTORIC PRESERVATION COMMISSION:**

Good afternoon, Commissioners Tim Frye, Department staff, here to share with you a few items from yesterday's Historic Preservation Commission hearing. The Commission provided review and comment on proposed legislation sponsored -- ordinance sponsored by Supervisor Peskin for Commercial Uses in North Beach. I believe it is on the calendar for later today and Diego Sanchez will go over the HPC's comments on that time. The Commission also unanimously approved an addition to the Asian Art Museum, historically known as the Public Library, at 200 Larkin Street. This is an addition to accommodate a larger exhibition hall and conservation space for the museum. The item had been before the Architectural Review Committee twice and the Commission was very supportive of the revisions made to the project in response to the ARC's comments. The Commission also reviewed a National Register nomination for Sacred Heart Church and its complex. As you know, this complex is also being proposed for local landmark designation that is going to be heard at the HPC in October, but no reason why the National Register nomination couldn't move forward, so the project sponsor and the property owners are in full support of national registered nominations moving forward to the National Parks Service in D.C., and that was supported unanimously. Also, another item you'll see on a future hearing is a—at a future hearing is 888 Tennessee. This is a demolition of a non-contributing building and the construction of 87,000 square foot new building within the Dogpatch Landmark District. This item went also before the Architectural Review Committee, previously those changes to the design were made and the Commission fully supported the revised design for its compatibility with the landmark district. And then finally, the Commission initiated landmark designation on Third Baptist Church complex, here on the overhead. The complex is already technically designated as a contributing feature to the Alamo Square Landmark District, however, its history and it's known forth significant contributions to the political,

economic and social advancement of African-Americans in San Francisco, has not been formally recognized, so, this individual recognition will allow for that and in particular shine light on Reverend Frederick Douglass Haynes, Sr.'s work, who within the Western Addition neighborhood. So, the Commission unanimously approved the initiation of the landmark designation, there was a large number of public speakers in support of the designation and we are hoping to bring it to the Commission for its recommendation to the Board of Supervisors on August 16<sup>th</sup>, in anticipation of a celebration of the church is hosting in September. That concludes my comments, unless you have any questions.

#### **BOARD OF APPEALS:**

The Board of Appeals did meet last night and considered one item of interest to the Commission. The Board of Appeals heard an appeal of a building permit to authorize a MCD at 2442 Bayshore Boulevard. The Planning Commission heard this as a mandatory DR in January and approved the subject permit with conditions. The appellant argued that the subject property can't be used as a MCD because there were two community facilities which primarily serve people under 18 years of age with a 1000 feet of the subject property. This concern was also raised at the time of the DR hearing, however, the Department has consistently found that these uses did not primarily serve people under 18 years of age. Three of the five members of the Board disagreed with the Department findings; however, four votes are required to overturn the Department's action. As such, the Planning Commission's decision to approve the MCD was upheld by matter of law.

#### **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:** = Alex Lantsberg – Sustainability power  
= Scott Kuiper – Carpenter's Union paid to be here

#### **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.

9. [2016-00068IMP-02](#) (A. PERRY: (415) 575-9017)  
MULTIPLE PROPERTIES OWNED OR LEASED BY THE SAN FRANCISCO ART INSTITUTE (SFAI) LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO - Notification by the Zoning Administrator of the filing of an **Institutional Master Plan (IMP)** for the San Francisco Art Institute (SFAI). Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing upon receiving a current IMP. This public hearing is for receipt of public testimony only. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The IMP

contains information on the nature and history of the institution, the location and use of affiliated buildings, and institutions' development plans. The IMP is available for viewing on the Planning Department's website at: <http://www.sfplanning.org>, click on "Resource Center", then "Department Publications A-Z", then scroll to "I" for Institutional Master Plans. The IMP is also available for public viewing at the Planning Department's Public Information Center located at 1660 Mission Street, 1<sup>st</sup> Floor, and at the Department's reception area located at 1650 Mission Street, 4<sup>th</sup> Floor.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Andrew Perry – Staff Presentation  
+ Michael Thomas – Panoramic interests  
+ (F) Speaker – Project presentation

ACTION: None – Informational

10. [2017-006267IMP](#) (N. FOSTER: (415) 575-9167)  
1 FRONT STREET - west side of Front Street between Market and Pine Streets, Lot 009 in Assessor's Block 0266 (District 3); Informational presentation on Northeastern University's **Abbreviated Institutional Master Plan (IMP)**, pursuant to Planning Code Section 304.5. Receipt of this IMP does not constitute approval or disapproval of any proposed projects contained in the IMP by the Planning Commission. The Abbreviated IMP contains information on the nature and history of the institution, the location and use of affiliated buildings, and development plans. The Abbreviated IMP is available for viewing on the Planning Department's website at: <http://www.sfplanning.org>, click on "Resource Center", then "Department Publications A-Z", then scroll to "I" for Institutional Master Plans. The IMP is also available for public viewing at the Planning Department's Public Information Center located at 1660 Mission Street, 1st Floor, and at the Department's reception area located at 1650 Mission Street, 4th Floor.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Nick Foster – Staff presentation  
+ Pique Underwall – Project presentation

ACTION: None – Informational

11. [2015-003308CWP](#) (L. CHEN: (415) 575-9124)  
SUSTAINABLE CHINATOWN REPORT - **Commission Endorsement** of the Strategies for a Sustainable Chinatown report. Sustainable Chinatown is a cross-sector initiative (public, nonprofit, and philanthropic) bringing together stakeholders who are united by a shared interest in addressing both cultural preservation and environmental sustainability challenges in San Francisco's Chinatown. The first phase of this work (2014-2017) focused on developing a baseline sustainability assessment, pursuing environmental sustainability and quality of life improvements at the Ping Yuen public housing developments, and conducting outreach to agency partners. The final report, Strategies for a Sustainable Chinatown, describes this initial phase of work and identifies six high-impact strategies that the partners intend to pursue going forward in collaboration with other City agencies and stakeholders.

*Preliminary Recommendation: Adopt a Resolution Endorsing the Strategies*

SPEAKERS: + Lee Hepner – Support  
= Lisa Chen – Staff Presentation



+ Cindy Wu – Project Presentation  
 ACTION: Adopted a Resolution Endorsing the Strategies  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 RESOLUTION: 19965

12. [2017-005179PCA](#) (D. SANCHEZ: (415) 575-9082)

COMMERCIAL USES IN NORTH BEACH; TECHNICAL AND OTHER AMENDMENTS [BOARD FILE 170419] - **Planning Code Amendment** to 1) preserve Legacy Businesses and historic buildings, and prohibit certain uses in the North Beach SUD; 2) reduce the lot size limit in the North Beach SUD; 3) clarify and modify the requirements for approval of parking garages in the Telegraph Hill-North Beach SUD; 4) protect historic buildings in the Broadway NCD; and 5) update and clarify Formula Retail controls; and affirming the Planning Department's determination under the California Environmental Quality Act and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation of Approval with Modifications*  
 (Continued from Regular Meeting of July 13, 2017)

SPEAKERS: = Diego Sanchez – Staff Presentation  
 + Lee Hepner – Project presentation  
 + Stan Hayes – Supports legislation  
 ACTION: Adopted a Recommendation for Approval without Staff Modifications  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 RESOLUTION: 19966

13. [2015-000988PCA-03](#) (P. PETERSON: (415) 575-9163)

MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT AND THE 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT - Pursuant to Planning Code Section 302, the Planning Commission will consider a Resolution of **Intention to Initiate** amendments to the Planning Code. The amendments are intended revise the controls in the Mission Street Neighborhood Commercial Transit District (Mission NCT) to remove Administrative Services as permitted use, to limit the merging of lots, and to allow certain Production, Distribution, and Repair uses, and to revise the controls in the 24th Street – Mission Neighborhood Commercial Transit District to allow certain Production, Distribution, and Repair uses. Planning Code sections proposed for amendment include Sections 754, 763, and 121.7.

*Preliminary Recommendation: Adopt a Resolution of Intention to Initiate and schedule a hearing on or after September 14, 2017*

SPEAKERS: = Pedro Peterson – Staff Presentation  
 + Yoyo Chan – Support project  
 + Andrew Junius – Project presentation  
 - Mac Allen – Use fee  
 - J.R. Repler – Diverse neighborhoods  
 + Dennis Lumsey, Local 22 Carpenter's Union – Need housing  
 + Tony Lee, Local 22 Carpenter's Union

+ Adrian Seemy – Local 22 Carpenter’s Union – Support project  
 + Supervisor Cohen – Encourage CPC to move forward  
 ACTION: Initiated and scheduled a hearing on or after September 14, 2017  
 AYES: Fong, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards, Johnson  
 RESOLUTION: 19967

14. [2017-006196PCA](#) (D. SANCHEZ: 9415) 575-9082)  
MEDICAL CANNABIS DISPENSARIES IN SUPERVISORIAL DISTRICT 11 [BOARD FILE 170516] -  
**Planning Code Amendment** to limit the number of medical cannabis dispensaries in  
 Supervisorial District 11 to three at any given time; 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 of public necessity, convenience, and welfare pursuant to  
 Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation of Approval with Modifications*

SPEAKERS: = Diego Sanchez – Staff Presentation  
 + Supervisor Safai – Project presentation  
 + David Ho\oper, New Mission Terrace Association – MCD saturation  
 ACTION: Adopted a Recommendation of Approval with Modifications  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 RESOLUTION: 19964

15. [2013.0784ENX-02](#) (D. VU: (415) 575-9120)  
2177 3<sup>rd</sup> STREET - east side between 18<sup>th</sup> and 19<sup>th</sup> Streets - Lots 003 & 003B in Assessor’s  
 Block 4045 (District 9) - Request for **Large Project Authorization** pursuant to Planning Code  
 Section 329 to modify the prior condition of approval for compliance with the Inclusionary  
 Affordable Housing Program through payment of the Affordable Housing Fee equivalent  
 to 30 percent of the total units, in-lieu of providing 16 percent as affordable on-site units  
 pursuant to Planning Code Sections 415 and 419.3, as previously approved under Motion  
 19550 on January 14, 2016 (Case No. 2013.0784X) for the demolition of two existing  
 buildings and construction of a 182,724 square feet, 68-ft. tall seven-story building over  
 podium with up to 114 dwelling units, 3,298 square feet of ground floor commercial use,  
 9,519 sq. ft. of common residential open space, 91 off-street accessory auto parking and  
 102 Class 1 bicycle parking spaces at two basement levels accessed from 19th Street. The  
 subject properties are located within the UMU (Urban Mixed Use) District and 68-X Height  
 and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: After hearing and closing public comment; a motion to continue to  
 August 24, 2017 failed +2 -3 (Johnson, Melgar, Moore against); Approved  
 with Conditions including staff corrections and acknowledging 8 on-site  
 affordable units  
 AYES: Fong, Johnson, Melgar, Moore  
 NAYES: Koppel  
 ABSENT: Hillis, Richards

MOTION: 19968

16. [2017-000979CUA](#) (S.VELVE: (415) 558-6263)  
1522 BUSH STREET - north side of Bush Street, between Van Ness Avenue and Franklin Street; Lot 006 in Assessor's Block 0666 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 209.3 to allow a Health Service Use (d.b.a. Planned Parenthood of Northern California) on the second floor of a two-story building previously occupied by an Automotive Use within the RC-4 (Residential-Commercial, High Density), Van Ness Special Use District and a 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:

- = Sara Vellve – Staff Presentation
- + Gilda Gonzales – Project presentation
- + Jennifer Sharshay – Project presentation
- + Mary Jung – Project presentation
- Larry McNeill – Better use of property
- Catherine Conoway – Need housing
- + (F) Speaker – Life saving care
- + Ryan Kojaskay – Serves vulnerable community
- + Christina Sutton – Acceptance & tolerance
- + Meghan Fishell – Vital linchpin
- + Marlene Morgan, Cathedral Hill Association – Support PP in location
- + Anna Vaughn, On behalf of Senator Weiner – Supports project
- Alice Schwab – Senior housing, support unborn
- + Anne Turner – PP an active use, volunteer site
- + Deana Lawn – SF Community Clinic Consortium, advice and care
- Theresa – Pro-life future, oppose project, need housing
- Steven Seer – For profit
- Lauren Handy – Mercy Mission, active congressional investigations, bad business
- Veronica – Oppose project not a good option
- Janine Garcia – Target minority neighborhoods
- Malorie – Faulty birth control
- Robert Bird – Community health centers
- Ross Vaughy – Affordable housing, parking shortages
- (F) Speaker – Criminal activity, investigation
- + Jim Worshell – Victorian Alliance, Van Ness Neighborhood Coalition, good adaptive reuse
- John Libey – Housing, dangerous situation for women
- Roy Hackey – Tax revenue, need housing
- + Dr. Patina Gupta – Access to care
- Rick Silva – Opposes project, emergencies on 2<sup>nd</sup> floor
- Paul Seer – Opposes project, sterilization
- Kelly Connelly – Opposes expansion, federal investigation
- + Amy Patina – Health care from PP, treat more people
- (M) Speaker – Not surgical procedures on 2<sup>nd</sup> floor

- + Mary Caroline Chon – Community services, inclusive
- Karen Rose – 46 qualified health services in SF, housing
- Jared Grey – Maintain open mind for usage
- Claire Ysu – No Need for additional health center, need housing
- (M) Speaker – Need housing
- Karen McGloughlin – Not abortion is healthcare
- Brenden – Lack of housing
- Luke Muholl – SF can do better, need housing

ACTION: Approved with Conditions  
 AYES: Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Hillis, Richards  
 MOTION: 19970

17. [2017-000655CUA](#) (C. GROB: (415) 575-9138)  
 458 GROVE STREET - north side of Grove Street, between Octavia and Gough Streets; Lot 014 in Assessor's Block 0793 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 720.24 to establish an Outdoor Activity Area in a back patio of an existing restaurant use (d.b.a. Birba). The project proposes to expand the existing restaurant use into the adjacent 216 square foot garage space, which includes the replacement of an existing garage door with a storefront system. The project also includes the construction of a 7' 8" tall pergola on the existing outdoor patio at the rear of the existing building, as well as the addition of outdoor seating for 26 patrons. The project would result in 1,490 square foot of restaurant use. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Carly Grob – Staff Presentation  
 + Tuija Catalano – Project presentation  
 + Andre McKee – Project presentation  
 - Matthew Sneddon – Noise control features  
 - Mike Welsh – Quality of life  
 - (M) Speaker – Noise, new condo owner  
 - Catherine Lopez – Additional sound proofing measures  
 + Gail Baugh – Hayes Valley Neighborhood Association  
 + Dominican – Support small business  
 + (F) Speaker – Supports project  
 + (M) Speaker – Supports project  
 + David Loe – Supports Birba's expansion  
 + Julia Tenay – Supports project  
 + Kimberly Cha – On behalf of patron, supports business  
 + David Donner – Supports project  
 - Leslie McGarvey – Opposed to project  
 - Canton – Quality of life of neighbors  
 + David Johnston – Supports project  
 + Jody Edmonson – Great experience at Birba  
 + Lester Ziderman – Micro business, support  
 + Laura Mach – Supports female entrepreneur  
 + Karen – Small outdoor space

- Christina Olague – Listen to neighbor concerns
  - (F) Speaker – New owners, sound issues
  - + Joan Whitte – Small business
  - Carrie Heitter – Sound mitigation
  - Allen Bieds – Encourage compromise
  - + Jim Wasshell – Gathering and community space
  - Gary Jathy – Minimal noise
  - + Antone Malfaria – Small business
  - + (F) Speaker – Relaxing space, supports Angie
  - + Catherine Nash – Small business
  - + Giovanni Yu – Small business
  - + Lynn Elcarough – Patio an asset
  - + Greg McGiver – Supports project
  - + Andrew Mirantes – Community space
  - + Alexandra Donaghue – Spirit of Hayes Valley
  - + Craig Hamburg – Wonderful neighbors
- ACTION: Approved with Conditions including:
1. One year follow-up memo;
  2. Garbage/recycling pick up after 7:30 am
- AYES: Fong, Johnson, Koppel, Melgar, Moore
- ABSENT: Hillis, Richards
- MOTION: 19969

18. [2014-002849CUA](#) (C. GROB: 9415) 575-9138  
1196 COLUMBUS AVENUE - north side of Columbus Avenue, on the east side of the intersection of Columbus Avenue, Jones and Bay Streets; Lot 007 in Assessor's Block 0043 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.1 & 303 to establish a hotel use (dba: Moxy Hotel) within the C-2 (Community Business) District, Telegraph Hill-North Beach Residential Special Use District and a 40-X Height and Bulk District. The project proposes to demolish the existing one-story commercial building and construct a four-story-over-basement, 28,308 square foot hotel with 75 rooms. 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: Continued to September 28, 2017

AYES: Fong, Johnson, Koppel, Melgar, Moore

ABSENT: Hillis, Richards

## 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.

19. [2014.1509DRP](#) (C. GROB: (415) 575-9138)

188 OCTAVIA STREET (A.K.A. CENTRAL FREEWAY PARCEL T) - east side of Octavia Street, between Page Street and Rose Street, Lot 034 in Assessor's Block 0853 (District 5) - Request for **Discretionary Review** of Building Permit Application No. 2016.10.05.9557, proposing construction of a five-story mixed-use building on a vacant lot, also known as Central Freeway Parcel T. The project includes 27 dwelling units and approximately 3,000 square feet of ground floor retail, as well as a roof deck. The project does not include off-street vehicle parking. The property is located within the Hayes-Gough NCT (Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Proposed*

SPEAKERS: = Carly Grob – Staff Presentation  
 - (M) Speaker – DR requester presentation  
 + Jackie Braver – Project presentation  
 + Jim Wasshell – Supports project  
 + Robin Levitt – Support project  
 + Gail Baugh – Supports project

ACTION: Did NOT Take DR and approved as proposed

AYES: Fong, Johnson, Koppel, Melgar, Moore

ABSENT: Hillis, Richards

DRA No: 0545

## 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 - 7:40 P.M.