

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 27, 2017
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER JOHNSON AT 1:09 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Corey Teague, Mary Woods, Steve Wertheim, Rich Sucre, Claudine Asbagh, and Jonas P. Ionin, Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2015-005862ENX (K. DURANDET: (415) 575-6816)
975 BRYANT STREET - south side of Bryant Street between 7th and 8th Streets, Lot 044 in Assessor's Block 3780 (District 6) - Request for a **Large Project Authorization** (LPA) pursuant to Planning Code Section (§) 329 to demolish the existing 32,407 square foot industrial

building, currently authorized as a retail use and parking lot, and to construct a new 4-story (48-foot) over basement, 220,245 sq. ft. mixed-use building with 185 unit residential dwelling units, 2,990 sq. ft. of ground floor retail, and 51,085 sq. ft. of below grade parking containing 135 auto, 123 Class 1 and 16 Class 2 bicycle, parking spaces. The proposed building will provide a total of 2,969 sq. ft. of publicly accessible open space adjacent to Kate Street, 1,440 sq. ft. of private open space, and 10,985 sq. ft. of common open space provided in courtyards and a roof deck. Under the LPA the project is seeking exceptions for required Rear Yard (§134), Permitted Obstructions (§136) and Dwelling Unit Exposure (§140). The subject property is located within the UMU (Urban Mixed-Use) Zoning District, and a 48-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 August 24, 2017)

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

2. 2008.0586E (T. CHANG: (415) 575-9197)
ACADEMY OF ART UNIVERSITY - Academy of Art University (AAU) is a private postsecondary academic institution that occupies buildings throughout the City (predominantly in the northeast quadrant). AAU plans on expanding its facilities and programs to accommodate a projected on-site student enrollment of approximately 17,282 students and 3,511 faculty and staff by 2020, resulting in a total increase of approximately 6,100 students and 1,220 faculty and staff. The Proposed Project consists of four general components: study area growth, project site growth, legalization of prior unauthorized changes, and shuttle service expansion. Study area growth consists of approximately 110,000 net square feet (sf) of additional residential uses (to house approximately 400 students, equivalent to about 220 rooms) and 669,670 sf of additional institutional space in 12 geographic areas (study areas) where AAU could occupy buildings to accommodate future growth. The study areas generally include the following areas: Study Area 1 (SA-1), Lombard Street/Divisadero Street; SA-2, Lombard Street/Van Ness Avenue; SA-3, Mid Van Ness Avenue; SA-4, Sutter Street/Mason Street; SA-5, Mid-Market Street; SA-6, Fourth Street/Howard Street; SA-7, Rincon Hill East; SA-8, Third Street/Bryant Street; SA-9, Second Street/Brannan Street; SA-10, Fifth Street/Brannan Street; SA-11, Sixth Street/Folsom Street; and SA-12, Ninth Street/Folsom Street. Project site growth consists of six additional sites that have been occupied, identified, or otherwise changed by AAU since publication of the September 2010 Notice of Preparation (NOP) for this EIR. The six project sites would include a total of 411,070 sf of institutional, bus storage, and community facility uses. The project sites include the following addresses: 2801 Leavenworth Street (The Cannery) (Assessor's Block/Lot: 0010/001); 700 Montgomery Street (Assessor's Block/Lot:0196/028); 625 Polk Street (Assessor's Block/Lot:0742/002); 150 Hayes Street (Assessor's Block/Lot:0811/022); 121 Wisconsin Street (Assessor's Block/Lot:3953/004); and 2225 Jerrold Avenue (Assessor's Block/Lot:5286A/020). The Proposed Project also includes extension of AAU's shuttle service to serve growth in the study areas and at the project sites. The Proposed Project also includes legalization of changes in use and/or appearance undertaken without benefit of permits prior to issuance of the NOP at 28 of AAU's 34 existing sites. The Proposed

Project includes the occupation and use of existing buildings, as well as construction activities that would be limited to interior tenant improvements, exterior modifications such as signage, window replacements, and security system installation, and in limited circumstances, seismic upgrades. Adoption of **CEQA Findings** for the Department Proposed Project, which reflects revisions in the Proposed Project to include only residential conversions where the conversion to student housing serves a higher intensity use than what would otherwise be located on the subject site; support conversion of industrial to institutional uses only where the conversion to institutional remains industrial in nature or maintains an industrial component and is therefore best situated on the subject site rather than elsewhere in the City; support conversions of commercial to institutional uses only where the conversion to institutional use maintains a publicly-accessible, active use, and therefore is best situated on the subject site rather than elsewhere in the City; and support conversions of office uses where the institutional use is office in nature, such as the institution's administrative headquarters, and is appropriate for the subject site. Based on these policy determinations, the Department Proposed Project includes review of all Program-Level Growth and Project-Level Growth analyzed in the EIR. However, the Department Proposed Project would result in the full legalization of 29 of AAU's 40 existing and project sites, with 3 pending recommendations.

Preliminary Recommendation: Adopt Findings

(Continued from Regular Hearing of November 17, 2016)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).

(Proposed for Continuance to November 2, 2017)

SPEAKERS: Sue Hestor – CEQA findings continuance, AAU hearings

ACTION: Continued to November 2, 2017

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

- 3a. 2016-007198PCA (T. CHANG: (415) 575-9197)
ADOPTION OF PLANNING CODE TEXT CHANGES INITIATED BY THE PLANNING DEPARTMENT AND RELATED TO THE ACADEMY OF ART UNIVERSITY - Consideration of **Planning Code Amendments** related to Academy of Art University (AAU) - The Planning Commission will consider the adoption of an Ordinance amending the Planning Code to allow a limited conversion of Existing Housing to Student Housing Use for two specific properties. The Ordinance recommended for Adoption would waive the applicability of the prohibition on conversion of Residential Units to Student Housing set forth in Planning Code Section 317(e) to 2209 Van Ness Avenue (Lot 005 in Assessor's Block 0570) and 2211 Van Ness Avenue (Lot 029 in Assessor's Block 0570). The proposed Ordinance would also establish criteria for conditional use authorization applicable to conversions to Student Housing for 2209 Van Ness Avenue and 2211 Van Ness Avenue; make findings under the California Environmental Quality Act; make findings under Planning Code Section 302 of public necessity, convenience, and welfare; make findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and provide for expiration of the provision by operation of law three years after its effective date.
Preliminary Recommendation: Adopt a Recommendation for Approval
 (Continued from Regular Hearing of November 17, 2016)
 NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).

(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.
 ACTION: Continued to November 2, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 3b. 2016-000559PCA (T. CHANG: (415) 575-9197)
ADOPTION OF PLANNING CODE TEXT CHANGES PROPOSED BY AND RELATED TO THE ACADEMY OF ART UNIVERSITY - A Consideration of **Planning Code Text Amendments** related to Academy of Art University (AAU). The Planning Commission will consider the proposal from the Academy of Art University to adopt an Ordinance that includes a grandfathering provision applicable to former Planning Code Section 317(f) to enable the unauthorized conversion of Residential Units to Student Housing for the following properties: 1080 Bush Street (Lot 015 in Assessor's Block 0275); 1153 Bush Street (Lot 026 in Assessor's Block 0281); 1916 Octavia Street (Lot 011 in Assessor's Block 0640); 1055 Pine Street (Lot 009 in Assessor's Block 0275); 860 Sutter Street (Lot 006 in Assessor's Block 0275); 2209 Van Ness Avenue (Lot 005 in Assessor's Block 0570) and 2211 Van Ness Avenue (Lot 029 in Assessor's Block 0570). The proposed Ordinance incorporates the already established conditional use authorization criteria for Residential Conversion pursuant to former Planning Code Section 317(f)(2).
Preliminary Recommendation: Adopt a Recommendation for Disapproval
 (Continued from Regular Hearing of November 17, 2016)
 NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.
 ACTION: Continued to November 2, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 3c. 2012.0646PCA (T. CHANG: (415) 575-9197)
ACADEMY OF ART UNIVERSITY - A Consideration of **Planning Code Text Amendments** related to Academy of Art University (AAU). The Planning Commission will consider the proposal from the Academy of Art University to adopt an ordinance that expands the grandfathering provision to Section 175.5(b) to enable the legalization of the unauthorized conversion of Office space to Institutional use for 601 Brannan Street (Lot 132 in Assessor's Block 3785).
Preliminary Recommendation: Adopt a Recommendation for Disapproval
 (Continued from Regular Hearing of November 17, 2016)
 NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.
 ACTION: Continued to November 2, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 4a. 2007.1082C (T. CHANG: (415) 575-9197)
2209 VAN NESS AVENUE - located on the west side of Van Ness Avenue between Broadway and Vallejo Streets, Lot 029 in Assessor's Block 0318 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of one Residential Unit to 22 Student Housing rooms within a Residential-Commercial, Medium Density (RC-3) Zoning and 80-D 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.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Hearing of November 17, 2016)
NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)
- SPEAKERS: Same as Item 2.
ACTION: Continued to November 2, 2017
AYES: Richards, Fong, Johnson, Koppel, Moore
ABSENT: Hillis, Melgar
- 4b. 2007.1083C (T. CHANG: (415) 575-9197)
2211 VAN NESS AVENUE - located on the west side of Van Ness Avenue between Broadway and Vallejo Streets, Lot 029 in Assessor's Block 0318 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of two Residential Units and one Commercial Unit to three Dwelling Units and 8 Student Housing rooms within a Residential-Commercial, Medium Density (RC-3) Zoning and 80-D 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.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular Hearing of November 17, 2016)
NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)
- SPEAKERS: Same as Item 2.
ACTION: Continued to November 2, 2017
AYES: Richards, Fong, Johnson, Koppel, Moore
ABSENT: Hillis, Melgar
- 4c. 2007.1073C (C. CAMPBELL: (415) 575-8732)
1916 OCTAVIA STREET - located on the east side of Octavia Street between Broadway and Vallejo Streets, Lot 011 in Assessor's Block 0640 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 20 Residential Units to Student Housing. The project proposes to legalize the conversion of one Residential Unit to 22 Student Housing rooms within a Residential-House, Two-Family (RH-2) Zoning and 40-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.

Preliminary Recommendation: Disapprove

(Continued from Regular Hearing of November 17, 2016)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).

(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.

ACTION: Continued to November 2, 2017

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

- 4d. 2007.1074C (C. GROB: (415) 575-9138)
1055 PINE STREET - located on the south side of Pine Street between Jones and Taylor Streets, Lot 009 in Assessor's Block 0275 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2, 303 and 317 for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of 59 Residential Hotel rooms to Student Housing rooms within a Residential-Mixed, High Density (RM-4) Zoning District, Nob Hill Special Use District and 65-A Height and Bulk District. The project proposes to establish a total of 81 student housing rooms. The project is associated with a Planning Code Text Amendment proposed by the Academy of Art University. The adoption hearing for the subject Planning Code Amendment will also be heard on September 22, 2016 (2016-000559PCA). 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.
Preliminary Recommendation: Disapprove
 (Continued from Regular Hearing of November 17, 2016)
 NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.

ACTION: Continued to November 2, 2017

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

- 4e. 2007.1077C (C. GROB: (415) 575-9138)
860 SUTTER STREET - located on the north side of Sutter Street between Leavenworth and Jones Streets, Lot 006 in Assessor's /Block 0281 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3, 303 and 317, for the conversion of Residential Units to Student Housing. The project proposes to legalize the conversion of 50 Residential Hotel rooms and 39 Tourist Hotel rooms to 89 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 80-A Height and Bulk District. The project is associated with a Planning Code Text Amendment proposed by the Academy of Art University. The adoption hearing for the subject Planning Code Amendment will also be heard on September 22, 2016 (2016-000559PCA). 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.

Preliminary Recommendation: Disapprove

(Continued from Regular Hearing of November 17, 2016)

NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).

(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.
 ACTION: Continued to November 2, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 4f. 2007.1070C (S. ADINA: (415) 575-8722)
1080 BUSH STREET - located on the north side of Bush Street between Leavenworth and Jones Streets, Lot 015 in Assessor's Block 0276 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 15 Residential Hotel Rooms to Student Housing. The project proposes to legalize the conversion of 15 Residential Hotel rooms to 15 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 65-A 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.
Preliminary Recommendation: Disapprove
 (Continued from Regular Hearing of November 17, 2016)
 NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.
 ACTION: Continued to November 2, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 4g. 2007.1071C (S. ADINA: (415) 575-8722)
1153 BUSH STREET - located on the south side of Bush Street between Leavenworth and Hyde Streets, Lot 026 in Assessor's Block 0280 (District 3) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 317 and 303, for the conversion of 15 Residential Hotel Rooms to Student Housing. The project proposes to legalize the conversion of 15 Residential and Residential Hotel rooms to 15 Student Housing rooms within a Residential-Commercial, High Density (RC-4) Zoning and 65-A 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.
Preliminary Recommendation: Disapprove
 (Continued from Regular Hearing of November 17, 2016)
 NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 2.
 ACTION: Continued to November 2, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 4h. 2012.0107C (C. CAMPBELL: (415) 575-8732)
460 TOWNSEND STREET - north side of Townsend Street between 5th and 6th Streets; Lot 023 in Assessor's Block 3785 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 845.32; for the conversion from Production, Distribution, and Repair (PDR) to an Educational Services use by the Academy of Art University. The project proposes to legalize the conversion from industrial/wholesale to educational services for classrooms, studios, student and faculty lounges within a WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and an 85-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Hearing of November 17, 2016)
NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)
- SPEAKERS: Same as Item 2.
ACTION: Continued to November 2, 2017
AYES: Richards, Fong, Johnson, Koppel, Moore
ABSENT: Hillis, Melgar
- 4i. 2012.0720C (S. ADINA: (415) 575-8722)
466 TOWNSEND STREET - north side Townsend Street between 5th and 6th Streets; Lot 005 in Assessor's Block 3785 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 845.32, for the conversion from Production, Distribution and Repair (PDR) to an Educational Services use by the Academy of Art University. This project proposes to legalize the conversion from a Data/Telecommunications facility to educational services for classrooms, labs/art studios, an art store, and student and faculty lounges within a WSoMa Mixed-Use Office (WMUO) Zoning District, the Western SoMa Special Use District, and an 85-X Height and Bulk District.
Preliminary Recommendation: Pending
(Continued from Regular Hearing of November 17, 2016)
NOTE: On February 2, 2017 without hearing, the Commission continued the matter to July 27, 2017 by a vote of +4 -0 (Fong, Richards, Melgar absent).
(Proposed for Continuance to November 2, 2017)
- SPEAKERS: None
ACTION: Continued to November 2, 2017
AYES: Richards, Fong, Johnson, Koppel, Moore
ABSENT: Hillis, Melgar
5. 2015-004297CUA (E. JACKSON: (415) 558-6363)
271 UPPER TERRACE - between Upper Terrace, Roosevelt Way, and 17th Street; Lots 032, 034, and 035 in Assessor's Block 2628 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Sections 303, 306.7, and 317, and potentially 249.77, to demolish one existing single-family structure, modify one existing two-family structure, divide three lots into five lots total, and construct four new two-family structures within an

RH-2 (Residential, House, Two-Family) Zoning District with 40-X Height and Bulk designation.

Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)

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

6. 2015-018245DRP (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
1187 PALOU AVENUE - south side between Ingalls and Hawes Streets; Lot 014 in Assessor's Block 4757 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.10.2336 proposing to legalize one dwelling unit at the first floor level, pursuant to Ordinance 43-14, and to remove an unauthorized dwelling unit at the second floor (by merging with the existing dwelling unit) from a property containing a single-family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Pending
WITHDRAWN

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

C. COMMISSION MATTERS

7. Consideration of Adoption:

- [Draft Minutes for July 13, 2017](#)

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

8. 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:

I have a couple of things I want to mention. I don't want to get too detailed here, but there was in Sunday's New York Times, there was an article entitled When Housing is a Global Asset. It talks about cities like Miami, New York, Melbourne, London, San Francisco, where Russian oligarchs, Brazilian bank accounts, Chinese businessmen -- and the money that flows from them, aren't just buying penthouses, but they are actually buying real estate to the detriment of the existing residents in those cities. It says evidence is suggesting that now in Vancouver, New York, parts of California; there is enough of this money that actually create ripple effects that disturb local residents. The National Association of Realtors, this year said that in 2015, \$153 billion of foreign money came into real estate in the US. Without a doubt foreigners are pushing up the prices in California and Florida, the chief economist of the National Association of Realtors said. It also went on to say that setting aside the risk of money laundering, tax evasion and a big influx of foreign capital, it poses two threats to local housing markets in all of these cities. First, housing prices are rising faster than wages, until a good job no longer actually can pay for access to nearby housing. Suddenly nurses, teachers find themselves living in communities far away or that they can no longer afford. As the housing and labor markets become detached, a city can start to look like Vancouver, which has some of the highest housing prices yet, some of the lowest wages of all Canadian cities. The second issue is that it aggravates the first. If is not for foreign buyers looking for assets in our residences, a lot of the housing it may have sit empty. Neighborhoods begin to lose their neighbors and local restaurants and shops lose their customer base. It becomes an eerie scene. They cited some examples in London, across the entire city; the cost of having foreign money coming in, actually they say outweighs the benefits of having it come in. With all these out of town purchases of dwelling units sitting vacant, rents and home prices in the city rise, wages tick up thanks to new construction, jobs that keep generating more housing, commute times for workers grow longer, and city neighborhoods become less diverse as the wealthy move in. Very good article entitled When Housing is a Global Asset, by Emily Badger, in the page B-3 of the New York Times' Sunday. And to that end, there is talk now about we've talked about this. I think we should've probably pushed for a little bit more. We are talking about taxing vacant homes and commercial spaces. I understand Supervisor Peskin is doing that. We brought this up in dribs and drabs, over the last couple of years. I think, there is real connection between understanding how much is vacant, and how much is exacerbating the housing shortage that we have and that there are good ways to be able to tell who is a foreigner and who is not, and one of the ideas that came up is being able to tax everybody when they file their income tax, they get their deductions back from the tax because actually they live here, so, a good thing. One other unrelated thing, I was going through a neighbor's old ephemera landmark application for her house and I came across this brochure by the AIA and it talks about the Advisory Design Review. I have no idea whether this happens anymore, but it assists in resolving disputes over neighbors over initial design and residential projects. I'd like to know if the AIA is still in this business. Something that we should point to people, to maybe they can resolve some of the issues they have, become they come to us. Thank you.

Commissioner Johnson:

That was real this time. Thank you very much for your comments Commissioner Richards and sort of highlighting and giving some background on the vacancy tax issue and I just want to say hopefully, if this becomes a thing, hopefully, it may come to the Planning Commission, I don't know, probably not, but it depends on how it would be implemented. I just want also to highlight to the members of the public who might be following it, a foreign investment tax, a vacancy tax are related, but not the same thing, so you have places like Vancouver, where the real challenge was sort of foreign investment flooding into the market because capital leaving various countries and Vancouver was a good place to place it, but you also have your Seattle and your San Francisco and various other cities, where it really is about the economic engine of those cities drawing capital and sort of housing as an investment class, then becoming more important. So, we should make sure we separate those two arguments, because they may really be sort of a vacancy tax idea, is unrelated not to whether the investment comes within the United States or outside of it but, yes, highly interested in how that progresses.

Commissioner Moore:

Through the chair, if I may ask to substitute the word foreign with absentee please.

Jonas P. Ionin, Commission Secretary:

If there's nothing further, Commissioners, to the chair, I do have a couple of future feature agenda items that I'd like to bring up and discuss with you. First off, I need to apologize, because I didn't recognize that we had on our hearing scheduled slated September 21st as a cancelled hearing in order to recognize Rosh Hashanah, which falls on that date. We did very early on in the year, Commissioners, in January, back in our first hearing continue San Bruno Avenue, the medical cannabis dispensary, that we heard was quite controversial, to the September 21st hearing date. As a result, I just looked at it as any other hearing date, not recognizing that your hearing schedule cancelled it. There are a few other items on there and 5 Leland Avenue, which has many of the same opponents, and a nearby cannabis dispensary, although it was continued to September 14th staff was recommending that we move it to the date with San Bruno Avenue and hear them both together on the same hearing date, so, it is schedule for September 21st. So, I bring this up to you, so that today we can get a sense, before break, whether or not you will keep September 21st as a hearing date or should we rather move these item off of September 21st. If you choose to keep September 21st as a hearing date, I'd recommend reinstating it today, by a vote and motion, and alternatively there are no items currently on October 19th of 2017, that you can choose to then trade off as a cancelled hearing date, and it is – it does provides a little more separation from your three weeks break, that is forthcoming, and there is also a fire drill not that that will affect you too much, but a fire drill is scheduled for October 19th in City Hall. Thank you.

Commissioner Moore:

I will ask for Mr. Starr perhaps to give us some guidance whether or not the Board of Supervisors spoke about a moratorium which we supported last week. Will that fall under that same type of purview?

Jonas P. Ionin, Commission Secretary:

Well, I suppose only in the sense that might inform your decision to keep or cancel.

Commissioner Johnson:

I think there are also other items on that calendar, right?

Jonas P. Ionin, Commission Secretary:

There are several items.

Commissioner Johnson:

So, it's like a full agenda, we have to decide on that.

Aaron Starr, Manager of Legislative Affairs:

Through the chair, so, Supervisor Cohen did introduce an interim moratorium won't be able to act on that until September 5th. If they do pass it, then it is effective in ten days after that or when the Mayor signs it. So, I think that will be on September 16th or 15th.

Director Rahaim:

Aaron, if I may, do you know the details enough to know how it would affect projects that are now in the pipeline?

Aaron Starr, Manager of Legislative Affairs:

It will create just an immediate moratorium on the approval of the Planning Commission – the Planning Department from approving MCD applications. It doesn't – it is not retroactive.

Commissioner Richards:

But it can cover pipeline projects? Honestly, if that's really where we're going, I watched the hearing last week and scheduling might be futile.

Director Rahaim:

We won't know until September.

Commissioner Johnson:

So, I guess it seems to me, that we have two decisions to make. It sounds like because of those two MCDs were added September 21st, other items were added like it was a regular hearing, we have to decide if we'll have a hearing on the 21st and then if we do have a hearing on the 21st, we can talk about continuing those items off of that calendar. I'd say, I think we have a discussion about our calendar and we discuss the various holidays, that we want to make sure, we didn't have meetings around, and I remember Yom Kippur and Rosh Hashanah coming up specifically, I'd say, I know is close to our three weeks break, I'd say, if we have it as a day off to keep, as a day off, because I remembered that we had a back and forth about which holidays to not schedule hearings around and there was substance to discussing September 21st. I didn't want to dismiss that unless there is a good reason not to. So, I'd say put the September 21st items on October 19th.

Commissioner Richards:

I agree absolutely like someone wanting to have a meeting on Christmas, is the same to me.

Jonas P. Ionin, Commission Secretary:

So, we keep September 21st as a cancelled hearing and move the other items that are currently scheduled off of it?

Commissioner Johnson:

I think that answer our questions, because we'll then know if there is a moratorium or not certainly.

Commissioner Richards:

So, do we need a motion on that?

Jonas P. Ionin, Commission Secretary:

No, you don't need a motion on that. I'll just take that and note it, but I will not move all the items to October 19th. I think we can juggle them sooner than to October 19th.

D. DEPARTMENT MATTERS**9. Director's Announcements****Director Rahaim:**

Thanks good afternoon Commissioners, first, I just wanted to give you an update of activities with the Academy of Art, you do have the informational master – the Institutional Master Plan on later, as an informational item, but I just want to talk about the other items that we have been working on, because while we're not ready today to bring you the DA, we are working pretty diligently with the Academy on what they are required to do under the settlement agreement. So, first consistent with the requirements of term sheet, which you reviewed a few months ago, we have received their first Annual Report on housing occupancy, if you remembered, that was a requirement of the settlement agreement, that they give us their report. It reflects their percentage of their on campus population, and so we are reviewing that right now, we received that very recently. Secondly, the Academy has selected an affordable housing development partner, CCDC, for development on both Pine Street properties. This again, if you recall was part of the settlement agreement that the existing building being turned over to the affordable housing developer, the lot next door be developed as an affordable housing site, so, we're working with them and the Mayor's Office of Housing and the architects to develop plans to bring the housing online and there is a particular urgency, because one of the building is in very good shape and could be converted to affordable housing quite quickly, so we are working with them to get that quickly to get them moving. That is at 1055 Pine Street. Thirdly, we are looking at the status of environmental review application that was submitted a few months ago. I think we've told you, that there might be some amendments to the EIR that has to be made. We're looking at that and the updated project description, so staff at the environmental planning group is reviewing that right now, and we are trying to quickly determine the level of environmental review that might be needed. And lastly, and per the agenda today, you'll be -- we'll be discussing their Institutional Master Plan, as just as an informational item. We not asking you to close the hearing, and therefore accept it, but we are simply asking you to review it today as an informational item, so that we can take testimony and hear our thoughts and bring it back to you at a future date. So that's the statues of the report with the Academy. We're working on a diligently, as we suggested earlier in a realistic schedule, we hope November 2nd works. We don't for sure at this point. We will look at it very carefully. I don't disagree with the frustration about the delays here, but the good news is we're making progress, and particularly on the housing site, I think, we're really pushing hard to make those

projects happen, so, I am hoping we can have good news for you in the next few weeks on that. Thank you.

Second thing I wanted to tell you about, some of the regional activity, you might remember that there has been a lot of discussion over the last year about the merger of the staff of ABAG and MTC. That merger in fact, did take place and it was effective as of July 1st, so as of now, there is one staff organization, the Metropolitan Transportation Commission, but there are still two boards, the ABAG Executive Committee that I sit on and the Metropolitan Transportation Commission, still sit as a separate board. They are products of State Law, so, that will have to change in order to change to Board structure, but the staffs are now merged and working as one, obviously, that was challenging to do that, there were different personnel classifications and budgets, all of that had to be worked, that all happened as of July 1st, and only one person lost their job as a result of that. All staff at ABAG were able to be accommodated within MTC. Secondly, Last night the two boards in fact voted, in Plan Bay Area, the latest iteration of Plan Bay Area that was supported last night. I think, of interest of this Commission was the two hour discussion, that we had about the Brisbane site. The Brisbane – many members Council and the Mayor of the Brisbane objected to the plan’s designation of the Bayland site to accommodate 4,000 units of housing and there was a very robust conversation about that, and in the end the board approved the plan with the 4,000 units on that site and with the recognition that rightly or wrongly Plan Bay Area does not require that, does not force that, that local controls still hangs, still stands, but it doesn’t make that site as a priority development area, that could accommodate 4,400 units of housing. The other very interesting aspect of the Plan Bay Area that was just approved is the action plan. The plan acknowledges that with the growth that is projected in this region that housing affordability displacement will continue to be a problem. The MTC has set a up region wide housing panel to talk about these issues more robustly, it is called CASA, the City is sitting in that panel. We are looking at different ways of bringing more regional resources into affordable housing, and into housing production in general, and I'm looking forward to reporting to you in the next few months how that is going. Thank you. That is my presentation. Thank you.

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

LAND USE COMMITTEE:

- **170516 Planning Code - Medical Cannabis Dispensaries in Supervisorial District 11. Sponsor: Safai. Staff: Sanchez.**

This past Monday, the Land Use Committee heard Supervisor Safai’s ordinance that would cap the number of MCDs in his district at 3. Commissioner’s you heard this item on July 20 and voted to recommend approval with modifications. The modification was to impose a citywide interim moratorium on the approval of MCDs until the adoption of more comprehensive cannabis controls citywide.

At the hearing, public comment mainly came from residents of District 11 who stressed the need for a cap. They contended that some existing MCDs are poorly operated and create nuisances for adjacent businesses and residences. Further, a large number of MCDs have and are seeking to locate in D11.

After taking public comment, the committee member's spoke of the need for Supervisors to be responsive to their constituent's needs; however, both Supervisors Peskin and Tang felt that these controls should be reconsidered once the City adopts city-wide controls for Adult Cannabis. The Committee then voted to forward the Ordinance to the Full Board with a positive recommendation as a committee report.

- **170750 General Plan Amendments – One Oak Street Project. Sponsor: Planning Commission. Staff: Perry.**
- **170751 Planning Code, Zoning Map – One Oak Street Project. Sponsor: Planning Commission. Staff: Perry.**

Also on the land use agenda was the GP and zoning map amendments for the project at 1 Oak Street. Commissioner's you heard this item on June 15 and recommended approval. At the land use hearing there were four speakers in favor of the proposed amendments and nine that spoke against. There was little discussion on the item from the committee members. The City attorney discussed some clerical changes that needed to happen to the ordinance; however they had not yet been drafted. In the end the Committee voted to send the item to the Full Board without recommendation. Supervisor Peskin suggested this type of referral in order to signal to the full board that those clarifying amendments still needed to be made.

FULL BOARD:

- **170693 Planning Code - Child Care Facilities.** Sponsors: Yee; Tang and Ronen. Staff: Nickolopoulos. Continued to September 5 so that the ordinance could be reconciled with recent changes to Article 7.
- **170834 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.** Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers, Bintliff.

The duplicated inclusionary Ordinance was amended, again, to add language that would limit a required affordability study for rezoning and SUDs that increased the development potential to only those that have areas of 5 acres or more. The amendments were added unanimously and then item passed its first read.

- **170093 Planning Code - Establish Fee for Monitoring of Student Housing - Mayor's Office of Housing and Community Development.** Sponsor: Mayor. Staff: D. Sanchez. PASSED Second Read
- **170692 General Plan Amendments – Implementing the City's Vision Zero Policy Regarding Pedestrian Safety.** Sponsor: Planning Commission. PASSED Second Read
- **170820 Planning Code – Valencia Street Neighborhood Commercial Transit District Zoning Control Table.** Sponsor: Mayor. PASSED Second Read
- **170790 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 824 Hyde Street.** Staff: Foster.

Also on the Board's agenda was the CU appeal for a proposed hotel at 827 Hyde Street. The proposed project would construct a 6-story over basement, 33-room tourist hotel. The site was previously occupied by an apartment building that was destroyed by a fire. Commissioners, you heard this item on June 1 of this year and voted 4-3 to approve the CU authorization.

13 speakers spoke in favor of the appeal. Only the project sponsor spoke in favor of the project. The appellant was Chris Schulman who represents the Lower Polk Neighborhood Association. The appellant felt that the site would be better used as housing, and not a hotel, since the site had been an apartment building prior to the fire that destroyed it.

The Board seemed to agree and voted unanimously to disapprove the CU authorization.

- **170808 Hearing - Appeal of Determination of Community Plan Evaluation – 1726 - 1730 Mission Street.** Staff: Gibson, Navarrete, Li. Continued to September 26.
- **170808 Hearing - Appeal of Community Plan Evaluation – 1850 Bryant Street.** Staff: Gibson, Navarrete, Horner. Continued to September 12
- **170516 Planning Code – Medical Cannabis Dispensaries in Supervisorial District 11. Sponsor: Safai. Staff: D Sánchez.** Passed on first read with a 9-2 vote and Supervisors Kim and Fewer voting no.

INTRODUCTIONS:

- **170864 Planning Code, Zoning Map - Pier 70 Special Use District.** Sponsors: Mayor, Cohen. Staff: Sucre
- **BF TBD Zoning - Interim Moratorium on Medical Cannabis Dispensaries.** Sponsor: Cohen. Staff: Starr

BOARD OF APPEALS:

The Board of Appeals did met last night, one item that maybe of interest to the Commission is 473 Haight Street. You heard this as a discretionary review about a year ago, it was making changes to an existing MCD. It would have been Good Fellows being converted into Spark, they were relocating it has been divided as retail in the front, and MCD in the back their switching those, slightly expanding the uses. That building permit was appealed to the Board of Appeals, it was first heard in May, the Board expressed concern about intensification of the use, they were concerns because – we didn't know this at the time, but the retail component in the back, wouldn't have been publicly accessible, in order to get, you have to go through the MCD, which you could only do if you had and MCD card. So, the Board had concerns about this and rightly so, and had suggested that they switch it back, that the MCD is at the back, the retail is in the front, they still do the same amount of expansion, but the retail component – the publicly accessible retail component is at the front. I think that was a great idea, wished we'd have thought of it ourselves back last year, but they unanimously voted to make those changes, although Vice President Fung thought, that it wasn't an intensification himself, did vote to make those changes to allow the changes be made to the permit. Thank you.

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: Andrew Yip – Economic woes, socioeconomic impacts
 Laura Clark – Jobs, housing balance

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.

11. (C. TEAGUE: (415) 558-9081)

INSTITUTIONAL MASTER PLAN (IMP) PROGRAM - **Informational presentation** providing background on the history and evolution of the IMP program since its original adoption in 1976.

Preliminary Recommendation: None – Informational

SPEAKERS: = Corey Teague – IMP Program
 = Doug Engman – Significance of IMP's
 = Chris Schafer – IMP update, recommendations
 = Paul Werner – Effectiveness
 = Sue Hestor – Student housing
 = Laura Clark - Housing

ACTION: None – Informational

12. [2017-005439IMP](#) (M. WOODS: (415) 558-6315)

MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO - Notification by the Zoning Administrator of the filing of an **Institutional Master Plan (IMP) Update** by the Academy of Art University (AAU). Pursuant to Planning Code Section 304.5, the Planning Commission must hold a public hearing due to significant revisions that were not previously discussed in the IMP. This public hearing is to obtain initial feedback/comments from the Commission and public on the information contained in the Draft IMP Update. A subsequent IMP hearing will be held at a later date upon completion of a final version of the IMP. The IMP Update 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: = Mary Woods – Staff Report
 + Speaker – Sponsor presentation
 = Paul Werner – Quality of data
 = Sue Hestor – Campus growth
 =Chris Schafer – Distributed campus vs scattered campus
 = Laura Clark – Process
 = Chris Martin – Active ground floor retail
 = Thomas Flandrick – Student housing and enrollment
 = Speaker – Schools need to build more dorms
 ACTION: None - Informational

13. 2011.1356MTZ (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN - Informational Presentation - This presentation will be a high level overview of the Central SoMa Plan and accompanying Implementation Strategy. This hearing is intended to start the process leading to initiation and eventual adoption of the Plan and accompanying legislation. For more information, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: None - Informational

SPEAKERS: = Steve Wertheim – Staff Report
 + Lisa Pagan – OEWD plan efforts
 + Amy Chan – MOHCD plan efforts
 + Mike Grisso – Public benefits
 = Laura Clark – Jobs, housing balance
 = Ilene Tillman – Homeless impacts in SOMA
 = Susan Segee –
 = Grace Siu – Flower Mart
 + Michael Terrio – Support
 + Tin Chin – BART support
 + Lisa Yumamoto – Support for guidelines
 + Alice Rodgers – Congestion issues
 + Corey Smith – Support
 = John Elberling – Mixed review (TODCO)
 + Carl Shannon – Levels of fees
 + Tom Hirschfeld – Add more housing
 + Speaker – Public space
 + Sara White, TNDC - Involvement
 ACTION: None - Informational

- 14a. [2013.0975ENX](#) (R. SUCRE: (415) 575-9108)
888 TENNESSEE STREET - located on the northwest corner of Tennessee & 20th Streets, Lot 001 in Assessor's Block 4060 (District 10) - Request for a **Large Project Authorization (LPA)**, pursuant to Planning Code Section 329, to demolish the existing two-story industrial building and construct a new four-story (45-foot tall) mixed-use building (measuring approximately 88,100 sq ft) with 110 dwelling units, 5,472 square feet of ground floor commercial use, 83 off-street parking spaces, and public and private open space. Under the LPA, the project is requesting exceptions to the Planning Code requirements for rear yard (Planning Code Section 134), permitted obstructions (Planning Code Section 136),

dwelling unit exposure (Planning Code Section 140), street frontage (Planning Code Section 145.1), off-street loading (Planning Code Section 152.1), and measurement of height (Planning Code Section 260). The project site is located within the Dogpatch Landmark District, UMU (Urban Mixed-Use) Zoning District and 45-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.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Continued to September 7, 2017

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

- 14b. [2013.0975SHD](#) (R. SUCRÉ: (415) 575-9108)
888 TENNESSEE STREET - located on the northwest corner of Tennessee & 20th Streets, Lot 001 in Assessor's Block 4060 (District 10) – Request for **Adoption of Findings**, pursuant to Planning Code Section 295, regarding the shadow study that concluded the new construction of a four-story, 45-ft tall, mixed-use building with up to 110 dwelling units would not be adverse to the use of Espirit Park, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the Dogpatch Landmark District, UMU (Urban Mixed-Use Zoning District) and a 45-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

SPEAKERS: None

ACTION: Continued to September 7, 2017

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

15. [2017-008234CUA](#) (C. ASBAGH: 415/575-9165)
925 MARKET STREET - 1st Floor Mezzanine and 2nd Floor - south side of Market Street, between 5th and 6th Streets; Block 3704, Lot 076 (District 4) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 210.2 to allow the use of 2,400 square feet at the first floor mezzanine level and second floor from retail to general office use within the C-3-R (Downtown Retail) Zoning District and 120-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.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Claudine Asbagh – Staff Report
 + Mark Loper – Project presentation
 + Ben Simonson – Design presentation

ACTION: Approved with Conditions as amended

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

MOTION: 19971

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.

- 16a. [2015-015751DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
1824 JENNINGS STREET- east side between Shafter and Thomas Avenues; Lot 005 in Assessor's Block 4790 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.09.2165 proposing to remove two unauthorized dwelling units (by merger of the units with the existing dwelling unit) and to legalize a dwelling unit at the first floor, pursuant to Ordinance 43-14, in an existing single family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS: + Tommy Avecola, Mecca – More time
 + John Brown – Support for continuance
 + Kirby Lewis – Support for continuance
 + John Brown, Jr. - Support for continuance
 + Fred Bryant – Support for continuance to October
 + Laura Clark – Support for continuance
 + Theresa Flandrick – Support for continuance
 + Brad Hearn – Support for continuance
 ACTION: Continued to October 5, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 16b. [2015-018300DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
1083 HOLLISTER AVENUE - south side between Ingalls and Hawes Streets; Lot 029 in Assessor's Block 4965 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.10.2331 proposing to legalize one dwelling unit at the first floor level (by merger with another unauthorized dwelling unit), pursuant to Ordinance 43-14, and to remove an unauthorized dwelling unit at the second floor (by merging with the existing dwelling unit) from a property containing a single-family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.
 Staff Analysis: Full Discretionary Review
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: Same as Item 16a.
 ACTION: Continued to October 5, 2017
 AYES: Richards, Fong, Johnson, Koppel, Moore
 ABSENT: Hillis, Melgar

- 16c. [2015-018240DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)

1395 SHAFTER AVENUE - south side between Jennings and Ingalls Streets; Lot 025 in Assessor's Block 4791 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.20.3191 proposing to remove three unauthorized dwelling units (by merger of the units) and to legalize a dwelling unit at the second floor, pursuant to Ordinance 43-14, in an existing single family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS: Same as Item 16a.

ACTION: Continued to October 5, 2017

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

- 16d. [2015-018233DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
1290 SHAFTER AVENUE- north side between Ingalls and Hawes Streets; Lot 012A in Assessor's Block 4787 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.20.3280 proposing to legalize one dwelling unit at the first floor level, pursuant to Ordinance 43-14, and to remove an unauthorized dwelling unit at the second floor (by merging with the existing dwelling unit) from a property containing a single-family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: Same as Item 16a.

ACTION: Continued to October 5, 2017

AYES: Richards, Fong, Johnson, Koppel, Moore

ABSENT: Hillis, Melgar

- 16e. [2016-000316DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
1351 REVERE AVENUE - south side between Jennings and Ingalls Streets; Lot 020A in Assessor's Block 4788 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.12.15.5196 proposing to add one dwelling unit and legalize one dwelling unit at the first floor level, pursuant to Ordinance 43-14, and to remove four unauthorized dwelling units (by merging the units with the existing unit) from a property containing a single-family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: Same as Item 16a.

ACTION: Continued to October 5, 2017

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

- 16f. [2016-000184DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
[38 CARR STREET](#) - west side between Paul and Salinas Avenues; Lot 010 in Assessor's Block 5462 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.12.02.3978 proposing the removal of two unauthorized dwelling units at the second and third floor (by merger with the existing unit) and to legalize a dwelling unit at the first floor, pursuant to Ordinance 43-14, in an existing single family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS: Same as Item 16a.
ACTION: Continued to October 5, 2017
AYES: Richards, Fong, Johnson, Koppel, Moore
ABSENT: Hillis, Melgar

- 16g. [2016-000121DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
[1050 GILMAN AVENUE](#) - north side between Griffith and Hawes Street; Lot 006A in Assessor's Block 4937 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.12.02.3975 proposing to remove three unauthorized dwelling units (by merger of the units) and to legalize a dwelling unit at the first floor, pursuant to Ordinance 43-14, in an existing single family home within the 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 Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS: Same as Item 16a.
ACTION: Continued to October 5, 2017
AYES: Richards, Fong, Johnson, Koppel, Moore
ABSENT: Hillis, Melgar

- 16h. [2016-000343DRP](#) (M. DITO: (415) 575-9164, E. SAMONSKY: (415) 575-9112)
[1656 NEWCOMB AVENUE](#) - north side between Third and Newhall Street; Lot 006 in Assessor's Block 5306 (District 10) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.10.2339 proposing to remove two unauthorized dwelling units on the second and third floors (by merger with existing units) and to legalize one dwelling unit on the ground floor, pursuant to Ordinance 43-14, in an existing three family building within the 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 Section 31.04(h) of the San Francisco Administrative Code.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: Same as Item 16a.
ACTION: Continued to October 5, 2017
AYES: Richards, Fong, Johnson, Koppel, Moore
ABSENT: Hillis, Melgar

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))

SPEAKERS: Michael Hammond – Request for review and comment

ADJOURNMENT – 5:13 P.M.