

# SAN FRANCISCO PLANNING COMMISSION



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

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER JOHNSON AT 1:06 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Audrey Butkus, Paul Chasan, Michael Christensen, Sema Adina, Elizabeth Gordon-Jonckheer, and Jonas P. Ionin, Commission Secretary

SPEAKER KEY:

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

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

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

- 1a. [2013.0975ENX](#) (R. SUCRÉ: (415) 575-9108)  
**888 TENNESSEE STREET** - located on the northwest corner of Tennessee & 20<sup>th</sup> 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 San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Meeting of July 27, 2017)

**(Proposed for Continuance to October 19, 2017)**

SPEAKERS: None  
 ACTION: Continued to October 19, 2017  
 AYES: Hillis, Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

- 1b. [2013.0975SHD](#) (R. SUCRÉ: (415) 575-9108)  
888 TENNESSEE STREET - located on the northwest corner of Tennessee & 20<sup>th</sup> 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 45-X Height and Bulk District.

*Preliminary Recommendation: Adopt Findings*

(Continued from Regular Meeting of July 27, 2017)

**(Proposed for Continuance to October 19, 2017)**

SPEAKERS: None  
 ACTION: Continued to October 19, 2017  
 AYES: Hillis, Fong, Johnson, Koppel, Melgar, Moore  
 ABSENT: Richards

2. 2015-018225DRP (S. JIMENEZ: (415) 575-9187)  
171 JUDSON AVENUE - south side between Edna Street and Circular Avenue; Lot 032 in Assessor's Block 3182 (District 7) - Request for **Discretionary Review** of Building Permit Application No. 2015.11.09.2182, proposing to alter an existing two-story, single family residence by legalizing and constructing a rear horizontal addition at the first and second floors and a third story vertical addition located within a RH-1 (Residential, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

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

(Continued from Regular Meeting of August 24, 2017)

**(Proposed for Continuance to November 16, 2017)**

SPEAKERS: None  
 ACTION: Continued to November 16, 2017  
 AYES: Hillis, Fong, Johnson, Koppel, Melgar, Moore

ABSENT: Richards

3. 2017-004110CUA (D. SIROIS: (415) 575-8714)  
2867-2899 SAN BRUNO AVENUE - northeast corner of San Bruno Avenue and Woolsey Street - Lot 037 in Assessor's Block 5457 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303, to modify the conditions of approval for satisfying the requirements of the Inclusionary Housing Program through payment of a fee. The project was approved under Planning Commission Motion No. 18782 on January 17, 2013 (Case No. 2010.0627C) and included the demolition of an existing service station and the construction of a new development consisting of five, four-story mixed use buildings containing a total of ten dwelling units with one on-site below-market rate dwelling unit, 15 off-street parking spaces, ground-floor retail spaces and second floor business or professional service uses in a NC-2 (Small-Scale Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Meeting of August 24, 2017)

**(Proposed for Indefinite Continuance)**

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

## B. COMMISSION MATTERS

4. Consideration of Adoption:  
 • [Draft Minutes for August 24, 2017](#)

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

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

None

## C. DEPARTMENT MATTERS

6. Director's Announcements

**Director Rahaim:**

Good afternoon, Commissioners. I would like to request to close the meeting today in memory of Bob Hamaguchi. Bob was the President of the Japantown Task Force. Bob passed away on Sunday and I just want to say, in the early stages of Japantown Plan when I first got here, Bob was one the first people I met with, when we were starting that process. He was a very passionate advocate for his neighborhood and he was also an incredibly gracious person, very energetic, a person who was grateful for the collaboration, for the funding for the work of the Department, the work he did in the community, and one of those people who really kind of set the standard, I think, for the Japantown community in an incredibly positive light. So, I'd ask that we adjourn the meeting in his honor today.

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

**LAND USE COMMITTEE:**

There are no items from the Land Use Committee to report on as the hearing was canceled due to Labor Day Holiday on Monday, September 4.

**FULL BOARD:**

The Full Board did meet on Tuesday. They considered the following items:

- **170693 Planning Code - Child Care Facilities.** Sponsors: Yee; Tang and Ronen. Staff: Nickolopoulos. Passed First Read.
- **170834 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.** Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers, Bintliff. Continues to September 12, 2017
- **170516 Planning Code – Medical Cannabis Dispensaries in Supervisorial District 11. Sponsor: Safai.** Staff: D Sánchez. PASSED Second Read

The also Board considered three appeals. The first was:

- **170692 Hearing – Appeal of Final Environmental Impact Report Certification 1500 -1540 Market Street (One Oak Street).** Staff: Cooper.

The proposed One Oak Street Project consists of the demolition of all existing on site structures and construction of a new 40-story building with 310 residential units, 4,000 square feet of ground-floor commercial space, and a subsurface parking garage with 136 spaces for residents. Commissioners you heard this item on June 15 of this year.

The Board granted a one-week continuance of the appeal to September 12.

Associated amendments to the General Plan, Planning Code and Zoning Map were also continued to September 12.

The second appeal was:

- **170893 Hearing – Appeal of Final Environmental Impact Report Certification- Alameda Creek Recapture Project (ACRP).** Staff: Kern  
The ACRP is a water supply project located in the Sunol Valley on lands within the SFPUC's Alameda Watershed. The SFPUC is required to make releases from

Calaveras Dam and to bypass creek flow around the Alameda Creek Diversion Dam. The releases and bypasses are designed to improve streamflow in Alameda Creek and ensure suitable flow conditions for threatened California Central Coast steelhead. The SFPUC proposes the ACRP to “recapture” some of the water it is required to release and bypass in order to also use this water in its regional water system.

The Board voted unanimously to reverse the Final Environmental Impact Report Certification. The Board directed that findings be based on significant new information provided by the National Marine Fisheries Service that additional environmental analysis is required on the operational impacts of the project on steelhead in the lower watershed as a result of project-induced effects on streamflow in Alameda Creek, and to require the Planning Department enlist an independent third party review of the groundwater/surface water model to determine if the current model adequately and accurately analyzes the fisheries issues as required by CEQA.

The final appeal was:

- **170917 Hearing - Appeal of Determination of Exemption from Environmental Review – 2505 Noriega Street.** Staff: Rodgers.  
**170898 Hearing - Appeal of Conditional Use Authorization – 2505 Noriega Street.** Staff: Rodgers.

The project is a change of use to a Medical Cannabis Dispensary, dba The Apothecarium. Commissioners you heard this item on July 13 and voted 5-1 to grant CU. The Board continued the hearing of these items to October 3.

The Board also approved a motion unanimously to

- **170914 Adoption of Findings Related to Conditional Use Authorization – Proposed Project at 824 Hyde Street.** Staff:

The project would have constructed 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 CUA request on June 1 and voted 4-3 to grant the authorization.

At its July 25 meeting the Board heard an appeal of the CU. The Board voted unanimously to disapprove the CU authorization.

On Tuesday the Board passed a Motion adopting findings in support of the disapproval of your decision granting the Conditional Use Authorization for the project at 824 Hyde Street.

Finally, the following was introduced on Tuesday:

#### INTRODUCTIONS:

- **170930 General Plan - Pier 70 Mixed-Use District Project.** Sponsors: Planning Commission. Staff: Sucre This Ordinance proposes to amend the General Plan to revise Maps 4 and 5 of the Urban Design Element to refer to the Pier 70 Mixed-Use Project Special Use District.
- **170941 Planning Code – Transit Center Special Sign District.** Sponsors: Kim. Staff: D Sanchez. This Ordinance proposes to make the existing interim controls on signs

in the Transit Center District Plan Area permanent. This item is scheduled to be before you for consideration on Sept 14.

- **170940 Planning Code Zoning Map– Mission Rock Special Use District.** Sponsors: Kim. Staff: TBD. This Ordinance would amend the Planning Code and the Zoning Map to add the Mission Rock Special Use District
- **170938 Planning Code Zoning Map– 1629 Market Street Special Use District.** Sponsors: Kim. Staff: TBD. This Ordinance would amend the Planning Code and the Zoning Map to add the 1629 Market Street Special Use District
- **170419 Planning Code– North Beach, Telegraph Hill, Broadway and Chinatown Area controls; Formula Retail.** Sponsors: Peskin. Staff: D Sánchez. This is a substitute Ordinance to one that you heard on July 20 of this year. The substitute Ordinance proposes additional changes to the off-street parking controls in the Telegraph Hill-North Beach Residential SUD and the Broadway and North Beach NCDs.

And finally the following two properties are proposed for Landmark Designation:

- **170922 Planning Code – Landmark Designation of 2731-2735 Folsom Street (aka Gaughran House).** Sponsors: HPC. Staff:
- **170923 Planning Code – Landmark Designation of 1399 McAllister Street (aka Third Baptist Church Complex).** Sponsors: HPC. Staff:

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

No Report

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

The Historic Preservation Commission did meet yesterday briefly and considered and approved a Certificate of Appropriateness for 77-85 Federal Street, which is on your agenda next week, that you will be reviewing as a Large Project Authorization and Small Office Cap Allocation.

#### **D. GENERAL PUBLIC COMMENT – 15 MINUTES**

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

**SPEAKERS:** Francisco DeCosta – Hurricanes impacts to the east coast

#### **E. REGULAR CALENDAR**

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

8. [2017-004678PCA](#)

(A. BUTKUS: (415) 575-9129)

**GROSS FLOOR AREA - Planning Code Amendment** to revise the definition of Gross Floor Area to delete the reference to accessory buildings, exempt required car-share spaces, remove redundant off-street loading provisions, and modify provisions regarding accessory and non-accessory parking; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of the Planning Code, Section 101.1, and public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Audrey Butkus – Staff Report  
 ACTION: Adopt a Recommendation for Approval  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore  
 RESOLUTION: 19989

9. [2017-003521PCA](#) (A. BUTKUS: (415) 575-9129)  
**ARTICLE 8 CORRECTIONS - Planning Code Amendment** to correct typographical errors, clarify nighttime entertainment restrictions, and update inclusionary affordable housing requirements; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, the eight priority policies of Planning Code Section 101.1, and making findings as required by Planning Code Section 302.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Audrey Butkus – Staff Report  
 ACTION: Adopt a Recommendation for Approval  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore  
 RESOLUTION: 19990

10. 2013.3441CWP (P. CHASAN: (415) 575-9065)  
**SOUTH DOWNTOWN DESIGN AND ACTIVATION PLAN (SODA) - An Informational Presentation** about the recently initiated South Downtown Design and Activation Plan (Soda). The SODA will provide a framework for designing, implementing and managing the public realm in the emergent neighborhood surrounding the Transbay Terminal and Rincon Hill. The plan area covers a quadrant of roughly 30 blocks of the City bounded by Market Street, The Embarcadero, Bryant Street and 2nd Street. Fifteen years ago, much of the district was characterized by surface parking lots and light industrial land uses. Today, the district is experiencing a wave of development by both public and private sector actors. This development reflects the legacy of roughly fifteen years of city planning efforts for the district. The construction of the Transbay Transit Center will greatly improve access to Downtown, especially from the East Bay while a wave of new residential and commercial high-rises (over 20 at last count) will, in addition to permanently altering the city's skyline, dramatically increase the volume of people living, working and visiting the area. This effort is being co-led by the Planning Department and the East Cut Community Benefits District (CBD). Collaborating with the CBD, opens expanded opportunities for outreach and implementation. Consolidating our efforts will lead to quicker outcomes and a more cohesive strategy for the neighborhood.

*Preliminary Recommendation: None - Informational*

SPEAKERS: = Paul Chasan – Staff Presentation

ACTION: None – Informational

11. [2015-005862ENX](#) (K. DURANDET: (415) 575-6816)  
975 BRYANT STREET - south side of Bryant Street between 7<sup>th</sup> and 8<sup>th</sup> 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 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*  
 (Continued from Regular Meeting of August 24, 2017)

SPEAKERS: None

ACTION: Continued to September 14, 2017

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

12. [2014-002181CUA](#) (C. MAY: (415) 575-9087)  
2670 GEARY BOULEVARD - northwest corner of Geary Boulevard and Masonic Avenue, Lot 003 in Assessor's Block 1071 (District 2) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 206.3, 271, and 303 to permit the development of a 10-story building containing 121 residential dwelling units above 2,193 square feet of ground floor commercial space and 7 parking spaces within a NC-3 (Neighborhood Commercial, Moderate-Scale) District and 80-D Height and Bulk District. This project is seeking increased dwelling unit density and height in exchange for providing a higher level of affordable housing than would otherwise be required through the application of the HOME-SF Program pursuant to Planning Code Section 206.3. The project is seeking modifications to the usable open space and dwelling unit exposure requirements pursuant to Planning Code Sections 135 and 140 which may be granted by the Planning Commission pursuant to Planning Code Section 206.3. The project is also seeking exceptions to the rear yard, architectural obstructions over streets and ground floor level active use requirements of Planning Code Sections 134, 136 and 206.3 through the procedures pursuant to Planning Code Section 303, and is seeking an exception to the bulk requirements pursuant to Planning Code Section 271. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular Meeting of July 13, 2017)

SPEAKERS: None

ACTION: Continued to September 28, 2107



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

13. [2016-016610CUA](#) (M. CHRISTENSEN: (415) 575-8742)  
3368 19<sup>TH</sup> STREET - between Mission and Capp Streets, Lot 020 in Assessor's Block 3590 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Section 303 and the Mission Interim Zoning Controls (adopted by Planning Commission Resolution No. 19548, extended by Planning Commission Resolution No. 19865), to establish a restaurant in a portion of the existing grocery/liquor store (dba "Royal Cuckoo Market"), within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and an 55-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Michael Christensen – Staff Report  
 + Paul Miller – Project presentation  
 + Debbie Smith – Project presentation  
 + Joe – Gentrification, complaints  
 + Ken Walsack – Support  
 + Chris Seaver – Friendly neighborhood establishment  
 + William – Support  
 + Bill McLond – Support  
 + Keri Swing – Support  
 + Pete Glidschtern – No brainer  
 + Edin Stein- Support  
 + Pete Lee - Support  
 + Anya Rivera – Support+  
 + Dixie Cheney – Support  
 + Chris Collins – Support, vacancy rates in the City  
 + Larry Smith – Old school artist bohemia  
 + Connie Ng – Diversity  
 + Jimmy Singer- Casualandlow  
 + Phil Lesser- Support

ACTION: Approved with Conditions  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore  
 MOTION: 19991

14. [2017-004807CUA](#) (S. ADINA: (415) 575-8722)  
1143 GRANT AVENUE - between Broadway Street and Pacific Avenue, Lot 001 in Assessor's Block 0161 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 803.6, 810.49 to establish a new Financial Services Use for a formula retail establishment (d.b.a "CTBC Bank USA) within the ground floor of a mixed-use building. The Project is located within the CCB (Chinatown-Community Business) Zoning District and 50-N Height and Bulk District. The proposal also involves minor exterior work. 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: = Sema Adina - Staff Report

+ Phil Lesser - Project presentation  
 + Gary Fan – Project presentation  
 + Tiger Wong - Support  
 ACTION: Approved with Conditions  
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore  
 ABSENT: Johnson  
 MOTION: 19992

## F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

15. [2017-001756DRP](#) (S. ADINA: (415) 575-8722)  
1906 MARKET STREET - between Laguna and Buchanan Streets, Lot 001 in Assessor's Block 0872 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2017.02.06.8753, proposing a change of use from a from a General Retail Sales and Service use (laundromat d.b.a. Little Hollywood Launderette) to Restaurant use (d.b.a. Kantine SF) on the ground floor of an existing six-story mixed-use building. The Project is located within the NCT-3 (Moderate Scale, Neighborhood Commercial Transit) District and 85-X Height and Bulk District. The proposed conversion also includes the removal of the exterior awnings and exterior lights, the removal and replacement of the front door, as well as interior tenant improvements. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

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

SPEAKERS: = Sema Adina – Staff Report  
 - Sonja Transs – DR presentation  
 + Speaker – Project presentation  
 + Nicole Azitola – Project presentation  
 + Yoakim Mylum – Project presentation  
 + Daniel Bergourac – Retail vacancy  
 + Bruce Cole – Support  
 + Pamela Mendelson  
 + Christian – Support  
 + Speaker – Support  
 + Kristen Hansen – Support  
 + Speaker – Support  
 + Peter Jensen – Support  
 + Speaker – Support  
 + Alex Smith – Support  
 + Andrea Ajello – Support  
 + Matt Flloydlan – Support  
 - Charlie Kentfield – Laundry-essential service

- Judith Levensen – Opposed  
 ACTION: No DR Approved as Proposed  
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore  
 DRA No: 0550

16. [2015-016467DRP-02](#) (E. GORDON-JONCKHEER: (415) 575-8728)  
653 28<sup>TH</sup> STREET - south side of 28<sup>th</sup> Street between Diamond and Douglass Streets; Lot 024 in Assessor's Block 7520 (District 8) - Requests for **Discretionary Review** of Building Permit Application No. 2017.0217.9712 proposing the new construction of a three-story over basement single-family dwelling. The project also includes the demolition of the existing two-story single-family house (Building Permit Application 2017.0217.9713). The subject property is within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
 Staff Analysis: Full Discretionary Review  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
 (Continued from Regular Meeting of June 8, 2017)

SPEAKERS: = Elizabeth Gordon-Jonckheer – Staff Report  
 - DR Requestor #1 - Presentation  
 - DR Requestor #2 – Presentation  
 - Georgia Schuttish – ADU occupancy new spaced  
 - Ozzie Rohm – Out of scale, ADU, roof deck  
 - Belinda – Opposed  
 - Jon Lum – Reduced massing and ADU  
 = Marcell Boudreaux – Staff response to ADU questions  
 ACTION: Took DR and Approved with Staff's recommended conditions  
 AYES: Hillis, Richards, Fong, Johnson, Koppel  
 NAYES: Melgar, Moore  
 DRA No: 0551

## G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKERS: Ozzi Rohm – ADU's  
Henry Karnilowicz – ADU's exiting, rent control  
Speaker – Second unit  
Speaker – Second unit\  
Georgia Schuttish – ADU

ADJOURNMENT – 4:49 P.M.