

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, September 14, 2017
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER JOHNSON AT 1:04 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.

1. 2015-000988PCA-03 (P. PETERSON: (415) 575-9163)
MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT AND THE 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT - pursuant to Planning Code Section 302, the Planning Commission will **Planning Code Amendments** to revise the controls in the Mission Street Neighborhood Commercial Transit District (Mission NCT) to remove Administrative Services as permitted use, to limit the merging of lots, and to allow certain Production, Distribution, and Repair uses, and to revise the controls in the 24th Street –

Mission Neighborhood Commercial Transit District to allow certain Production, Distribution, and Repair uses. Planning Code sections proposed for amendment include Sections 754, 763, and 121.7.

(Proposed for Continuance to October 19, 2017)

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

2. 2016-013942DRM (M. CHRISTENSEN: (415) 575-8742)
5 LELAND AVENUE - south side of Leland Avenue, between Bayshore Blvd and Desmond St; Lot 001 in Assessor's Block 6249 (District 10) - Request is for **Mandatory Discretionary Review** of an application for a change of use from retail to a Medical Cannabis Dispensary (MCD) at the ground story, within a NC-3 (Neighborhood Commercial – Moderate Scale) Zoning District and 55-X Height and Bulk District. The MCD is proposed for on-site sales with no on-site cultivation or production. The associated Building Permit Application 2016.1214.4950 is for change of use and both interior and exterior alterations. 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 Analysis
Preliminary Recommendation: Take Discretionary Review and Approve
(Proposed for Continuance to October 26, 2017)

SPEAKERS: None
 ACTION: Continued to October 26, 2017
 AYES: Hillis, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson, Richards

3. 2016-000892CUA (J. DISALVO: (415) 575-9182)
3359 CESAR CHAVEZ STREET - southern side of Cesar Chavez Street between Mission Street and South Van Ness Avenue; Lot 057A in Assessor's Block 5501 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 182, 186, 209.1, and 303, to re-activate a Limited Commercial Use on the first floor, which would include a General Entertainment Use, a General Retail Sales and Service Use, a Community Facility Use, and a Limited Restaurant Use, and establishing a new Hotel Use for one hotel room on the second floor. The proposal is to legalize an existing event and performance art venue (d.b.a. San Francisco Institute of Possibilities and d.b.a. Chez Poulet) within an existing two-story building. The project does not include any expansion of existing facilities. The project is located in a RH-2 (Residential House, Two Family) Zoning District, Bernal Heights Special Use District and 40-X Height and Bulk District. The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.
(Proposed for Continuance to November 2, 2017)

SPEAKERS: None
 ACTION: Continued to November 2, 2017
 AYES: Hillis, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson, Richards

B. COMMISSION MATTERS

4. Consideration of Adoption:

- [Draft Minutes for August 31, 2017](#)

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

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.

Commissioner Moore:

As hurricane Irma was barreling towards Florida, one thing, in our recent commission hearing, came back to mind, and that is the critical location of gas stations that function in case of an emergency, and while that is something we don't think much about, in that particular case you realized how vital it is, as long as we are driving additional cars, because we still have, that's what I called basic back up infrastructure, which is capable of emergency response. So, I ask this Commission to start to think and develop policy, which addresses that in a constructive manner. As we are losing gas stations all and everywhere, we need to think about it, about an equitable distribution throughout, in corridors, which ultimately would be exiting corridors and major paths with coming and going. I will leave it with that. I was very moved by the Supervisor Sheehy, the other day talking about St. Luke's, and supporting the retention of skilled nursing and sub-acute -- skill nursing and sub-acute care unit at St. Luke's, which was heard by committee of the whole last -- on September 12th. The discussion was amazingly supportive, informed, and as we're meeting ourselves with the Health Commission in a few weeks, I'd like us to be cognizant and acknowledging the tremendous work the Supervisors, in this particular case was Supervisors Sheehy and Ronen, have put into this discussion. Thank you.

Commissioner Koppel:

Similarly, I attended a Seawall Resilient Sea Plan get together on Monday morning, just as important, while we're not in the case of emergency right now; it is always a good time to be prepared. We are surrounded on three sides by water, so we definitely, we need to make this a priority, and plan ahead for what might come. Thanks again to the Mayor's Office for putting that on and a lot key words from Supervisor Peskin and a potential ballot measure later on in the fall.

C. DEPARTMENT MATTERS

6. Director's Announcements

None

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

LAND USE COMMITTEE:

There were three items at the Land Use Committee this week:

- **170419 Planning Code – North Beach, Telegraph Hill, Broadway and Chinatown Area Controls.** Sponsor: Peskin. Staff: D Sanchez. DUPLICATED (File No. 170982). Original File RECOMMENDED AS AMENDED.
- **170748 Hearing – Planning Department’s Housing Balance Report No. 5.** Sponsor: Kim. Staff: Ojeda. CONTINUED TO THE CALL OF THE CHAIR
- **170865 Zoning – Interim Moratorium on Medical Cannabis Dispensaries.** Sponsor: Cohen Staff: Sider. REFERRED WITHOUT RECOMMENDATION AS AMENDED BY THE CHAIR

FULL BOARD:

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

- **170834 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.** Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers, Bintliff. PASSED First Read as Amended
- **170693 Planning Code - Child Care Facilities.** Sponsors: Yee; Tang and Ronen. Staff: Nickolopoulos. PASSED Second Read
- **170865 Zoning – Interim Moratorium on Medical Cannabis Dispensaries.** Sponsor: Cohen Staff: Sider. PASSED as Amended, effective upon Mayoral signature or 10 days
- **170750 General Plan Amendments - One Oak Street Project.** Sponsor: Commission. Staff: Asbagh. Disapproved
- **170751 Planning Code, Zoning Map - One Oak Street Project.** Sponsor: Commission. Staff: Asbagh. Disapproved
- **170946 Approval of a 90-Day Extension for Planning Commission Review of Fulton Street Grocery Store Special Use District (File No. 170514).** Sponsor: Breed. ADOPTED

There were also four appeals. The first appeal was:

- **170812 Hearing - Appeal of Final Environmental Impact Report Certification - 1500-1540 Market Street (One Oak Street).** Staff: Cooper, Livia, Watty. Continued to September 28, 2017

The second appeal was:

170855 Hearing – Appeal of Determination of Exemption from Environmental Review – 43 Everson. Staff: Cooper, McKellar, Samonsky, Watty. Tabled

The third appeal was:

- **170804 Hearing – Appeal of Community Plan Evaluation – 1850 Bryant Street.**
Staff: Gibson, Navarrete, Horner. Heard and Filed

The fourth appeal was:

- **170851 Hearing – Appeal of Mitigated Negative Declaration – Proposed Project at 3516 and 3526 Folsom Street.** Staff: Gibson, Navarrete, Horner, Sucre. Heard and Filed

Finally, the following was introduced on Tuesday:

INTRODUCTIONS:

- **170961 Hearing on the proposed Central SoMa Plan.** Sponsor: Kim. Staff: Switzky, Wertheim
- **170959 Hearing on housing costs and housing cost information tracking by City departments.** Sponsor: Fewer. Staff: Varat
- **170982 DUPLICATE FILE Planning Code – North Beach, Telegraph Hill, Broadway and Chinatown Area Controls; Formula Retail.** Sponsor: Peskin. Staff: Sanchez

That concludes my report on the Board Activities for this week.

BOARD OF APPEALS:

I'll read on behalf of the Zoning Administrator. The Board did meet last night and considered one item that might be of interest to the Commission at 578 44th Avenue. The Commission considered this item at a discretionary review hearing earlier this year, and took DR to make two changes additional setback to the top story, from the front and ground story along the north side property line. Both changes that the Commission made were related to the DR requestor's concerns. The permit was appealed by the DR requestor setting similar concerns and the Board unanimously denied the appeal.

HISTORIC PRESERVATION COMMISSION:

No Report

D. GENERAL PUBLIC COMMENT – 15 MINUTES

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

SPEAKERS: Marilyn Guran – Community engagement, Monster in the Mission
Katy Solcraig – Inclusivity, Monster in the Mission
Peter Cohen – Legislation in Sacramento

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. [2013.0256VX](#) (C. GROB: (415) 575-9138)
41 TEHAMA STREET (AKA 33 TEHAMA STREET) - located on the south side of Tehama Street between 1st and 2nd Streets, Lot 190 in Assessor's Block 3736 (District 6) - **Informational Presentation** for the onsite 1% public art requirement.
Preliminary Recommendation: None – Informational
- SPEAKERS: = Carly Grob – Staff introduction
+ Speaker – Public art installation
- ACTION: None – Informational
9. (P. IKEZOE: (415) 575-9137)
[DOWNTOWN PLAN MONITORING REPORT 2016](#) - **Informational Presentation** - Chapter 10E of the San Francisco Administrative Code requires the Planning Department to complete annual reports to measure development trends in the Downtown against the goals of the Downtown Plan of the San Francisco General Plan. The report discusses employment and development trends, transportation, housing, fiscal revenues and other topics pertaining to the Downtown C-3 district for 2016. This is an informational item only, no action is necessary. The report is available for the public at the Planning Department and can be downloaded from the website at:
http://commissions.sfplanning.org/cpcpackets/2016_DTPMR_FINAL.pdf
Preliminary Recommendation: None - Informational
- SPEAKERS: = Paolo Ikezoe – Staff Report
= Sue Hestor – Downtown Plan
- ACTION: None - Informational
- 10a. [2017-009897PCA](#) (D. SANCHEZ: (415) 575-9082)
SIGNS IN TRANSIT CENTER DISTRICT PLAN AREA - Planning Code Amendment creating the Transit Center Special Sign District (bounded by Market Street on the north, Folsom Street on the south, Steuart Street on the east and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex, and Second Streets, but excluding the planned City Park between Mission, Howard, Second, and Beale Streets and those portions of the Transit Center District Plan Area included in Zone 1 of the Transbay Redevelopment Plan Area, which include portions of land bounded by Spear, Mission, Folsom, and Second Streets), to restrict the size and height of new signs within 200 feet of and visible from an existing or planned public park or open space, and to restrict illumination of certain new signs in those areas; and affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and making a finding of public necessity, convenience, and welfare pursuant to Planning Code Section 302.
Preliminary Recommendation: Adopt a Recommendation for Approval with Modifications
- SPEAKERS: = Diego Sanchez – Staff Report
+ Barbara Lopez, Aide to Supervisor Kim – Proposed legislation
= Steve Vettel – Parcel F Project

ACTION: Adopted a Recommendation for Approval, as amended by Staff
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson
 RESOLUTION: 19993

- 10b. [2017-009897MAP](#) (D. SANCHEZ: (415) 575-9082)
SIGNS IN TRANSIT CENTER DISTRICT PLAN AREA - Zoning Map Amendment adding the Transit Center Special Sign District (bounded by Market Street on the north, Folsom Street on the south, Steuart Street on the east and between New Montgomery and Third Streets on the west, and in the area bounded by Folsom, Harrison, Essex, and Second Streets, but excluding the planned City Park between Mission, Howard, Second, and Beale Streets and those portions of the Transit Center District Plan Area included in Zone 1 of the Transbay Redevelopment Plan Area, which include portions of land bounded by Spear, Mission, Folsom, and Second Streets), to Sectional Map SSD of the Zoning Map; and affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and making a finding of public necessity, convenience, and welfare pursuant to Planning Code Section 302.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 10a.
 ACTION: Adopted a Recommendation for Approval, as amended by Staff
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson
 RESOLUTION: 19993

11. [2015-015918CUA](#) (A. PERRY: (415) 575-9017)
2047 POLK STREET - west side of Polk Street between Broadway and Pacific Avenue, Lot 002 in Assessor's Block 0574 (District 3) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, proposing the removal of an Unauthorized Unit at the rear of the ground floor, behind the existing commercial space, and which would then be converted to additional commercial space for the existing Personal Service business (d.b.a. Eclipse Salon). The subject application seeks to abate Planning Enforcement Case No. 2015-005650ENF and DBI Complaint No. 201481171, opened due to the presence of the unauthorized dwelling unit. The subject property is located within the Polk Street Neighborhood Commercial District (NCD) and a 65-A 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: Disapprove

WITHDRAWN

12. [2015-005848GPA](#) (R. SUCRE: (415) 575-9108)
1629 MARKET STREET - located on the south side of Market Street between 12th and Brady Streets; Assessor's Block 3505 Lots 001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A, 033, 033A, 034 and 035 (District 6) - **General Plan Amendment Initiation** to Maps 1 and 3 and Policy 7.2.5 of the Market & Octavia Area Plan in association the 1629 Market Street Mixed-Use Project. The 1629 Market Street Mixed-Use Project would demolish the existing UA Local 38 building, demolish the majority of the Lesser Brothers Building, rehabilitate the Civic Center Hotel ("Building C") and construct four new buildings, including a 10-story

addition to the Lesser Brothers Building (“Building A), a new ten-story residential building (“Building B”), a new nine-story residential building (“Building D”), and the six-story Colton Street Affordable Housing building. Overall, the Project would include construction of 498,100 square feet of residential use that would contain up to 477 residential units and up to 107 affordable units, for a total of up to 584 units. In addition, the Project would include 27,300 square feet of union facility use, 13,000 square feet of ground-floor retail/restaurant use, and 32,800 square feet of publicly-accessible and residential open space. As part of the Project, the Project Sponsor would develop a new privately-owned publicly-accessible open space at the northeast corner of Brady and Colton Streets.

Preliminary Recommendation: Initiate and Schedule for Adoption on or After October 19, 2017

SPEAKERS: = Rich Sucre – Staff Report
+ Michael Cohen – Project presentation
ACTION: Initiated and Scheduled a hearing
AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
ABSENT: Johnson
RESOLUTION: 19994

13. [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 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 September 7, 2017)

SPEAKERS: None
ACTION: Continued to October 5, 2017
AYES: Hillis, Koppel, Melgar, Moore
ABSENT: Fong, Johnson, Richards

- 14a. [2012.1410X](#) (N. KWIATKOWSKA: (415) 575-9185)
77-85 FEDERAL STREET - southeast side, bounded by Federal, 2nd and De Boom Streets; Lot 444 in Assessor's Block 3774 (District 6) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329, to demolish the two existing two-story office buildings and construct a new five-story-over-basement, 65-foot tall commercial building with up to 22,266 square feet of basement and ground floor commercial (gym) space, up to 49,804 square feet of office space and up to 25 parking spaces in the basement level, in the South

End Landmark District, MUO (Mixed Use-Office) Zoning District, and 65-X Height and Bulk District. New construction within the South End Landmark District is subject to Historic Preservation Commission Approval under Case No. 2012.1410A. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of June 22, 2017)

SPEAKERS: = Natalia Kwiatkowska – Staff Report
 + Steve Vettel – Project presentation
 + Mitchel Benjamin – Design presentation
 Sue Hestor – Square footage controls, report back

ACTION: Approved with Conditions, as amended recognizing an unoccupied roof

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

ABSENT: Johnson

MOTION: 19995

- 14b. [2012.1410B](#) (N.KWIATKOWSKA: (415) 575-9185)
77-85 FEDERAL STREET - southeast side, bounded by Federal, 2nd and De Boom Streets; Lot 444 in Assessor's Block 3774 (District 6) - Request for an **Office Development Authorization**, pursuant to Planning Code Sections 321, 322, and 842.66, to authorize 49,804 square feet of office use from the Office Development Annual Limit.
Preliminary Recommendation: Approve
 (Continued from Regular Meeting of June 22, 2017)

SPEAKERS: Same as Item 14a.

ACTION: Approved with Conditions

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

ABSENT: Johnson

MOTION: 19996

15. [2014.0376CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
2918 MISSION STREET - west side of Mission Street between 25th and 26th Streets, Lots 002, 002A and 003 in the Assessor's Block 6529 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 303 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865), for Development of Large Lots in Neighborhood Commercial Districts for the project involving the new construction of an eight-story (84'-8" tall), 67,066 sq. ft. mixed-use building with 75 dwelling units, 6,954 sq. ft. of ground floor retail and 76 Class 1 and 14 Class 2 bicycle parking spaces. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes waivers for rear yard, open space, dwelling unit exposure, height and bulk. The project site is located within the Mission St NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B Height and Bulk Districts. 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: = Linda Ajello-Hoagland = Staff Report
 + Mark Loger – Project presentation

- + Bob Baum – Design presentation
- Speaker – Organized opposition
- Marilyn Duran – Organized opposition
- Carlos Juacanegra - Organized opposition
- Mike Carlisle – Opposed
- David Sanchez – Opposed
- + Steve Crew - Support
- + Tim Collen – Opposition in the Mission
- Scott Weaver – One entitlement
- Kevin Ortiz – More time
- + Sonja Transs – Support
- + Corey Smith – Affordable housing
- + Milo Transs – Good project
- + Speaker - Support
- Robert Hall – Amenity induced gentrification
- Peter Papadapolous – Affordable housing
- Speaker – Floor of services
- Marie Sorenson – Transit corridors
- Todd David – Housing costs, affordability
- Andy Blue – Mission needs affordable housing
- Sue Hestor – Reverse commute buses

ACTION: After hearing and closing public comment; Continued to November 30, 2017

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

ABSENT: Johnson

16. [2015-002653CUA](#) (E. JARDINES: (415) 575-9144)
1016 DE HARO STREET - west side of De Haro Street, between 22nd and 23rd Streets, Lot 004 in Assessor's Block 4159 (District 10) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing vacant & unsound one-story-over-basement single-family dwelling with a rear accessory structure, and to construct a new three-story over-basement, 31 foot tall, two-family dwelling within a RH-2 (Residential – House, Two Family) District, 40-X Height and Bulk District. The proposed project provides a code-complying rear yard and three off-street parking spaces. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of June 22, 2017)

SPEAKERS: = Esmeralda Jardines – Staff Report
 + Victor Marquez – Project presentation
 + Jimmy Quash – Project presentation
 = Peter Mikaly – Additional concession
 = Speaker – View
 + Jennifer Fong – Response to questions

ACTION: Approved with Conditions

AYES: Hillis, Richards, Fong, Koppel, Melgar

ABSENT: Johnson, Moore

MOTION: 19997

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.

17. [2015-003686DRP](#) (N. TRAN: (415) 575-9174)
437 HOFFMAN AVENUE - east side of Hoffman Avenue, between 24th and 25th Streets, Lot 024 in Assessor's Block 6503 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2014.04.11.3029, proposing to construct additions to the existing single-family residence and increase the dwelling count from one to two units. The project includes extensive interior remodeling and exterior changes such as lifting the building to install a two car garage, front porch, entry stairs and rear terraces within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 Staff Analysis: Full Discretionary Review
 Preliminary Recommendation: Do Not Take Discretionary Review and Approve as revised
 (Continued from Regular Hearing of June 15, 2017)

SPEAKERS: = Nancy Tran – Staff Report
 - Steve Williams – DR presentation No.1
 - Steven Bascoville – DR presentation No.2
 - Speaker – DR presentation
 - Janet Fowler – DR presentation No.3
 - Speaker – Opposition
 - Marlena Buttle –
 - Jody Wilkinson – Teacher housing
 - Russell McCall – Flat vs. pitched roofs
 - Georgia Schuttish – Quest for a good project
 + Speaker – Project presentation
 + Starchild – Support
 + Sonja Transs – Support for a duplex

ACTION: Took DR and Approved with Conditions:
 1. Reduce the overall height by one level;
 2. Provide a breezeway, and
 3. Provide a pitched roof

AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson
 DRA No: 0552

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))

ADJOURNMENT: 5:55 P.M.