

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, October 5, 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 1:00 P.M.

STAFF IN ATTENDANCE: John Rahaim – Planning Director, David Weissglass, Esmeralda Jardines, Michael Christensen, Dan Sider, Kimberly Durandet, Doug Vu, Joshua Switzky, Tania Sheyner, Mathew Snyder, Katy Campbell, Maggie Wenger, Christopher May, Veronica Flores, and Jonas P. Ionin, Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

- 1a. 2015-015751DRP (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 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: Take Discretionary Review and Approve with Conditions

(Continued from Regular Meeting of July 27, 2017)

(Proposed for Continuance to November 2, 2017)

SPEAKERS: + Bill Barnickel – Support for continuance
 + John Brown Jr. – Support for continuance
 + Kirky Lewis – Support for continuance
 + Tommy Arecola Meca – Support for continuance
 + Theresa Flandrick – Support for continuance
 + Anastasia Yovanopolous – Support for continuance as long as possible

ACTION: Continued to December 21, 2017

AYES: Hillis, Richards, Koppel, Melgar, Moore

ABSENT: Fong, Johnson

- 1b. 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 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 July 27, 2017)

(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 1a.

ACTION: Continued to December 21, 2017

AYES: Hillis, Richards, Koppel, Melgar, Moore

ABSENT: Fong, Johnson

- 1c. 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 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: Take Discretionary Review and Approve with Conditions
 (Continued from Regular Meeting of July 27, 2017)
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 1a.
 ACTION: Continued to December 21, 2017
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson

- 1d. 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 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 July 27, 2017)
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 1a.
 ACTION: Continued to December 21, 2017
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson

- 1e. 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 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
 (Continued from Regular Meeting of July 27, 2017)
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 1a.
 ACTION: Continued to December 21, 2017
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson

- 1f. 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 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: Take Discretionary Review and Approve with Conditions
(Continued from Regular Meeting of July 27, 2017)
(Proposed for Continuance to November 2, 2017)
- SPEAKERS: Same as Item 1a.
ACTION: Continued to December 21, 2017
AYES: Hillis, Richards, Koppel, Melgar, Moore
ABSENT: Fong, Johnson
- 1g. 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 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: Take Discretionary Review and Approve with Conditions
(Continued from Regular Meeting of July 27, 2017)
(Proposed for Continuance to November 2, 2017)
- SPEAKERS: Same as Item 1a.
ACTION: Continued to December 21, 2017
AYES: Hillis, Richards, Koppel, Melgar, Moore
ABSENT: Fong, Johnson
- 1h. 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 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

(Continued from Regular Meeting of July 27, 2017)
(Proposed for Continuance to November 2, 2017)

SPEAKERS: Same as Item 1a.
 ACTION: Continued to December 21, 2017
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson

2. 2017-001036CUA (D. WEISSGLASS: (415) 575-9177)
1101 FILLMORE STREET - west side of Fillmore Street between Turk Street and Golden Gate Avenue; Lot 002 in Assessor's Block 0755 - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 to establish a Formula Retail Use within the Fillmore Street Neighborhood Commercial Transit District and 50-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,674 square feet of floor area (previously occupied by "A&J Beauty Supply", a non-Formula Retail beauty supplies store) to a Formula Retail Limited Restaurant Use (d.b.a. "Little Caesars", a take-out pizza restaurant). There will be no expansion of the building envelope. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Pending

(Continued from Regular Meeting of July 6, 2017)

(Proposed for Continuance to November 30, 2017)

SPEAKERS: None
 ACTION: Continued to November 30, 2017
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson

3. 2016-006393CUA (E. JARDINES: (415) 575-9144)
175 BAYSHORE - east side of Bayshore Boulevard between Jerrold and Oakdale Avenues, Lot 008 in Assessor's Block 5559 (District 10): Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.65 and 303 to demolish an existing one-story plumbing supply storage building and storage shed structure as well as to construct a new one-story automotive repair building (DBA Alioto's Garage) within the Bayshore Home Improvement Special Use District, PDR-2 (Core Production, Distribution, and Repair) District, and 65-J 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 October 19, 2017 (Consent))

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

- 4a. 2015-018474DRM (E. TUFFY: (415) 575-9191)
982 GREEN STREET - between Jones and Taylor Streets, Lot 008A in Assessor's Block 0120 (District 3) - Request for **Staff-Initiated Discretionary Review** of Building Permit Application No. 2015.11.23.3374, proposing legalization of the expansion of a two family residential building through horizontal addition, side additions, and basement-level excavation. Exterior work includes publicly visible alterations to a contributory building within the Russian Hill-Macondray Lane National Register District. Two open carports at the front property line are proposed for reconstruction in the same locations but as fully enclosed, single-car garages with gable roofs. The project is located in 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: Take Discretionary Review and Approve
(Proposed for Continuance to November 30, 2017)
- SPEAKERS: Alice Barkley – Support for continuance pass 11/30th
 ACTION: Continued to November 30, 2017
 AYES: Hillis, Richards, Koppel, Melgar, Moore
 ABSENT: Fong, Johnson
- 4b. 2015-018474VAR (E. TUFFY: (415) 575-9191)
982 GREEN STREET - between Jones and Taylor Streets, Lot 008A in Assessor's Block 0120 (District 3) - Request for **Variance** approval from the Zoning Administrator pursuant to Planning Code Section 132 (Front Yard); Section 144 (Street Frontage) and Section 134 (Rear Yard) for work associated with Building Permit Application No. 2015.11.23.3374. The project is located in a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
(Proposed for Continuance to November 30, 2017)
- SPEAKERS: Same as Item 4a.
 ACTION: ZA Continued to November 30, 2017
5. 2013.1872ENX (D. SIROIS: (415) 575-8714)
768 HARRISON STREET - north side between Lapu Lapu Street & 4th Street with frontage on Rizal Street; Lots 033 & 162 in Assessor's Block 3751 (District 6) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329 to allow the demolition of a 3,090 square foot two-story, industrial building (automotive service), to merge lots 330 & 162 and to construct an 83-foot-tall, eight-story over basement, mixed-use building approximately 34,340 square feet in size. The proposed building would include 5,160 square feet of office space in the basement and on the on the ground floor facing Rizal Street and 24 residential units above. The proposed project includes 25 Class I bicycle spaces and three Class II bicycle spaces. The project also includes 1,920 square feet of common open space including a 1,300-square-foot rear yard at the second-floor level and a 620-square-foot deck at the roof level. The project is seeking exceptions from certain Planning Code requirements including: permitted obstructions over street (Planning Code Section 136) and dwelling unit mix (Planning Code Section 207.6). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary recommendation: Pending

(Continued from Regular Meeting of June 22, 2017 and August 31, 2017)

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

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

6. [2002.0124CUA-02](#) (C. CAMPBELL: (415) 575-8732)
2815 DIAMOND STREET - southeastern corner of Diamond St, between Wilder and Bosworth Streets; Lot 025A in Assessor's Block 6745 (District 7) - Request for an **Amendment to the Conditions of Approval** under Motion No.16489, an approved mixed-use development (15 dwelling units, 9,200 square feet of Public Use, and 7,037 square feet Grocery Liquor Store d.b.a. "Canyon Market") pursuant to Planning Code Section 303 (E). The proposal is to amend grocery inventory delivery hours and remove the condition requiring customer grocery delivery (Case No. 2002.0124CUA) within the Glen Park Neighborhood Commercial Transit District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Cathleen Campbell – Staff Report
 + Richard Tarloff – Project presentation
 - Speaker – Noise exhaust, no semi-trucks
 - John O'leary – Delivery hours
 + Todd David – Mom and Pops store
 + Janet Tarloff – Semi delivery
 ACTION: After being pulled off of Consent Approved as amended to include a six month update memo
 AYES: Hillis, Fong, Johnson, Koppel, Melgar, Moore
 NAYES: Richards

7. [2017-004415CUA](#) (M. CHRISTENSEN: (415) 575-8742)
2809 SAN BRUNO AVENUE - east side, between Wayland and Woolsey Streets, Lot 030 in Assessor's Block 5457 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 711 to convert the existing medical massage establishment to a general, public massage establishment within 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

SPEAKERS: None

ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore
 ABSENT: Johnson
 MOTION: 20013

C. COMMISSION MATTERS

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:

Very briefly, every week we -- I sit up here and I say something in news, that has been in the news, I think this was yesterday in the Chronicle, talks about the poverty rate in California in absolute dollar terms people are making more in salaries and pretty much every other State in the Union. But actually, when you factor in housing cost, we are the poorest State in the Union, but we're one in 5 or 21 percent of the population because of the high cost of housing, push them envelope – the poverty line from standard of living point of view. If everyone were able to pay what people pay in Fresno, is their percent their salary for housing, it would actually cut the poverty rate by 33 percent, to go under 14 percent. Anyway, high cost of housing, we're seeing a lot of people showing up in the poverty numbers.

D. DEPARTMENT MATTERS

9. Director's Announcements

None

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

LAND USE COMMITTEE:

- **170782 Planning Code, Zoning Map - Rezoning 1990 Folsom Street.** Sponsor: Ronen. Staff: Alexander.

First on the Land Use Committee's agenda was an Ordinance, sponsored by Supervisor Ronen that would amend the Planning Code by revising the Zoning and Height & Bulk District Maps for 1990 Folsom Street, from Production, Distribution, and Repair, General and Height and Bulk designation of 58-X, to Urban Mixed Use and Height and Bulk designation 90-X.

This ordinance was heard at the Planning Commission on September 28, 2017, and was unanimously approved by the Commission.

At the LU hearing, public comment was brief with only two members of the project sponsor team speaking. After which, the Committee unanimously voted to move the ordinance to the Full Board with a positive recommendation.

- **170418 Planning Code - Commercial Uses in Polk Street and Pacific Avenue Neighborhood Commercial Districts; Technical and Other Amendments.** Sponsor: Peskin. Staff: D. Sanchez.

Last on the Land Use Committee agenda was Supervisor Peskin's ordinance related to Commercial Uses in the Polk Street and Pacific Avenue NCDs Ordinance. Commissioners this Ordinance was before you on July 13 of this year. At that hearing you supported the Ordinance unanimously, proposing two minor modifications. The first was to assure that any proposed dwelling unit mix for these NCDs align with any forthcoming citywide requirements and the second was to locate the proposed parking maximums for the NCDs in Table 151.1 instead of Table 151.

Supervisor Peskin did amend the ordinance so that the dwelling unit mix requirement aligns with the requirement for NCTs; however, the parking controls are not being located under Table 151.1.

At the Land Use Committee hearing public comment praised the Ordinance. Many said that the proposed Ordinance will help preserve and enhance the character of the Polk and Pacific NCDs and that they appreciated the community driven process that helped create the Ordinance.

After taking public comment the Land Use Committee voted unanimously to recommend the Ordinance to the Full BOS.

FULL BOARD:

- **170834 Planning Code - Inclusionary Affordable Housing Fee and Dwelling Unit Mix Requirements.** Sponsors: Breed; Kim, Peskin, Safai and Tang. Staff: Rodgers, Bintliff. Second Read.

At The Full Board hearing this week, the Board considered the Inclusionary Housing ordinance again. As you may recall, the ordinance was amended last week so it had to have another first read. This week it was supposed have its second and final read; however Supervisor Kim proposed further modification to the ordinance.

The modifications reinstate language that was in the first version of the ordinance. The amendment had to do with how many affordable units are required when paying an in lieu fee and using tax-exempt bond financing. Previously the ordinance stated that projects are allowed to use tax-exempt bonding to help meet the inclusionary fee requirement "as long as the project provides affordable units as required by California Debt Limit Allocation Committee and Tax Credit Allocation Committee." The language was changed to say that projects are allowed to use tax-exempt bonding to help meet the inclusionary requirement as long as the project provides 25% of the units as affordable at 50% of area median income for off-site housing. This amendment was approved unanimously and the ordinance also passed its second read as amended.

- **170917 Hearing - Appeal of Determination of Exemption From Environmental Review - 2505 Noriega Street. Staff: Perry, Rodgers, Gibson. Withdrawn**
- **170898 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 2505 Noriega Street. Staff: Perry, Rodgers. Special Order 4:30 PM. Items 20-23**

Last on the agenda was the Environmental and CU appeal for the proposed MCD at 2505 Noriega. The Environmental appeal was withdrawn prior to the hearing, so the Board voted to uphold the Department's Environmental determinations.

After that the Board considered the CU appeal. You may recall that the Commission approved this MCD on June 8 after more than 6 hours of testimony and deliberations.

The appellants, Ark of Hope Preschool and Lutheran Church of the Holy Spirit, are both being represented by Pacific Justice Institute. During the hearing, the attorney for the appellant suggested in their presentation to the BOS that SF & CA were rogue governments, given the Federal government still lists marijuana as an illegal drug. While the BOS found the neighbors to be sympathetic, they noted that their attorney provided them with little help.

The neighbors raised two main arguments as to why the Conditional Use Authorization should be overturned. The first issue: that the MCD's proposed location violates the Planning Code requirements because it is within a 1000' from their business and church, which was a clear misunderstanding of the Code requirements.

Their second concern is fundamental to your discretionary decision in determining whether the use is "necessary or desirable". On this critical issue, the BOS spent a great deal of time. District Supervisor Katy Tang said that she had personally read all of the thousands of letters she had received, and that she had watched the entire Planning Commission hearing. She was curious if the project sponsor would be a good neighbor and asked whether they intended to convert from medical cannabis to adult use in the future. The project sponsor first demurred and then said directly that no one from their team has ever said they would convert to adult use—any such ideas are misinformation from the appellants.

Sup. Tang had remembered that the project sponsor told this commission that they would, in fact, convert to adult use when the new law is in place. And, she re-watched the Commission tape during the BOS hearing to confirm this. The project sponsor's statement to the contrary caused her to question their authenticity and commitment to addressing community concerns.

Several other BOS members agreed, including Supes Kim, Yee, and Peskin. In fact, Sup. Peskin said that he had considered making a motion to approve the MCD with a new condition that it could not "intensify" beyond the CU authorization (meaning no adult sales) unless they returned to the Planning Commission. Supervisor Peskin also noted that it may appear that there is an unwritten rule to defer to the district supervisors on matters. Here, he urged the BOS to avoid such tendencies & have the courage to stand-up and do the right thing without automatic deference.

Supervisor Tang specifically noted that cannabis facilities will be approved in the future. As such, she encouraged the community to carefully consider which cannabis facilities they could support. With that, the BOS voted unanimously to uphold the appeal and reject the Commission's CU.

INTRODUCTIONS:

- No new introductions.

BOARD OF APPEALS:

No Report

HISTORIC PRESERVATION COMMISSION:

Good afternoon Commissioners, just two announcements to share with you from yesterday's Historic Preservation Commission hearing. The Commission unanimously forwarded a positive recommendation for eight new Mills Act contracts, as you know this is the single most important preservation in the state of California have, and provides a substantial tax – property tax rebate to property owners that enter into a contract with the City. The properties range from landmark buildings to national register listed properties in Central Market, Alamo Square, Duboce Park, and Russian Hill. One of the items to share with you is, the Cultural Heritage Assets Committee has begun meeting again on a regular basis. They had their first hearing yesterday after the regular hearing where we discussed future agenda items and Mike Buller from the San Francisco Heritage was there, along with Donna Graves, public historian and co-author of the LGBTQ Historic Context Statement. We primarily presented on the Department's presentation with Mike Buller and Donna Graves in San Antonio last month, at a Living Heritage Symposium offered by UNESCO and the City of San Antonio, where various members from United States, local government, and City --State government, and Federal government representatives discussed the notion of intangible culture heritage, and how can local jurisdictions respond more effectively to the public and to commissions that are looking to protect that heritage. So, as the Cultural Heritage Assets Committee continues to develop recommendations and particularly for this Commission, I will forward that information to you as it arrives. Thank you.

11. Executive Directive to create more homes in San Francisco

SPEAKERS: = John Rahaim – Staff Report
+ Ken Rich - Gratitude
ACTION: None – Informational

E. GENERAL PUBLIC COMMENT – 15 MINUTES

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

SPEAKERS: Georgia Schuttish – 824 Hyde and UCLA Report
Housing prices will be very difficult to bring down.

Housing should be approved for groups vital to the functioning of a thriving City according to the UCLA Study in the 9/28/2017 Chronicle Pg. D2.

Teachers services workers, support staff, Muni drivers and drivers for those who don't want to ride Muni or take a taxi...the people who do the work that make cities go...artists.

"...certain segments of society..." as referenced in the Study.

The Leonhart chart from the NYT, 8/27/2017 shows the lack of growth in income for these people while the tiniest percentile see the largest growth.

Planning has tools to house these "certain segments" currently within the Master Plan, within the Priority Policies, with Section 317 criteria, etc.

Preserve Existing Housing, Preserve Economic and Social Diversity...Do the Right Thing.

These policies can be applied and achieved by using tools already within the Commission's grasp.

Speaker – Outreach
Dorothy Banks – Parking on Ingerson
Speaker – SOMA, traffic ____ measures

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.

12. [2014.2110GPA](#) (M. WENGER: (415) 575-9126)
WESTERN SHORELINE AREA PLAN/LOCAL COASTAL PROGRAM – General Plan Amendment, Pursuant to Planning Code Section 340, the Planning Commission will consider adopting changes to the Western Shoreline Area Plan, the City's Local Coastal Program, to incorporate sea level rise and coastal erosion policies in a new Coastal Hazards section.
Preliminary Recommendation: Adopt
(Continued from Regular hearing of June 8th, 2017)

SPEAKERS: = Maggie Wenger – Staff Report
= Bill McLaughlin – Surf Rider Foundation, erosion, Ocean Beach
= Eileen Vokin – Proposed amendments
= Speaker – Stewardship, sand, sea level rise

ACTION: Adopted

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

ABSENT: Johnson

RESOLUTION: 20023

13. (J. SWITZKY: (415) 575-6815)

[JOBS-HOUSING CAPACITY & GROWTH DISCUSSION](#) – **Informational Presentation** providing a detailed overview of planned and proposed capacity for growth in housing and jobs in San Francisco, and discussion of related policy considerations. This presentation is a follow-up to informational presentations on similar topics on March 2, 2017 and April 28, 2016.

Preliminary Recommendation: None – Informational

SPEAKERS: = Joshua Switzky – Staff Report
 = Todd Egan – Job growth relation to housing demand
 = Avon Thurkland – Job-housing balance
 = Laura Clark – Speed up the production of housing
 = John Elberling – Gentrification
 = Todd David – Jobs in Central SOMA along with housing
 = Alex Landsberg – Commute impacts on air quality
 = Dennis Hall – Single family zoning in SF, flooding due to sea level rising
 = Theresa Flandrick – Affordability
 = Tony Robles – Affordability

ACTION: Approved with Conditions
 AYES: None - Informational

14. [2013.0208E](#) (T. SHEYNER: (415) 575-9127)

[SEAWALL LOT 337 AND PIER 48 MIXED-USE PROJECT \(AKA MISSION ROCK\)](#) - located east of Third Street, between China Basin Channel and Mission Rock Street, Assessor's Block 8719/Lot 006; and Block 9900/Lot 048 (District 6) - **Certification of the Final Environmental Impact Report**. The proposed project that would be enabled by this action includes the multi-phase development of Seawall Lot 337 and Mission Bay Parcel P20, the rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open spaces for a total of approximately 8.0 acres of open space on the project site. In addition, approximately 1.1 million gross square feet (gsf) of above- and below-grade parking would be provided. The proposed project would also include public access areas, assembly areas, and an internal grid of public streets, shared streets, and utilities infrastructure. Overall, the proposed project would accommodate, depending on the uses proposed, approximately 1.1 to 1.6 million gsf of residential uses (estimated at 1,000 to 1,600 residential units), 972,000 to 1.4 million gsf of commercial uses, and 241,000 to 244,800 gsf of active/retail and production uses on 11 proposed development blocks on Seawall Lot 337, plus rehabilitation of approximately 261,000 gsf of Pier 48 for reuse. New buildings would range in height from 90 to 240 feet, consistent with Proposition D (City of San Francisco Mission Rock Affordable Housing, Parks, Jobs, and Historic Preservation Initiative) passed in November 2015. Planning Commission actions that would enable the development include adoption of new zoning (Mission Rock Mixed-Use District and Special Use District), the adoption of a Design Controls document, and approval of a Development Agreement between the City and County of San Francisco and SWL 337 Associates, LLC. The project site is owned by the Port of San Francisco. Seawall Lot 337 is in a Mission Bay Open Space (MB-OS) Use District and the Mission Rock Height and Bulk District. Pier 48 is in a Heavy Industrial (M-2) Use District and the Mission Rock Height and Bulk District; Parcel P20 is within the Mission Bay Redevelopment Project Area.

NOTE: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on June 12, 2017. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify the Final EIR

SPEAKERS:

- = Matt Snyder – Staff Report
- = Tania Sheyner – EIR presentation
- = Adam VanWater – OEWD comments
- = Joshua Switzky – Mission Rock
- = Mike Martin – Port comments
- + Jack Baer – Project presentation
- + Fran Weld – Project presentation
- + Art Agnos – Best project the City has seen
- + Janice Lee – Street network for bicycle circulation
- + Amanda Marcos – Parks and open space
- + Corrin Woods – Support, w/o additional conditions on the flex parcels
- + Alex Lansberg – Support
- + Vince Courtney – Union Support
- + Michelle Berger – Retail, childcare
- + Bruce Agod – Support
- + Vannessa Akino – Support
- + Daniel Turner – Letter of support
- + Alice Rodgers – Support
- + Rev. Townsend – Support, low income housing
- + Todd David – Support, housing
- + Speaker – Union support
- + Michael Chavis – Union support
- + Henry Karnilowicz Historic moment, building a village
- + Amy Lumley – Transition aged youth set aside
- + Angelo Roy – Affordable housing, sense of neighborhood
- + Ken Trey – Affordability
- + Suisun Parker – Bayview YMCA
- + Chris Kelton – New neighborhood
- + Speaker – Support
- + Lauren Hackney – Open space
- + Kristen Hall – Support

ACTION: Certified

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

MOTION: 20017

- 15a. [2013.0208ENV](#) (M. SNYDER (415) 575-6891)
SEAWALL LOT 337 AND PIER 48 MIXED-USE PROJECT (AKA MISSION ROCK MIXED-USE PROJECT) - located east of Third Street, between China Basin Channel and Mission Rock Street, Assessor's Block 8719/Lot 006; and Block 9900/Lot 048 (District 6) - Request for **Adoption of Findings and Adoption of Statement of Overriding Considerations under the California Environmental Quality Act (CEQA)**. The proposed project that would be enabled by this action includes the multi-phase development of Seawall Lot 337 and Mission Bay Parcel P20, the rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open spaces for a total of approximately 8.0 acres of open space on the

project site. In addition, approximately 1.1 million gross square feet (gsf) of above- and below-grade parking would be provided. The proposed project would also include public access areas, assembly areas, and an internal grid of public streets, shared streets, and utilities infrastructure. Overall, the proposed project would accommodate, depending on the uses proposed, approximately 1.1 to 1.6 million gsf of residential uses (estimated at 1,000 to 1,600 residential units) and 972,000 to 1.4 million gsf of commercial uses and 241,000 to 244,800 gsf of active/retail and production uses on 11 proposed development blocks on Seawall Lot 337, plus rehabilitation of approximately 261,000 gsf of Pier 48 for reuse. New buildings would range in height from 90 to 240 feet, consistent with Proposition D (City of San Francisco Mission Rock Affordable Housing, Parks, Jobs, and Historic Preservation Initiative) passed in November 2015. Seawall Lot 337 is in a Mission Bay Open Space (MB-OS) Use District and the Mission Rock Height and Bulk District. Pier 48 is in a Heavy Industrial (M-2) Use District and the Mission Rock Height and Bulk District; Parcel P20 is within the Mission Bay Redevelopment Project Area.

Preliminary Recommendations: Adopt Findings

SPEAKERS: Same as Item 14.
 ACTION: Adopted Findings
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 20018

- 15b. [2013.0208PCAMAP](#) (M. SNYDER (415) 575-6891)
SEAWALL LOT 337 AND PIER 48 MIXED-USE PROJECT (AKA MISSION ROCK MIXED-USE PROJECT), located east of Third Street, between China Basin Channel and Mission Rock Street, Assessor's Block 8719/Lot 006; and Block 9900/Lot 048 (District 6) **Recommendation to the Board of Supervisors to Approve the Mission Rock Planning Code Text and Map Amendments [Board File No. 170940]**. Ordinance introduced by Mayor Edwin Lee and Supervisor Jane Kim to amend the Planning Code and establish the Mission Rock Mixed-Use District and the Mission Rock Special Use District (SUD). The proposed project that would be enabled by this action includes the multi-phase development of Seawall Lot 337 and Mission Bay Parcel P20, the rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open spaces for a total of approximately 8.0 acres of open space on the project site. The Mission Rock SUD would modify specific Planning Code requirements related to permitted uses, ground floor frontage, building standards, lot coverage and rear yard, off-street parking, dwelling unit exposure, open space, off-street loading, signage, and would establish review procedures for phase approvals and building permits for the Mission Rock Mixed-Use Project. The SUD would also incorporate by reference a proposed "Design Controls" for Mission Rock that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, and lighting, and signage. The Map Amendment would amend Zoning Use District Map No. ZN08 to rezone Assessor's Block 8719 / 006 from MB-OS (Mission Bay – Open Space) to Mission Rock Mixed-Use District, and Zoning Special Use District Map SU08 to rezone the same parcel from MB-OS and Assessor's Block 9900 / 048 from M-2 (Heavy Industrial) to Mission Rock Special Use District. Finally, this action would adopt findings of consistency with the General Plan and with Planning Code Section 101.1. Seawall Lot 337 is in a Mission Bay Open Space (MB-OS) Use District and the Mission Rock Height and Bulk District. Pier 48 is in a Heavy Industrial (M-2) Use District and the Mission Rock Height and Bulk District; Parcel P20 is within the Mission Bay Redevelopment Project Area. The

proposed amendments will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Preliminary Recommendations: Approve

SPEAKERS: Same as Item 14.

ACTION: Approved as amended by Staff

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

RESOLUTION: 20019

- 15c. [2013.0208DVA](#) (M. SNYDER (415) 575-6891)
SEAWALL LOT 337 AND PIER 48 MIXED-USE PROJECT (AKA MISSION ROCK MIXED-USE PROJECT) - located east of Third Street, between China Basin Channel and Mission Rock Street, Assessor's Block, Block 8719/Lot 006; and Block 9900/Lot 048 (District 6) - **Recommendation to the Board of Supervisors to Approve a Development Agreement between the City and County of San Francisco and Seawall Lot 337 Assoc., LLC, [Board File No 170940]** - The proposed project that would be enabled by this action includes the multi-phase development of Seawall Lot 337 and Mission Bay Parcel P20, the rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open spaces for a total of approximately 8.0 acres of open space on the project site. In addition, approximately 1.1 million gross square feet (gsf) of above- and below- ground parking would be provided. The proposed project would also include public access areas, assembly areas, and an internal grid of public streets, shared streets, and utilities infrastructure. Overall, the proposed project would accommodate, depending on the uses proposed, approximately 1.1 to 1.6 million gsf of residential uses (estimated at 1,000 to 1,600 residential units) and 972,000 to 1.4 million gsf of commercial uses, and 241,000 to 244,800 gsf of active/retail and production uses on 11 proposed development blocks on Seawall Lot 337, plus rehabilitation of approximately 261,000 gsf of Pier 48 for reuse. New buildings would range in height from 90 to 240 feet, consistent with Proposition D (City of San Francisco Mission Rock Affordable Housing, Parks, Jobs, and Historic Preservation Initiative) passed in November 2015. Pursuant to San Francisco Administrative Code Section 56.4(c) the Director of Planning has received and accepted a complete application for the above-mentioned development agreement which is available for review by the public at the Planning Department in Planning Department Case File 2013.0208DVA. Seawall Lot 337 is in a Mission Bay Open Space (MB-OS) Use District and the Mission Rock Height and Bulk District. Pier 48 is in a Heavy Industrial (M-2) Use District and the Mission Rock Height and Bulk District. Parcel P20 is within the Mission Bay Redevelopment Project Area.

Preliminary Recommendations: Approve

SPEAKERS: Same as Item 14.

ACTION: Approved as amended by Staff

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

RESOLUTION: 20020

- 15d. [2013.0208CWP](#) (M. SNYDER (415) 575-6891)
SEAWALL LOT 337 AND PIER 48 MIXED-USE PROJECT (AKA MISSION ROCK MIXED-USE PROJECT) - located east of Third Street, between China Basin Channel and Mission Rock Street, Assessor's Block 8719/Lot 006; and Block 9900/Lot 048 (District 6) - **Adoption of Mission Rock Design Controls Document.** The Design Controls Document ("DC") would

provide development controls and guidelines for the Mission Rock Project for streets, open space, buildings and other features. The proposed project that would be enabled by this action includes the multi-phase development of Seawall Lot 337 and Mission Bay Parcel P20, the rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open spaces for a total of approximately 8.0 acres of open space on the project site. In addition, approximately 1.1 million gross square feet (gsf) of above- and below-ground parking would be provided. The proposed project would also include public access areas, assembly areas, and an internal grid of public streets, shared streets, and utilities infrastructure. Overall, the proposed project would accommodate, depending on the uses proposed, approximately 1.1 to 1.6 million gsf of residential uses (estimated at 1,000 to 1,600 residential units) and 972,000 to 1.4 million gsf of commercial uses, and 241,000 to 244,800 gsf of active/retail and production uses on 11 proposed development blocks on Seawall Lot 337, plus rehabilitation of approximately 261,000 gsf of Pier 48 for reuse. New buildings would range in height from 90 to 240 feet, consistent with Proposition D (City of San Francisco Mission Rock Affordable Housing, Parks, Jobs, and Historic Preservation Initiative) passed in November 2015. Seawall Lot 337 is in a Mission Bay Open Space (MB-OS) Use District and the Mission Rock Height and Bulk District. Pier 48 is in a Heavy Industrial (M-2) Use District and the Mission Rock Height and Bulk District. Parcel P20 is within the Mission Bay Redevelopment Project Area.

Preliminary Recommendations: Approve

SPEAKERS: Same as Item 14.

ACTION: Approved as amended by Staff

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

RESOLUTION: 20021

16. [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 14, 2017)

SPEAKERS: = Kimberly Durandet – Staff Report
 + Tyler Avian – Project presentation
 + Alex Kleiner – Support
 + Speaker – Support

+ Rudy Corpus – Support
 + David Woo – Support letter
 = Danny Campbell – Workforce short coming
 ACTION: Approved with Conditions as amended by Staff
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 20014

- 17a. [2015-005863ENX](#) (D. VU: (415) 575-9120)
342-360 5th STREET - west side between Shipley and Clara Streets - Lots 005, 006A, 007, 057, 058, 100, 101 & 147 in Assessor's Block 3753 (District 6) - Request for **Large Project Authorization**, pursuant to Planning Code Section 329 including exceptions from the rear yard, obstructions over streets and alleys, dwelling unit exposure, and off-street loading requirements pursuant to Planning Code Sections 134, 136, 140, and 152, respectively, for the demolition of three existing light industrial structures totaling 17,897 square feet and proposed new construction of a 45- to 85-ft. tall, up to eight-story and 132,560 square feet mixed-use development that includes approximately 1,302 square feet of ground floor commercial, 8,011 square feet of ground floor and partially underground light industrial (PDR) space, and 123,247 sq. ft. of residential use for 127 dwelling units. The proposed project would also include a total 10,321 sq. ft. of private and common residential open space and an approximately 18,361 sq. ft. basement-level garage for 40 automobile parking, two car-share, two loading, and 107 Class 1 bicycle parking spaces. The subject properties are located within the Mixed Use Residential (MUR) Zoning District and 45-X and 85-X Height and Bulk Districts. This action constitutes the Approval Action for the project for 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 14, 2017)

SPEAKERS: = Doug Vu – Staff Report
 + Speaker – Project presentation
 + Jessica Musak – Design presentation
 + Alex Kleiner – Support
 + Speaker – Support
 + Raquel Redondiez – Support
 + Carla Lorrel – Support
 + Christopher Stenrok – Support
 + Scott Keiper – Loss of PDR

ACTION: Approved with Conditions as amended by Staff
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 20015

- 17b. [2015-005863CUA](#) (D. VU: (415) 575-9120)
342-360 5th STREET - west side between Shipley and Clara Streets - Lots 005, 006A, 007, 057, 058, 100, 101 & 147 in Assessor's Block 3753 (District 6) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.8 and 303 including exceptions from the rear yard, obstructions over streets and alleys, dwelling unit exposure, and off-street loading requirements pursuant to Planning Code Sections 134, 136, 140, and 152, respectively, for the demolition of three existing light industrial structures totaling 17,897

square feet and proposed new construction of a 45- to 85-ft. tall, up to eight-story and 132,560 square feet mixed-use development that includes approximately 1,302 square feet of ground floor commercial, 8,011 square feet of ground floor and partially underground light industrial (PDR) space, and 123,247 sq. ft. of residential use for 127 dwelling units. The proposed project would also include a total 10,321 sq. ft. of private and common residential open space and an approximately 18,361 sq. ft. basement-level garage for 40 automobile parking, two car-share, two loading, and 107 Class 1 bicycle parking spaces. The subject properties are located within the Mixed Use Residential (MUR) Zoning District and 45-X and 85-X Height and Bulk Districts.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of September 14, 2017)

SPEAKERS: None
 ACTION: Approved with Conditions as amended by Staff
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: 20016

18. [2015-009507CUA](#) (C. MAY: (415) 575-9087)
318 30TH AVENUE - east side of 30th Avenue, between California and Clement Streets; Lot 041 in Assessor's Block 1404 (District 1) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing one-story-over-garage, single-family dwelling and construct a new four-story, 2-unit building within an RH-2 (Residential – House, Two-Family) Zoning District and a 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Chris May – Staff Report
 + Stephen Antenaros – Project presentation
 - Karen Yee – Opposition
 - Speaker – Opposition, supersize
 = Jamie Dias – Limit the proposed to 3-stories
 - Speaker – Negative impact to my windows
 - Speaker – Out of character
 - Roberta Wall – Opposition
 - Susan Kelly – Opposition
 - Laurie Waver – Keep it in character of the neighborhood
 - Ozzie Rham – Not affordable
 - Speaker – 1906 earthquake cottages
 - Anastasia Yovonapolous – Demolition of a sound structure
 ACTION: After hearing and closing public comment; Continued to December 14, 2017 with direction from the CPC to remove the fourth floor and retain two units
 AYES: Richards, Fong, Melgar, Moore
 NAYES: Johnson, Koppel, Hillis

G. DISCRETIONARY REVIEW CALENDAR

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

19. [2016-004009DRP](#) (V. FLORES: (415) 575-9173)
3932-3934 26TH STREET - between Sanchez and Church Streets, Lot 012 in Assessor's Block 6552 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.03.18.2438, proposing to the renovation and addition to an existing three-story two-unit building located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The project will excavate and expand the garage level. Additionally, the proposal includes a rear horizontal addition to the second and third floors; a new vertical addition for a fourth floor, and façade alterations. Each unit will occupy two floors. 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
 (Continued from Regular Meeting of August 31, 2017)
NOTE: On February 9, 2017, after hearing and closing public comment, the Commission continued the matter to June 1, 2017 by a vote of +5 -1 (Johnson against; Fong absent).
On June 1, 2017, after hearing and closing public comment, the Commission continued the matter to August 31, 2017 by a vote of +4 -2 (Melgar, Richards against; Johnson absent).
On August 31, 2017, without hearing, the Commission continued the matter to October 5, 2017 by a vote of +6 -1 (Richards against).

SPEAKERS: = DR Requestor – Presentation
 + John Lum – Project presentation
 + Ryan Patterson –
 - Georgia Schuttish – Opposition
 - Tim Steka – Opposition
 - Anastasia Yovonapolous – Evictions, affordability
 - Tony Hartman – Opposition
 - Christopher Jansen – Exacerbating the housing crisis
 - Rafael Trujio – Opposition
 - Mariam Bockers –
 - Patricia Costa –
 - Laurie Thomas – Bad developer
 - Ozzie Rohm – Opposition
 - Janice Opposition
 - Patricia Feldman – Opposition
 - Speaker – Proposed amendments

ACTION: Took DR and Approved with the following conditions:
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 DRA No: 0555

H. PUBLIC COMMENT

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

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

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

ADJOURNMENT – 8:49 P.M.