

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

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

Thursday, November 30, 2017
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:07 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Scott Sanchez – Zoning Administrator, Christopher May, Linda Ajello-Hoagland, Ella Samonsky, Jenny Delumo, Kimberly Durandet, Mathew Chandler, Richard Sucre, Michael Christensen, Claudine Asbagh, 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. 2017-003134CUA (N. FOSTER: (415) 575-9167)
72 ELLIS STREET - north side of Ellis Street, between Stockton and Powell Streets, Lot 011 in Assessor's Block 0327 (District 3) – Request for **Performance Period Extension** for an additional three years for a previously-approved project (Conditional Use Authorization). The amendment proposes minor changes to the overall design of the building with an increase in guest room count from the original proposal (from 156 rooms to 192 rooms). The Project proposes to demolish an existing surface parking lot and construct an approximately 130-foot-tall (up to maximum height of 146 feet, inclusive of mechanical

equipment and elevator over-run), 11-story-over-basement, approximately 76,500 gross square foot (gsf) building. The proposed building would contain a Hotel Use (a Retail Sales and Service Use), providing one hundred and ninety two (192) tourist guest rooms, and would also contain approximately 8,500 square feet of retail use. The Project would provide eight (8) Class I bicycle parking spaces in the basement and eleven (11) Class II bicycle parking spaces on Ellis Street. No off-street parking is proposed; the Project would include a passenger loading zone directly in front of the subject property (subject to SFMTA approval). The Project requests Zoning Administrator consideration of a Elevator Height Exemption Waiver pursuant to Section 260(b)(1)(B) The subject property is located within the C-3-R (Downtown Retail) Zoning District, 80-130-F Height and Bulk District, and Kearny-Market-Mason-Sutter (KMMS) Conservation District. The project also required action by the Historic Preservation Commission on a Permit to Alter for demolition and new construction within the KMMS Conservation District (Case No. 2017-003134PTA). On June 7, 2017, the Historic Preservation Commission approved the Permit to Alter, with recommendations as amended, by a vote of +4 -0, (HPC Motion No. 0305).

Preliminary Recommendation: Approve Two-Year Extension of Performance Period

(Continued from Regular Meeting on August 31, 2017)

(Proposed Continuance to January 25, 2018)

SPEAKERS: None

ACTION: Continued to January 25, 2018

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

- 1b. 2017-003134DNX (N. FOSTER: (415) 575-9167)
72 ELLIS STREET – north side of Ellis Street, between Stockton and Powell Streets, Lot 011 in Assessor’s Block 0327 (District 3) – Request for **Performance Period Extension** for an additional three years for a previously-approved project (Downtown Project Authorization). The amendment proposes minor changes to the overall design of the building with an increase in guest room count from the original proposal (from 156 rooms to 192 rooms). The Project proposes to demolish an existing surface parking lot and construct an approximately 130-foot-tall (up to maximum height of 146 feet, inclusive of mechanical equipment and elevator over-run), 11-story-over-basement, approximately 76,500 gross square foot (gsf) building. The proposed building would contain a Hotel Use (a Retail Sales and Service Use), providing one hundred and ninety two (192) tourist guest rooms, and would also contain approximately 8,500 square feet of retail use. The Project would provide eight (8) Class I bicycle parking spaces in the basement and eleven (11) Class II bicycle parking spaces on Ellis Street. No off-street parking is proposed; the Project would include a passenger loading zone directly in front of the subject property (subject to SFMTA approval). The Project requests Zoning Administrator consideration of a Elevator Height Exemption Waiver pursuant to Section 260(b)(1)(B) The subject property is located within the C-3-R (Downtown Retail) Zoning District, 80-130-F Height and Bulk District, and Kearny-Market-Mason-Sutter (KMMS) Conservation District. The project also required action by the Historic Preservation Commission on a Permit to Alter for demolition and new construction within the KMMS Conservation District (Case No. 2017-003134PTA). On June 7, 2017, the Historic Preservation Commission approved the Permit to Alter, with recommendations as amended, by a vote of +4 -0, (HPC Motion No. 0305).
- Preliminary Recommendation: Approve Two-Year Extension of Performance Period*
 (Continued from Regular Meeting on August 31, 2017)
(Proposed Continuance to January 25, 2018)

SPEAKERS: None
 ACTION: Continued to January 25, 2018
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

2. 2015-018150CUA (C. MAY: (415) 575-9087)
137 CLAYTON STREET – west side of Clayton Street, between Grove and Hayes Streets, Lot 006 in Assessor’s Block 1194 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story, single-family dwelling and construct a new four-story, 3-unit residential building within an RH-3 (Residential – House, Three-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\(h\)](#).

Preliminary Recommendation: Pending

(Continued from Regular Meeting on August 24, 2017)

NOTE: On November 3, 2016 the Commission closed public comment and adopted a motion of intent to Disapprove and Continued the matter to December 1, 2016, by a vote of +7 -0. On December 1, 2016, without hearing, continued the matter to February 9, 2017. On February 9, 2017, without hearing, continued the matter to April 13, 2017. On April 13, 2017, without hearing, continued the matter to June 8, 2017. On June 8, 2017, without hearing, continued the matter to August 24, 2017. On August 24, 2017, without hearing, continued the matter to November 30, 2017.

(Proposed for Indefinite Continuance)

SPEAKERS: Jeremy Schaub – Opposed to indefinite continuance
 ACTION: Continued Indefinitely
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

3. 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 (District 5) - 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 on October 5, 2017)

WITHDRAWN

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

- 4a. [2015-018474DRM](#) (A. KIRBY: (415) 575-9133)

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
(Continued from Regular Meeting on October 5, 2017)

WITHDRAWN

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

- 4b. [2015-018474VAR](#) (A. KIRBY: (415) 575-9133)
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.
(Continued from Regular Meeting on October 5, 2017)
(Proposed Continuance to the Zoning Administrator's calendar for January 24, 2018)

SPEAKERS: None
ACTION: ZA Continued to January 24, 2018

5. [2014.1060VAR](#) (C. ASBAGH: 415/575-9165)
1870 MARKET STREET - north side of Market Street, between Laguna Street and Octavia Blvd.; lot 004 of Assessor's Block 0874 (District 8) – Request for a **Rear Yard Modification** (Section 134(e)(1) to allow a rear yard of 15 feet where 25 feet is required and a **Variance** for dwelling unit exposure (Section 140). The project is located in NCT-3 (Moderate Scale Neighborhood Commercial Transit) District and 85-X Height and Bulk District.
(Continued from Regular Meeting on September 28, 2017)
(Proposed Continuance to the Zoning Administrator's calendar for January 24, 2018)
NOTE: Although the Variance is proposed for continuance to the Zoning Administrator's hearing Agenda, the Discretionary Review is still listed on this Agenda and may be heard by the Planning Commission.

SPEAKERS: None
ACTION: ZA Continued to January 24, 2018

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. [2017-009773CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
2573-2575 3RD STREET – east side of 3rd Street, between 22nd and 23rd Streets; Lot 001 in Assessor’s Block 4173 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 249.37, 303 and 843.45 for the expansion of an existing gymnasium (dba Dogpatch Builders) in the Innovative Industries Special Use District located at 2573-2575 3rd.Street The project site is located within the PDR-1-G (Production, Distribution and Repair - 1, General) Zoning District, and 68-X/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

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore
 MOTION: [20062](#)

7. [2017-009207CUA](#) (E. SAMONSKY: (415) 575-9112)
500 CHURCH STREET – southwest corner of the intersection of Church and 17th Streets; Lot 001 in Assessor’s Block 3580 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 186 to allow a change of use from retail sale and service (laundromat) to restaurant (dba “Butter and Saltz”) within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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: = Ella Samonsky – Staff report
 + Sponsor – Project presentation
 ACTION: After being pulled off Consent; Approved with Conditions
 AYES: Richards, Fong, Melgar, Moore
 ABSENT: Johnson, Koppel, Hillis
 MOTION: [20067](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:
- [Draft Minutes for November 16, 2017 Closed Session](#)
 - [Draft Minutes for November 16, 2017 Regular](#)

SPEAKERS: None
 ACTION: Adopted

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

9. Commission Comments/Questions

Commissioner Moore:

I believe that gas stations, their equal locations throughout neighborhoods, is a critical policy issue. I'd like to see that the Department gives us an overview about where gas stations are, how many there are and if any of those gas stations are under consideration of closure. I think we're getting into a critical numerical thing here, particularly at night when gas stations are quite far away from those people who may need gas at later hours it becomes often a difficult issue to find one. I'd like to put the issue of laundromats also on that discussion. San Francisco is, in many neighborhoods wood frame construction, two and three stories where it really is impossible to ask unit occupants, residents or owners to put washing machines on upper floors because the structure of those buildings are just not built to accommodate washing machines and dryers. So I'd kind of like to see we're getting a better understanding of an equal distribution where those facilities are. We do not have to make policy out of it but I'd like to get an overview of where critical infrastructure in the City is that is built the way it is not the way we want it to be.

President Hillis:

Thank you. We'll add those items to our action item lists.

Commissioner Richards:

Along the same lines of Commissioner Moore saying, I recall back in the Market-Octavia Planning process where we had all these gas stations in the Upper Market, pretty much on every corner, it was almost like a suburban neighborhood, which it kind of read as and there was somebody from the neighborhood who said what happens when all the gas stations go away? I kind of laughed, I was like you're crazy they're not all going away, there still be cars and there still going to be gas stations and we've been seeing this over and over week after week month after month. We started with 79 gas stations when I started on the commission; I don't how many we have left, whether it's 40 or 50 or 60, but I also think that it not only becomes an issue of a complete city with the kind of services that required to keep the city functioning, but also becomes for me a social equity issue because now there are times that I'm driving in somebody else's neighborhood, polluting all along the way and stopping in that neighborhood where there's still a gas station and generally in a community of concern that I trek into their neighborhood to get my gas, I don't think it's that fair; same with laundromats. I pulled number seven off the calendar because here we have another laundromat going out of business and I too share Commissioner Moore's concern that not everybody can afford to have a delivery service to do their laundry, not everybody could afford to actually get up and down the steps physically or have somebody to do their laundry for them when they go in the neighborhood. I'm worried as well about laundromats and I'll add a weird one to the list, funeral homes. You can't drive your car, you can't clean your clothes and you can't die apparently in this city, that's where we're going because pretty soon we'll have no more funeral homes either and I'll just get that out there. Interestingly enough along the same lines while we were on break, Tuesday November 21st, J.K. Dineen wrote an article on the front page of the Chronicle about retail spaces and what's happening with retail spaces. It's interesting because it is not all doom and gloom. There are places in this city where you go they have a thriving retailing environment, Divisadero Street, to most extent Valencia

Street; there's place where you go in the City there's dying retail environments or some retail environments that actually throw me back to 2008 and 2009 when we were in the midst of a deep recession; my neighborhood, Castro and Upper Market reminds me of that. He also talks about in the article ways that we can actually fill these spaces up; it's not all, let's get rid of the new urbanism and put housing on all the ground floors. He cites a few success cases like Equity in their three developments, one on Showplace Square another one over there at 1010 Potrero where they've already signed 11 leases. So I think we're willing to take a look at this, I know it's on our action item list, this whole concept of retail. We've got some heavy lifts happening now with Section 317 and some other things but I think maybe next year working with the President or through the Chair and staff, these are some things we really need to kind of bring to the forefront and make some decisions on and figure out what we want to do with these things in the city.

Commissioner Fong:

I also want to comment on the gas stations; while I think we all have a goal of maybe having no fossil fuel vehicles in the City at some point, that will be a little bit while and if we can just make sure we have gas stations to get us topped off at least until we get to that point and also making a point that we are a tourist city and there are many people who come into San Francisco with fossil fuel cars and chasing off to different parts of neighborhoods, different parts of the city looking for gas maybe not the best thing. So I think we just want a counting of where we are now and how many more we plan to lose in a five, seven-year outlook on that is.

Commissioner Richards:

One other fact, there's another article in the Examiner about on charging stations and it showed different cities in the Bay Area by the amount of cars that are sold new that are electric and San Francisco, I think, ranked almost last at three percent. We still have 97 percent of cars that are not hybrid or electric being sold.

Commissioner Johnson:

I was going to say the same thing and I don't think we could discuss this, hopefully, I won't say too much. I think gas stations will likely change their purpose just like a lot of the parking spots and parking structures that we have in our city, both residential and stand alone; so I think gas stations are a part of that sort of transformation to San Francisco. So it's not necessarily about getting rid of them, it may not be, maybe about shrinking them and finding out what is their future purpose.

D. DEPARTMENT MATTERS

10. Director's Announcements

None

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

LAND USE COMMITTEE:

- 171134 General Plan Amendment - 1629 Market Street. Sponsor: Commission. Staff: Sucre

- **170938 Planning Code, Zoning Map - 1629 Market Street Special Use District.** Sponsors: Mayor; Kim and Sheehy. Staff: Sucre

First on the Land Use Committee agenda this week were the General Plan, Planning Code and Zoning Map Amendments for the project at 1629 Market Street Project. This Commission voted to approve those items on October 19th of this year. At the Land Use hearing a few people spoke in support of the project during public comment. The Land Use Committee did not have any comments on the project, but did applaud the Project Sponsor on their proposal. The Committee forwarded the project to the Full Board with a positive recommendation.

- **170959 Hearing - Housing Costs and Housing Cost Information Tracking by City Departments.** Sponsor: Fewer. Staff: Ojeda, Rodgers, Peterson.
- **170748 Hearing - Planning Department's Housing Balance Report No. 5.** Sponsor: Kim. Staff: Ojeda, Rodgers, Peterson.
- **170992 Bi-Annual Housing Balance Report - May 2017.** Sponsor: Kim. Staff: Ojeda, Rodgers, Peterson.

Last on the land use agenda was the combined Bi-Annual Housing Balance Report sponsored by Supervisor Kim and a hearing sponsored by Supervisor Fewer on Housing Costs and Housing Cost Information Tracking. AnMarie Rodgers introduced the items as the new director of citywide policy. She emphasized that good data is critical to good policy making. Teresa Ojeda presented the major points on the Housing Balance Report, focusing particularly on the various elements that make up the housing balance ratio and how it varies by Supervisor district. Pedro Peterson presented information on housing cost trends over time and across the city. He also described the overall economic trends and their impact on housing costs.

Public comment was mostly provided by struggling tenants and tenant advocates on the need for stronger protections and preservation of housing affordability. Supervisors Peskin, Kim, and Fewer said that they want us to add more information to the Housing Balance Report, asking for variations to the existing equation. Supervisor Fewer had asked that the City consider monitoring rental rates as currently done by the City of Berkeley. At the end of the hearing, the Commission unanimously accepted the Housing Balance Report and filed the hearing.

FULL BOARD:

- **170941 Planning Code, Zoning Map - Transit Center Special Sign District.** Sponsor: Kim. Staff: D. Sanchez. PASSED Second Read
- **170922 Planning Code - Landmark Designation of 2731-2735 Folsom Street (aka Gaughran House).** Sponsors: Peskin; Ronen. Staff: Ferguson. Passed First Read
- **171147 Hearing - Appeal of Determination of Exemption from Environmental Review - SFMTA Hairball Intersection Improvement Project.** Staff: Dwyer

The Board also heard an environmental appeal on the Hairball intersection improvement project. The Hairball is the area where Cesar Chavez Street, Bayshore Boulevard, and Potrero Avenue change from city streets to a complex arrangement of bridges and ramps linking with Highway 101.

SFMTA is working on a small project on Jerrold Avenue and Bayshore Boulevard. The project consists of minor restriping to install bicycle lanes, the removal of 10 parking spaces and two loading zones, and the implementation of a parking restriction along Barnveld Avenue.

The Department issued a Class 1 [Existing Facilities] categorical exemption, which was appealed by Mary Miles. Ms. Miles claimed that the department incorrectly issued a Class 1 categorical exemption.

In an uncommon twist, the appellant provided notice the day before the hearing that she would not be attending the hearing, and did not request a continuance of the hearing. In response, staff gave a shortened presentation on the appeal and the Department's response. Planning Department staff was also supported SFMTA staff. In what was a quick and successful hearing, the exemption determination was upheld on a unanimous vote.

• **171041 Planning Code - Cannabis Regulation.** Sponsor: Mayor, Sheehy. Staff: Starr

And finally the Board heard the Planning Code and various other Code Amendments for Cannabis Regulations. As you may remember from my last report, the Board continued the item for two weeks to continue to evaluate the proposal and possible amendments.

There were probably four major sticking points with the land use amendments; the first was the distance around sensitive uses. As I'm sure you remember the original ordinance proposed a 600 foot buffer around schools, and this commission voted to increase that to 1000 feet. The ordinance before the Board at the time maintained the 600' provision, but Supervisor Tang, in response to her constituent's concerns, proposed an amendment that would increase that to 1000'. This amendment failed on a 6-5 vote. In the end the Board kept the 600' distance.

The second sticking point was the definition of sensitive uses and in particular whether or not it should include childcare facilities. The original ordinance did not include childcare facilities. Supervisor Tang made a motion to include child care facilities, also in response to concerns from her constituents, but again this amendment failed on a 6-5 vote and the Board end up not including Childcare facilities as a sensitive use. This also means that Recreational Buildings that primarily serve those 18 years or younger is also no longer considered a sensitive use.

The third sticking point was the proposed anti-clustering provision. The original ordinance proposed a 300 foot anti-clustering provision and this commission voted to include what was referred to as the Orbit Option in its place. While there seemed to be a support for the orbit option at the Board, I think the inability to map the orbit option, and that it was untested put it out of favor. In the end the Board voted to increase the anti-clustering provision to 600 feet.

The final sticking point was whether or not certain districts in the city could impose limits on the number of cannabis retailers and mcd, also known as carve-outs. Supervisor Farrell, Tang, Yee, Peskin and Safai all at one point had proposed carve-outs in their district. Supervisor Farrell and Peskin had abandoned those carve-outs prior to Tuesday's meeting, and did not propose amendments to add them to the final ordinance. Supervisors Tang and Yee proposed to add their carve-outs to the final ordinance, but those amendments failed. Supervisor Ronen then made a motion to remove Supervisor Safai's carve-out, which places a limit of three MCDs or Cannabis Retailers in the Excelsior Outer Mission NCD. If you recall this carve was added by a separate ordinance and at one point applied to all of District 11. This motion passed on 6-5 vote, which effectively removed all carve-outs from the ordinance.

There were two other amendments of note, both made by Supervisor Peskin. The first was an amendment to require 312 notifications for all Cannabis Retailers, regardless of their zoning district. This motion passed unanimously. This means that all Cannabis Retailers, even if they are located Downtown will be required to do 312 notifications.

The last and perhaps most pertinent amendment to those seeking immediate herbal relief was a provision added to the Planning Code that would allow existing MCD to sell adult use cannabis on a temporary basis starting the day the ordinance becomes effective, which looks like it will be January 5, 2018. This is only a temporary authorization and all MCDs wishing to convert to Cannabis Retail permanently would have to file a change of use application, which is subject to 312 notification. To convert, these businesses are not subject to any location restrictions, but most already conform to the 1000' rule, and there is no mandatory DR or CU hearing; however, I assume that some of them will be DR'd by the public. MCDs have until March 31, 2018 to apply for the change of use authorization and the temporary permit only lasts until the end of 2018.

So at around 8:30 on Tuesday, after 3 Land Use hearings, 3 Rules Committee hearings, and two Board hearings, not to mention countless staff meetings and outreach meetings, the Board made its final vote on the Cannabis ordinances. This vote not only established the Land Use regulations, but also established the powers of the Office of Cannabis, the various operating requirements for cannabis businesses, and perhaps most significantly the equity program. The Board was working for a unanimous vote; however they only achieved a 10-1 vote with Supervisor Safai voting against the entire proposal.

BOARD OF APPEALS:

None

HISTORIC PRESERVATION COMMISSION:

None

E. GENERAL 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. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Speaker – 650 Divisadero
 Georgia Schuttish – Residential Flat Policy, RET informational
 Speaker – Monster homes and high density housing
 Danielle Berjourae – Vacant storefronts
 Tess Welbourne – 650 Divisadero

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. [2013.1535ENV](#) (J. DELUMO: (415) 575-9146)
 450-474 O'FARRELL STREET/532 JONES STREET – on the block is bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west (Assessor's block/lot 0317/007, 0317/009, and 0317/011) (District 6) – Public Hearing on the **Draft Environmental Impact Report**. The project site is currently developed with the three-story (50-foot-tall), 26,904-square-foot Fifth Church of Christ, Scientist building, including a 1,400-square-foot parking lot with four parking spaces, at 450 O'Farrell Street; a one-story (30-foot-tall), 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story (30-foot-tall), 1,012-square-foot restaurant and residential building with basement at 532 Jones Street. The proposed project would demolish the existing structures, merge the three lots, and construct a 13-story, 130-foot-tall, 237,353-sf mixed-use building. The church façade at 450 O'Farrell Street would be retained as part of the proposed project. The proposed development would include up to 187,640 sf of residential space (with 176 dwelling units), 6,200 sf of restaurant and retail space, and 13,595 sf of religious institution space. Up to 41 parking spaces would be provided within a 21,070-sf, one-level subterranean parking garage with access off of Shannon Street. The project site is located in Residential-Commercial, High Density (RC-4) District, the North of Market Residential Special Use District No. 1, 80-T-130-T Height and Bulk District, and the Uptown Tenderloin National Register Historic District.
Written comments will be accepted at the Planning Department until 5:00 p.m. on December 11, 2017.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Jenny Delumo – Staff report
 - Ryan Patterson – 540 Jones St. concerns
 - Mike Buehler – Significant adverse impacts
 - Richard Hack – Not all housing is good:
 The proposed 450 O'Farrell project is unduly massive and asks for numerous exemptions. If there were a proper alternative to the full project, we could go for that.

Two other problems are the detached, rather antisocial behavior of the moribund church, and the interference with busy traffic, including two bus lines, that would result from the placing of bulldozers, cement trucks, backhoes, etc., in parking places on O'Farrell.

We oppose the destruction of the Shalimar Restaurant and its five apartments for its workers.

No one I've talked to in the neighborhood has ever noticed any community support from the church, despite all the nice words in the proposal. The church claims religious exemption from zoning and landmarking. I've read the cited statutes and case law, which bear on the issue of free exercise of religion. They don't relate to this project.

- Speaker – Negative impacts

- Amos Gregory – Opposed as it stands today

ACTION: Reviewed and Commented

13a. [2014-002181PCA](#) (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 a **Planning Code Amendment** pursuant to Planning Code Section 302 to add Section 249.20 (Geary-Masonic Special Use District) with associated amendments to Zoning Map Sheet SU03, which would overlay the site and which would permit uses consistent with a NCT-3 (Moderate Scale Neighborhood Commercial Transit) District subject to exceptions from the use size, accessory vehicle parking, parking and loading access, dwelling unit mix and inclusionary housing requirements to allow the establishment of a mixed use development project with ground floor retail and a combination of low income, moderate income and market rate residential units, at densities higher than what otherwise would be permitted in a NC-3 Zoning District and 80-D Height and Bulk District. The site is currently within a NC-3 (Moderate Scale Neighborhood Commercial) District. The Ordinance was introduced by Supervisor Mark Farrell and is identified as Board of Supervisors File No. 161109-2. The Planning Commission will consider a resolution recommending this Text Amendment to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Approve

SPEAKERS: = Christopher May – Staff report
 + Supervisor Farrell – Lucky Penny development support
 + Speaker – Project presentation
 + Architect – Design presentation
 = Todd David – Number of units
 = Richard Frisbee – Parking 1:3 ratio
 + Michael Coholan – Affordable/market rate units
 + Jim Ryan – Traffic impacts
 + Scott Fong – More parking
 + Calla Winkler – Parking
 + Barbara Reyes – Parking
 + Connie Ryan – Parking
 + Speaker – Parking
 + Speaker – Car usage, public transit

- + Jane Natoli – Support as is
- + Laura Clark – Anti parking
- + Catherine Magee – Parking
- + Kathryn Devincenzi – Height, support
- + Zareen Randeria – Parking
- + Speaker – Union support
- + John Croso – Union support
- + Neil Ryan – Congestion impacts
- + Speaker – Support, moment of silence
- + Mark Nevin – Wine shop

ACTION: Approved as amended recommending the BoS increase the required carshare spaces to four, total.

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

MOTION: [20063](#)

13b. [2014-002181MAP](#) (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 a **Zoning Map Amendment** pursuant to Planning Code Section 302 to amend Sheet SU03 of the Official Zoning Map of the City and County of San Francisco to establish the Geary-Masonic Special Use District. The Ordinance was introduced by Supervisor Mark Farrell and is identified as Board of Supervisors File No. 161109-2. The Planning Commission will consider a resolution recommending this Zoning Map Amendment to the Board of Supervisors; adopting findings, including environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Preliminary Recommendation: Approve

SPEAKERS: Same as Item 13a.

ACTION: Approved

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

MOTION: 20064

13c. [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, 271 and 303 to allow the development of an 8-story mixed-use building containing 95 residential dwelling units above 16 off-street vehicular parking spaces, 120 bicycle parking spaces and approximately 1,756 square feet of ground floor commercial space within a NC-3 (Moderate Scale Neighborhood Commercial) District and 80-D Height and Bulk District. The project is subject to draft legislation which would amend the Planning Code and Zoning Map of the City and County of San Francisco to establish the Geary-Masonic Special Use District (Board File No. 161109-2). The project is seeking an exception to the bulk requirements of Planning Code Section 271. The project is also requesting a modification of the rear yard requirements pursuant to Planning Code Section 134 and variances from the dwelling unit exposure requirements pursuant to Planning Code Section 140 and for obstructions over streets pursuant to Planning Code Section 136. 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: Same as Item 13a.

ACTION: Approved with Conditions as amended with:

1. Staff's recommendation on affordability;
2. four dedicated carshare spaces (if no vendor leases the spaces, they may revert back to residential parking); and
3. agreed upon parapet language.

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

MOTION: [20065](#)

- 13d. [2014-002181VAR](#) (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 **Variations**, pursuant to Planning Code Sections 140 for dwelling unit exposure and 136(c)(1)(b) for obstructions over streets. The project also seeks to modify the rear yard requirement pursuant to Planning Code Section 134. The project proposes to construct an 8-story mixed-use building containing 95 residential dwelling units above 16 off-street vehicular parking spaces, 120 bicycle parking spaces and approximately 1,756 square feet of ground floor commercial space within a NC-3 (Moderate Scale Neighborhood Commercial) District and 80-D Height and Bulk District. The project is subject to draft legislation which would amend the Planning Code and Zoning Map of the City and County of San Francisco to establish the Geary-Masonic Special Use District (Board File No. 161109-2). The project site is located within a NC-3 (Moderate Scale Neighborhood Commercial) District and 80-D Height and Bulk District.

SPEAKERS: Same as Item 13a.

ACTION: ZA Closed the PH and indicated an intent to Grant

- 14a. [2014.1364CUA](#) (B. BENDIX: (415) 575-9114)
1555 UNION STREET – south side of Union Street, between Franklin Street and Van Ness Avenue, Lot 001B in Assessor's Block 0546 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 303(c), 303(g), 307(i), and 725.55 to demolish an existing motel and to construct a four-story hotel containing approximately 100 guest rooms, 29 below grade off-street parking spaces, one off-street freight loading space and eight Class 1 bicycle parking spaces within approximately 58,620 square feet. The project is located within the Union Street 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: Continued to January 25, 2018

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

- 14b. [2014.1364VAR](#) (B. BENDIX: (415) 575-9114)
1555 UNION STREET – south side of Union Street, between Franklin Street and Van Ness Avenue, Lot 001B in Assessor's Block 0546 (District 2) – Request for a **Variance** from the Zoning Administrator to address the requirements for the rear yard (Planning Code Section

134). The proposed project will demolish an existing motel and construct a four-story hotel containing approximately 100 guest rooms, 29 below grade off-street parking spaces, one off-street freight loading space and eight Class 1 bicycle parking spaces within approximately 58,620 square feet. The project is located within the Union Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District.

SPEAKERS: None
ACTION: ZA Continued to January 25, 2018

15. [2017-002768CUA](#) (N. FOSTER: (415) 575-9167)
984-988 JACKSON STREET – north side of Jackson Street, between Mason and Powell Streets, Lot 017 in Assessor's Block 0180 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 253 and 303 to permit a building to exceed 40 feet in height within a RH Zoning District. The proposed project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The project does not add or remove any existing dwelling units, nor does the project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval. 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: + Corine Quigley – Request for continuance
ACTION: Continued to January 25, 2018
AYES: Richards, Fong, Johnson, Koppel, Melgar, Moore
ABSENT: Hillis

- 16a. [2014.0244ENX](#) (K. DURANDET: (415) 575-6816)
230 7TH STREET – west side of 7TH Street between Howard and Folsom Streets, Lot 004 in the Assessor's Block 3730, (District 6) - Request for a **Large Project Authorization** (LPA) pursuant to Planning Code Section (S) 329 to demolish an existing parking garage and construct a six-story, 65-foot tall, 44,722 square feet (sf), mixed-use residential building with 40 residential units and 2,012 sf of ground floor commercial space. The project proposes 20 automobile and 40 Class I and 8 Class II bicycle parking spaces. Parking in excess of the principally permitted 18 spaces requires Planning Commission authorization findings under Section 303(u). Open space is provided through an inner court, a rear yard, and balconies. Under the LPA the project is seeking an exception for required Dwelling Unit Exposure (S140) for unit facing the inner court. 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: Adopt Findings

SPEAKERS: = Kimberly Durandet – Staff report
+ Carlos Wallace – Project presentation
ACTION: Approved with Conditions

AYES: Richards, Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis
 MOTION: [20068](#)

- 16b. [2014.0244SHD](#) (K. DURANDET: (415)575-6816)
230 7TH STREET – west side of 7TH Street between Howard and Folsom Streets, Lot 004 in the Assessor’s Block 3730, (District 6) - Request for **Adoption of Findings**, pursuant to Planning Code Section 295, regarding the shadow study that concluded the new construction of a six-story residential mixed-use building (approximately 44,722 sf), approximately 65 feet in height with 40 dwelling units would not be adverse to the use of Howard Langton Community Garden, which is under the jurisdiction of the San Francisco Recreation and Park Commission. The subject property is located within the WMUG (Western SOMA Mixed-Use General) Zoning District and 65-X Height and Bulk District in the Western SOMA Area Plan.
Preliminary Recommendation: Adopt Findings

SPEAKERS: Same as Item 16a.
 ACTION: Adopted Shadow Findings
 AYES: Richards, Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis
 MOTION: [20069](#)

17. [2014-001400ENX](#) (E. SAMONSKY: (415) 575-9112)
2750 19TH STREET – located at the northeast corner of Bryant and 19th Streets, Lot 004A in Assessor’s Block 4023 (District 10) - Request for a **Large Project Authorization**, pursuant to Planning Code Section 329, for the demolition of an existing industrial building, with the exception of the brick facade, and new construction of a six-story, 68-foot tall, mixed-use building (measuring approximately 74,446 square feet) with 60 dwelling units, approximately 7,471 square feet ground floor retail, 24 below-grade off-street parking spaces, one car-share parking space, 84 Class 1 bicycle parking spaces, and 13 Class 2 bicycle parking spaces. The Project includes 4,800 square feet of common open space roof deck. Under the LPA, the project is seeking an exception to certain Planning Code requirements, including: 1) rear yard (Planning Code Section 134); 2) dwelling unit exposure (Planning Code Section 140); 3) street frontage (Planning Code Section 145.1). The project site is located within the UMU (Urban Mixed-Use) and 68-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 on October 26, 2017)

SPEAKERS: = Ella Samonsky – Staff report
 + Annie Bartelli – Project presentation
 + Steve Perry – Design presentation
 + Monica Wilson – Project presentation
 - Scott Weaver – Organized Opposition
 - Speaker – Organized Opposition
 - Erik Arguello – Organized Opposition
 + Deedee Sahola – Support
 + Speaker – Support

+ Alex Lithgo – Support
 = Peter Popadapolous – Future findings
 - Roberto Hernandez – Mission rich with Art. Artists displaced.
 ACTION: After hearing and closing public comment; Continued to January 25, 2018
 AYES: Richards, Fong, Koppel, Melgar, Moore
 NAY: Johnson
 ABSENT: Hillis

18. [2017-010819CUA](#) (M. CHANDLER: (415) 575-9048)
1526 WALLACE AVE – north side between Jennings and Keith Streets; Lot 004 in Assessor’s Block 4829 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 210.3 to process and sell small livestock in a PDR Processing, Distribution, and Repair Zoning District, and 40-X Height and Bulk District (d.b.a. Saba Live Poultry). Direct sales to customers is proposed on site. All activities are proposed within and to be contained in a completely enclosed building, with no opening, other than fixed windows or exits required by law. There is currently one roll-up door on the existing west facade to be used for loading functions. 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: = Mathew Chandler – Staff report
 + Dan Fratten – Project presentation
 - Nadine May – Opposition
 - Ina Dang – Environmental impact study
 - Deundra Hundon – More information
 + Speaker – Support
 - Mary Beth D’Alonzo – Negative impacts
 + Sala Helbekvi – Approve for the community at large
 + Jamaal Ghanem – Muslim safe meat
 - Aline Avello – Opposition, notification
 + Speaker – Support
 + Speaker – Support
 + Speaker – Support
 + Speaker – Support
 - Christine Artella – Opposed
 + Speaker – Support
 + Olga Miranda – Support
 ACTION: Approved with Conditions
 AYES: Richards, Fong, Johnson, Koppel, Melgar, Moore
 ABSENT: Hillis
 MOTION: [20070](#)

19. [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 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 on September 14, 2017)

SPEAKERS: = Linda Ajello-Hoagland – Staff report
 + Bob Tillman – Project presentation
 + Bob Bown – Design presentation
 = Dr. David – Alley, schools, medical services
 = Dr. Thor Boucher
 - Speaker – Opposition
 - Speaker – Opposition, no community input
 + Speaker – Outreach
 - Susan Sindad – Opposed, wrong direction
 - Gloria La Riva – No community outreach
 - Richard Becker – Nobody on that block wants this to go up
 - Andy Gillis – Gentrification
 + Corey Smith – Support
 - Alicia Sandoval – Opposed
 - Scott Weaver – Opposed
 + Tim Collen – Support
 - Richard Hack – Architecture is hideous
 + Laura Clark – Gentrification
 - Lou Dematteis – Opposed
 - Vincent Chan – Homeless kids, construction impacts
 - Speaker – Communities of color
 - Speaker – Affordable housing vs luxury housing

ACTION: Approved with Conditions
 AYES: Richards, Fong, Johnson, Koppel
 NAY: Melgar, Moore
 ABSENT: Hillis
 MOTION: [20066](#)

- 20a. [2014.1302CUA](#) (R. SUCRE: (415) 575-9108)
2906 FOLSOM STREET – located at the southwest corner of 25th and Folsom Streets, Lot 001 in Assessor's Block 6525 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, for a residential merger at 2906 Folsom Street. Currently, the subject property possesses four dwelling units. The proposed project would demolish the existing garages, subdivide the existing lot into two lots, reconfigure and retain two dwelling units in 2906 Folsom Street, and construct two new dwelling units at 2904 Folsom Street and 3203 25th Street. The two existing dwelling units at 2906 Folsom Street would be designated as part of the City's Inclusionary Affordable Housing Program. Overall, the project would maintain four dwelling units on the project site. The

project site is located 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\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Richard Sucre – Staff report
 + Yakuh Askew – Project presentation
 - Maria Garcia – Fear for eviction
 - Allysia Sandoval
 - Speaker – Removal of garage
 - Victoria Moran
 - Reggie
 - Eddie Steele – Opposed
 - Erik Arguello – Opposed

ACTION: Adopted a Motion of Intent to Disapprove and continued to December 14, 2017

AYES: Richards, Johnson, Melgar, Moore

NAY: Fong, Koppel

ABSENT: Hillis

- 20b. [2014.1302VAR](#) (R. SUCRE: (415) 575-9108)
2906 FOLSOM STREET – located at the southwest corner of 25th and Folsom Streets, Lot 001 in Assessor’s Block 6525 (District 9) – Request for a **Variance** from the Zoning Administrator to address the requirements for minimum lot width and area (Planning Code Section 121) and rear yard (Planning Code Section 134). The proposed project would demolish the existing garages on the project site, subdivide the existing lot into two lots, reconfigure and retain two dwelling units in 2906 Folsom Street, and construct two new dwelling units at 2904 Folsom Street and 3203 25th Street. The two existing dwelling units at 2906 Folsom Street would be designated as part of the City’s Inclusionary Affordable Housing Program. Overall, the project would maintain four dwelling units on the project site. The project would create two lots, which are narrower than 25-ft and less than 2,500 square feet, and would construct new dwelling units within the required rear yard. The project site is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as Item 20a.

ACTION: ZA Closed the public hearing and took the matter under advisement

21. [2017-006766CUA](#) (E. JARDINES: (415) 575-9144)
2394 FOLSOM STREET - west side of Folsom Street, north side of 20th Street and east side of Shotwell Street on Lot 011 in Assessor’s Block 3594 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.2, 249.60, 303, 711 and 781.80 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865), to permit the change of use from a trade shop (DBA Timbuk2) to a restaurant with accessory brewery (DBA Fort Point Beer Co.) and to allow a non-residential use size larger than 4,000 square feet within a NC-2 (Small Scale Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Restriction Special Use 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 on November 2, 2017)

SPEAKERS: Speaker – Opposed to continuance
Veronica Bell – Community outreach
ACTION: Continued December 21, 2017
AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar, Moore

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.

22. [2016-005617DRP](#) (M. CHRISTENSEN: (415) 575-8742)
1439-1441 SOUTH VAN NESS AVENUE – east side of South Van Ness Avenue, between 25th and 26th Streets; lot 021 of Assessor's Block 6526 (District 9) - Request for **Discretionary Review** of building permit application No. 2016.0809.4577 that proposes to legalize and alter the existing ground floor dwelling unit, construct vertical and rear additions to expand all units within the structure, and alter the façade of the structure within a RM-1 (Residential-Mixed, Low Density) District and 50-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS: = Michael Christensen – Staff report
- Jessica Alexandra – DR requestor presentation
- Speaker – DR requestor presentation
- Speaker – DR requestor presentation
+ John Lum – Project presentation
+ Nelson Chung

ACTION: After hearing and closing public comment; Continued to December 21, 2017

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

ABSENT: Hillis

23. [2014.1060DRP](#) (C. ASBAGH: (415) 575-9165)
1870 MARKET STREET - north side of Market Street, between Laguna Street and Octavia Blvd.; lot 004 of Assessor's Block 0874 (District 8) - Request for **Discretionary Review** of building permit application No. 2015-0501-5151 that proposes to demolish the existing single story private garage and construct an 85-foot tall, 8-story, approximately 16,000 square-foot building containing 10 dwelling units and approximately 400 square feet of ground floor retail within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) District and 85-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

(Continued from Regular Meeting on September 28, 2017)

NOTE: The project includes a request for Variance and Rear Yard Modification that will be considered by the Zoning Administrator at a separate hearing.

SPEAKERS: = Claudine Asbagh – Staff report
- DR Requestor Rep. – Presentation
- Doug Morris
- Roy Arnish
+ Ryan Patterson – Project presentation
+ Speaker
+ Corey Smith

ACTION: Did Not Take DR and Approved as proposed

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

ABSENT: Hillis

DRA: 0568

ADJOURNMENT – 10:30 PM
ADOPTED DECEMBER 14, 2017