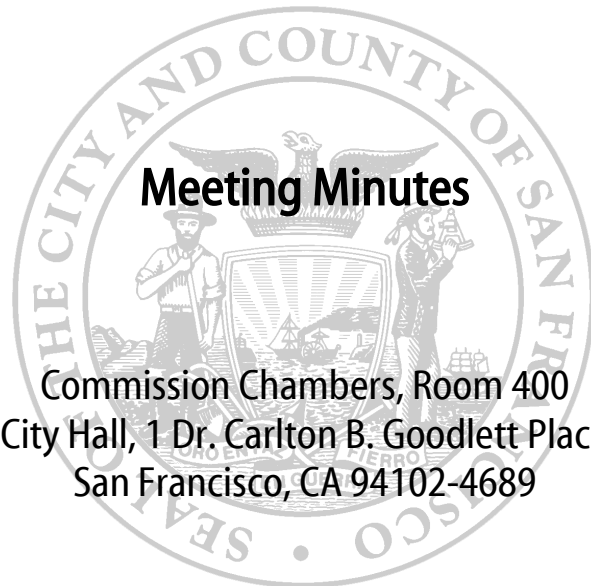


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, December 14, 2017
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:03 PM IN MEMORY OF MAYOR ED LEE

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Rich Sucre, Andrew Perry, Paolo Ikezoe, Jeffery Horn, Linda Ajello-Hoagland, Kimberly Durandet, Christopher May, Mary Woods, Nancy Tran, Marcelle Boudreaux, David Lindsay, Scott Sanchez – Zoning Administrator, Jonas P. Ionin –Commission Secretary

SPEAKER KEY:

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

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

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

1. 2017-005067CUA (E. JARDINES: (415) 575-9144)
245 VALENCIA STREET – east side of Valencia Street, Lot 091 in Assessor's Block 3532 (District 9)- Request for **Conditional Use Authorization**, pursuant to Planning Code Sections: 121.2, 303, and 752, to allow the temporary conversion of an existing parking garage (currently accessory to a church "Annunciation Cathedral") into a commercial

parking garage open to the general public (DBA Comb Parking) and to allow a non-residential use size larger than 4,000 square feet within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Proposed for Continuance to January 11, 2018)

SPEAKERS: None
 ACTION: Continued to January 11, 2018
 AYES: Hillis, Johnson, Fong, Koppel, Melgar, Moore
 ABSENT: Richards

2. 2009.0880ENX-02 (E. JARDINES: (415) 575-9144)
2100 MISSION STREET – southwest corner of Mission and 17th Streets, Lot 001 in Assessor's Block 3576 (District 9) – Request for a **Large Project Authorization** (LPA), pursuant to Planning Code Section 329 and Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865), to construct a new 65-foot tall, six-story, 28,703 square-foot mixed-use building with 29 dwelling units and approximately 3,000 square feet of ground floor commercial. Under the LPA, the Project is seeking an exception to the Planning Code requirements for street frontage (Planning Code Section 145.1). The proposed project is located within the Mission Street Neighborhood Commercial Transit (Mission St NCT) Zoning District 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

(Proposed for Continuance to January 25, 2018)

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

- 3a. 2013.1037C (C. MAY: (415) 575-9087)
650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor's Block 1202 (District 5) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 271, 303, 746.10 and 746.11 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of September 28, 2017)

(Proposed for Continuance to March 8, 2018)

SPEAKERS: + Tom Tunney – March 8, 2018
 - Donna Thompson – March 29, 2018

ACTION: Continued to March 29, 2018
 AYES: Hillis, Johnson, Fong, Koppel, Melgar, Moore
 ABSENT: Richards

- 3b. 2013.1037V (C. MAY: (415) 575-9087)
650 DIVISADERO STREET – southeast corner of Divisadero and Grove Streets; Lot 002B in Assessor's Block 1202 (District 5) - Request for **Rear Yard Modification** pursuant to Planning Code Section 134 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above 26 ground floor parking spaces and 3,528 square feet of commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and 65-A Height and Bulk District.
 (Continued from Regular Meeting of September 28, 2017)
(Proposed for Continuance to March 8, 2018)

SPEAKERS: Same as Item 3a.
 ACTION: Acting ZA Continued to March 29, 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

4. [2017-012471CUA](#) (M. CHANDLER: (415) 575-9172)
3633 TARAVAL STREET – south side between 46th and 47th Avenues; Lot 040 of Assessor's Block 2379 (District 4) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 781.1, and 710 to permit change of use from Retail Grocery and liquor store (d.b.a. Great Highway Market) to Restaurant with accessory grocery retail use within a NC-1 (Neighborhood Commercial Cluster) Zoning District, the Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk district. The new use will occupy the existing approximately 2,475 square foot commercial building. 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: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Fong, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20064](#)

5. [2017-012465CUA](#) (M. CHANDLER: (415) 575-9172)
1239 9TH AVENUE – west side between Lincoln Way and Irvine Street; Lot 006 in Assessor's Block 1741 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 730 to permit change of use from Limited Restaurant to Restaurant

within the Inner Sunset NCD (Neighborhood Commercial District) Zoning District, and 40-X Height and Bulk district (d.b.a Gordo Taqueria). The existing business is to remain in the approximately 924 square foot commercial building, and change of use will permit onsite sale of beer and wine for operation as a bona fide eating establishment. This project was reviewed under the Community Business Priority Processing Program (CB3P). No exterior or interior modifications are to be made under this permit. 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, Johnson, Fong, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20073](#)

6. [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 the RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Disapprove

(Continued from Regular Meeting of November 30, 2017)

NOTE: On November 30, 2017, after hearing and closing public comment, the Commission adopted a Motion of Intent to Disapprove and Continued the matter to December 14, 2017 by a vote of +4 -2 (Fong, Koppel against; Hillis absent).

SPEAKERS: = Rich Sucre – Staff report
 - Yakuh Askew – Request for Continuance
 + Eddy Steele – Vote today
 + Speaker – Vote today
 ACTION: After being pulled off of Consent, Disapproved
 AYES: Hillis, Johnson, Fong, Koppel, Melgar, Moore
 ABSENT: Richards
 MOTION: [20075](#)

7. [2017-007430CUA](#) (C. ASBAGH: (415) 575-9165)
1360 JONES STREET – southeast corner of Washington and Jones Streets; lot 016 of Assessor’s Block 0214 (District 3) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317 to merge two dwelling units within a 19-unit building. The project would merge a 1,507 square foot, two-bedroom, two-bath unit (#902) with a

2,502 square foot, two-bedroom, two and a half-bath unit (#1001) within the RM-4 (Residential - Mixed, High Density) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Meeting of November 16, 2017)

NOTE: On November 16, 2017, after hearing and closing public comment, the Commission Continued the matter to December 14, 2017 by a vote of +4 -1 (Melgar against; Moore recused; Hillis absent).

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hillis, Johnson, Fong, Koppel
 NAYES: Melgar
 RECUSED: Moore
 ABSENT: Richards
 MOTION: [20074](#)

C. COMMISSION MATTERS

8. Consideration of Adoption:

- [Draft Minutes for November 30, 2017](#)

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

9. Commission Comments/Questions None

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:

- **171015 Interim Zoning Controls - Off-Street Parking in the "Market Street Hub" Area.** Sponsors: Breed; Kim and Peskin. Staff: Starr.

This week the Land Use Committee heard the interim controls for the Market Street HUB area. These controls would prohibit parking above what is principally permitted, unless the applicant has already received CU authorization from the Planning Commission or will provide on-site affordable housing at 25% of the total number of units. These controls are in effect for 18

months. The Committee recommended this item to the Board as a committee report.

- **170961 Hearing - Proposed Central SoMa Plan.** Sponsor: Kim. Staff: Wertheim.

Next on the agenda was the second informational hearing on the Central SoMa Plan. The focus on this hearing was the Plan's proposed community benefits package. During public comment, there were over 2 dozen speakers. Public feedback was broad, but common themes included:

- o A desire to ensure that the community benefits package funded social programs and services to support the neighborhood's cultural districts, tenants, schools, and small businesses;
- o A support for the environmental sustainability and parks strategies in the Plan;
- o A desire for more community control over the spending of public benefits funding;
- o An interest in making sure the Plan supports good jobs; and
- o A desire for the Plan to be completed sooner rather than later.

During the hearing, Supervisor Kim made statements echoing the community's desire for more money for social programs and more community influence on funding decisions. Sup. Peskin expressed interest in potentially metering of jobs relative to housing production. As this was an informational hearing, there was no action required.

FULL BOARD:

- **71134 General Plan Amendment - 1629 Market Street.** Sponsor: Commission. Staff: Sucre. PASSED Second Read
- **70938 Planning Code, Zoning Map - 1629 Market Street Special Use District.** Sponsors: Mayor; Kim and Sheehy. Staff: Sucre. PASSED Second Read
- **71222 Hearing - Appeal of Determination of Exemption From Environmental Review - 218-27th Avenue.** Staff: Poling.
- **71226 Hearing - Appeal of Conditional Use Authorization - Proposed Project at 218-27th Avenue.** Staff: Starr, Ajello.

Also on the agenda was an appeal hearing for the project at 218-27th Avenue. This project proposed the demolition of a two-story, single-unit building and the construction of a four-story, three-unit building in its place. Commissioners, you heard this item on October 12, 2017 and voted unanimously to recommend approval with some modifications to address neighbor concerns.

The appeal hearing was for both the Categorical Exemption determination and the approval of the CU. The issues brought up during the hearing mirrored those that were brought up during the Planning Commission

hearing. The neighbor to the north was concerned about the loss of privacy and light to their property and wanted the fourth floor removed. They also claimed that proper the CatEx procedures were not followed.

There were over a dozen speakers in favor of the appeal and a handful of speakers in favor of the project. Once public comment was finished, Supervisor Farrell expressed his support for the project, the need to provide more family-sized units, and to maximize the density permitted on this lot. He then made a motion to reject the appeal of both the CU and the CatEx. This motion passed unanimously.

- **71015 Interim Zoning Controls - Off-Street Parking in the "Market Street Hub" Area.** Sponsors: Breed; Kim and Peskin. Staff: Starr. Adopted

HISTORIC PRESERVATION COMMISSION:

None

BOARD OF APPEALS:

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: Kevin Cheng – Section 317

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. [2016-004115CUA](#) (A. PERRY: (415) 575-9017)
644 BROADWAY – north side between Grant Avenue and Stockton Street; Lot 006 in Assessor's Block 0146 (District 3) – **Informational Update**, as requested by the Planning Commission on April 6, 2017 upon conclusion of a 6-month informational check-in hearing. On July 28, 2016, the Planning Commission approved Motion No. 19706 and the request for Conditional Use Authorization pursuant to Planning Code Sections 303, 803.2(b)(1)(B)(iii), and 810.41, to authorize a change in use from a Movie Theater to an Other Entertainment use (d.b.a. Boxcar Theatre), and to establish a Bar use for the sale of alcohol during performances, at the basement level of the existing 4-story over basement building located within the CCB (Chinatown Community Business) District and 65-N Height and Bulk District.
Preliminary Recommendation: None – Informational

SPEAKERS: = Andrew Perry – Staff report
 + Nick Ologram – Theater impacts
 - Trista Yu – Noise, negative impacts
 - Speaker – Negative impacts
 - Christopher Yu – Entrance location
 - Speaker – Entrance location
 - Speaker – Noise after midnight
 - Speaker – Unsafe
 - Speaker – Unsafe
 + Cindy Machado
 + Chris White

ACTION: Directed Staff to return in six months for a noticed hearing for possible revocation or amendment to their conditional authorization.

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

13. (P. IKEZOE: (415) 575-9137)
[COMMERCE AND INDUSTRY INVENTORY 2016](#) – **Informational Presentation** - This 23rd Inventory is one of the Department’s reports on the economy and land use. It contains a 10-year time-series of data for calendar years 2007-2016, including population, labor force, employment, establishments, wages, retails sales, government expenditures and revenues, and building activity.
Preliminary Recommendation: None – Informational

SPEAKERS: = Paolo Ikezoe – Staff presentation
 ACTION: None – Informational

14. [2014.1459CUA](#) (J. HORN: (415) 575-6925)
[214 STATES STREET](#) – north side of States Street between Levant and Castro Streets; Lot 038 in Assessor’s Block 2622 (District 8) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing 1,635 square foot, two-story single family home and the addition of a ground floor garage and front entrance, a horizontal rear addition, three new roof dormers and the enclosing of two front decks to create bay windows. 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 with Modifications

SPEAKERS: = Jeff Horn – Staff report
 + Sponsor – Project presentation
 + Chrisman Hollings – Support
 - Speaker – Opposition
 - Joel Hallowell – Opposition
 - Rick Goldman – Opposition
 - MaryAnne Drosuer – Support for 2 units
 + Speaker – Support a single family home

- + Joel – Support a single family home
- + Erin Eisenberg – Support
- + Hoa Su – Good people
- + Bill Newton – Support
- = Georgia Schuttish – It’s a mess
- + Jessica Rui - Support

ACTION: After hearing and closing public comment; Continued to March 15, 2018
 AYES: Hillis, Johnson, Fong, Koppel, Melgar, Moore, Richards

15. [2016-010348CUA](#) (A. PERRY: (415) 575-9017)
1233 POLK STREET – west side of Polk Street between Sutter and Bush Streets, on the northwest corner of Polk and Fern Streets; Lot 004 in Assessor’s Block 0670 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Sections 303 and 723, proposing to permit and legalize the operation of a Nighttime Entertainment use with electronic amplification seven days per week until 2 a.m., and to modify the existing conditions of approval of Planning Commission Motion No. 13572, within an existing business (d.b.a. “Mayes Oyster House) authorized for Restaurant and Other Entertainment uses; however per Motion 13572, electronic amplification is currently only permitted on Fridays and Saturdays until midnight. The subject application also seeks to abate Planning Enforcement Case No. 2016-000434ENF. The subject property is located within the Polk Street Neighborhood Commercial District (NCD), the Lower Polk Street Alcohol Restricted Use District, and a 65-A Height and Bulk District. Per CEQA Section 21065 and CEQA Guidelines Section 15378, the proposed legalization of the existing use is not a “project” under CEQA, as it would not result in a direct physical change, or a reasonably foreseeable indirect physical change in the environment.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Chris Schulman – Lower Polk Neighbors support for continuance
 ACTION: Continued to February 22, 2018
 AYES: Hillis, Johnson, Fong, Koppel, Melgar, Moore
 ABSENT: Richards

16. [2017-007658CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
4522 3RD STREET – west side of 3rd Street, between La Salle and McKinnon Streets; Lot 019 in Assessor’s Block 5296 (District 10) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.62, 303 for Change of Use and relocation of an existing Prohibited Liquor Establishment in the Third Street Alcohol Special Use District for an existing retail grocery and liquor store (d.b.a. Sav Mor Market) to relocate from 4500 3rd Street to a vacant commercial storefront located at 4522 3rd. The project site is located within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular Meeting of November 16, 2017)
NOTE: On November 2, 2017, after hearing and closing public comment, the Commission Continued the matter to November 16, 2017 by a vote of +3 -2 (Johnson, Koppel against; Melgar, Hillis absent).
On November 16, 2017, without hearing, Continued to December 14, 2017 by a vote of +5 -0 (Johnson, Richards absent).

SPEAKERS: = Linda Ajello-Hoagland – Staff report
 + Jeremy Paul – Project presentation
 + Speaker – Came to resolution
 + Vanesa Banks – Support
 + Doris Simpson – Support
 + Ronde Stephan – Support
 + Deborah Helling – Support
 + Speaker – Support
 = Chris Flemings – Alcohol SUD
 + Lexus Mathis – Too generous
 + Gary Constantine – Support
 + Speaker – Corner is dark since store closure

ACTION: Approved the Amended Motion with Conditions as amended by Staff

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

MOTION: [20076](#)

17. [2015-001360CUA](#) (K. DURANDET: (415) 575-6816)
793 SOUTH VAN NESS STREET – northeast corner of South Van Ness Avenue and 19th Street, Lot 024 in Assessor's Block 3591 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 121.1, 303 and 712 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution 19868), for development on a lot larger than 10,000 sf for the project involving new construction of a seven-story-over-basement (75-ft tall) residential, mixed-use building (approximately 86,574 gross square feet) with 75 dwelling units, 77 Class 1 bicycle parking spaces, and 8 Class 2 bicycle parking spaces. The proposal includes 38 off-street vehicular parking (1 car share space included). The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918), and proposes concessions and incentives for rear yard and off-street parking and is seeking a waiver from the height limit of 55 feet. 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: = Kimberly Durandet – Staff report
 + Joe Taboui – Project presentation
 + Steve Vettel – Project presentation
 + Ian Birchel – Design presentation
 - Sharon Stoyer – Affordable housing
 + Joey Taboui – Put affordable housing on the street
 - Mary Mendoza – Market rate housing
 = Speaker – Request for continuance
 + Mile Antonini – Affordable housing more than required
 + Kevin Shephard – Support
 + Ben Hahid – Support, replace blighted lot
 + Speaker – Support, replace blighted lot
 + Corey Smith – Support housing
 + Speaker – Affordable housing
 - Timothy Wright – Opposed, union apprenticeship
 = Kevin Stall – Housing for everyone

- = Rick Hall – State density bonus law
- = Peter Papadapolous – State density bonus law
- + Speaker – Support
- + Redmond Lyons – Support
- + Todd David – Construction costs

ACTION: Approved with Conditions as amended with the floor plan modification at the corner(s).

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

MOTION: [20077](#)

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 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

(Continued from Regular Meeting of October 5, 2017)

NOTE: On October 5, 2017, after hearing and closing public comment, the Commission Continued the matter to December 14, 2017 by a vote of +4 -3 (Johnson, Koppel, Hillis against).

- SPEAKERS:
- = Chris May – Staff report
 - + Stephen Antonaros – Project presentation
 - Speaker – Additional modifications
 - Connie Best – Still opposed
 - Gloria Yee – Privacy
 - Speaker – Opposed to demo of affordable home
 - Speaker – Privacy, density
 - Speaker – Privacy
 - Georgia Schuttish – Roof penthouses

ACTION: Approved with Conditions

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

ABSENT: Fong

MOTION: [20078](#)

19a. [2015-014058CUA](#) (M. WOODS: (415) 558-6315)

2465 VAN NESS AVENUE – southwest corner at Union Street; Lots 001 and 002 in Assessor’s Block 0546 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 151.1, 270 and 303, to demolish a vacant gas station and construct a 7-story, 65-foot-tall, mixed use development containing approximately 2,900 square feet of ground floor commercial space, 41 dwelling units, 31 off-street vehicle parking spaces and 41 Class 1 bicycle parking spaces located in a basement-level garage. In addition, the project is requesting Variances from the Zoning Administrator relating to rear yard (Section 134) and dwelling unit exposure (Section 140) requirements. The subject property is located within a RC-3 (Residential-Commercial, Medium Density) Zoning District and 65-

A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Mary Woods – Staff report
 + Mark McDonald – Project presentation
 + Riscalvo – Design presentation
 + Speaker – Support
 + Aaron Erlick – Support, community outreach
 + Liza Zimmerman – Support, safety
 + Robert Goodman – Support
 + Bob David – Lil parking
 + Timothy Wright – Union support
 + Chris Pugliese – Union support
 - Marge Leverier – Opposed, continuance
 - Steve Devencienzi – bus stop, neighborhood character
 - Chris Schulman
 - Speaker – Union St Façade

ACTION: Approved with Conditions as amended with stoops on Van Ness and three carshare spaces.

AYES: Hillis, Johnson, Melgar, Richards
 NAYES: Koppel, Moore
 ABSENT: Fong
 MOTION: [20079](#)

- 19b. [2015-014058VAR](#) (M. WOODS: (415) 558-6315)
2465 VAN NESS AVENUE – southwest corner at Union Street; Lots 001 and 002 in Assessor's Block 0546 (District 2) - Request for **Variations** from the requirements for rear yard (Planning Code Section 134), and dwelling unit exposure (Planning Code Section 140). The project is to demolish a vacant gas station and construct a 7-story, 65-foot-tall, mixed use development containing approximately 2,900 square feet of ground floor commercial space, 41 dwelling units, 31 off-street vehicle parking spaces and 41 Class 1 bicycle parking spaces located in a basement-level garage. The subject property is located within a RC-3 (Residential-Commercial, Medium Density) Zoning District and 65-A Height and Bulk District.

SPEAKERS: Same as Item 19a.
 ACTION: Acting ZA closed the PH, indicated an intent to Grant and took the matter under advisement.

- 20a. [2017-004562CUA](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET – northeast corner of Castro and 21st Streets; lot 024 of Assessor's Block 3603, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 8) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to demolish an existing mixed-use structure (commercial office/single-family) and construct a three-story over basement single-family residence. The subject property contains three dwelling units, two units in a building at the rear of the property, and one unit with office in a building at the front. Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit

is proposed in the rear building (3878-3880 21st St). 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 October 12, 2017)

SPEAKERS: = Nancy Tran – Staff report
+ Tom Tunney – Project presentation
+ Speaker – Design presentation
+ Speaker – Sponsor comments
+ Speaker – Outreach
- Denise Ledbetter – DR presentation
- Ryan Patterson – Design presentation
- Speaker – Opposition
- Ben Fong-Torres – Opposition, out of character
- Peter Seubert – Grossly over sized
- Kimberly Higgins
- Garylun Leuz – neighborhood character
- Speaker – Opposition
- Andrew Schwartz – Commercial site
- Speaker – Deny, peaked roof
+ Paul Micah – Support
+ Jennifer Phicker – Support
- Pat Buscovitch
- Georgia Schuttish – Relative affordability
- Ryan Patterson – Variance

ACTION: After hearing and closing public comments; continued to February 22, 2018 with direction from the CPC.

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

ABSENT: Fong

- 20b. [2008.0410V](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET – northeast corner of Castro and 21st Streets; lot 024 of Assessor's Block 3603, located within the Irving Street Neighborhood Commercial District ("NCD") and the 65-A Height and Bulk District (District 8) - Request for **Variances** from the Zoning Administrator to construct within the required front setback and rear yard. Planning Code Section 132 requires a front setback of 4 feet - 5 inches and construction is proposed to the front property line. Section 134 requires a rear yard of 25% of the total lot depth or 15 feet between the two buildings on the lot and the proposal provides only a 10 foot separation. The property is legally non-complying in regards to the rear yard requirement because there is a two-story over basement with two dwelling units located entirely within rear yard.
(Continued from Regular Meeting of October 12, 2017)

SPEAKERS: Same as Item 20a.

ACTION: Acting ZA closed the PH and Continued to February 22, 2018.

- 20c. [2017-004562DRP](#) (N. TRAN: (415) 575-9174)
799 CASTRO STREET & 3878-3880 21ST STREET - northeast corner of Castro and 21st

Streets; lot 024 of Assessor's Block 3603, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2017.04.04.3134 proposing to construct an Accessory Dwelling Units in the rear building (3878-3880 21st Street. The subject property contains three dwelling units, two units in a building at the rear of the property, and one unit with office in a building at the front (799 Castro Street). Under a separate building permit, 2017.09.19.6883, demolition of the existing front structure (limited commercial office with single-family) and construction of a three-story over basement single-family residence are proposed. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: Same as Item 20a.

ACTION: After hearing and closing public comment; continued to February 22, 2018 with direction from the CPC.

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

ABSENT: Fong

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.

21. [2015-008473DRP](#) (N. TRAN: (415) 575-9174)
[531 30TH STREET](#) – south side of 30th Street, between Laidley and Noe Streets; lot 020 of Assessor's Block 6651, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 8) – Request for **Discretionary Review** of Building Permit Application No. 2015.09.14.6920 proposing to construct an approximately 640 gross square foot vertical addition to the existing single-family residence. The Project includes interior remodeling and exterior changes to roofing and windows. A Variance hearing for the proposed construction yard was held by the Zoning Administrator on July 26, 2017. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

SPEAKERS: = Nancy Tran – Staff report
 - Speaker – DR presentation
 - Daniel Holbrook – Opposition
 - Will – Opposition
 + Ahmad – Project presentation

ACTION: Did Not Take DR and Approved

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

ABSENT: Fong

DRA: [0571](#)

22. [2017-000550DRP](#) (E. SAMONSKY: (415) 575-9112)
1440 CLAY STREET – north side of Clay Street, between Hyde and Leavenworth Streets; lot 009 of Assessor’s Block 0216, located within a RM-3 (Residential-Mixed, Medium Density) and 65-A Height and Bulk District (District 3) – Request for **Discretionary Review** of Building Permit Application No. 2016.1227.5955 proposing conversion of approximately 824 square feet of basement-level storage space to two accessory dwelling units (pursuant to Ordinance 162-16) at an existing four-story, fifteen-unit building. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Revised

SPEAKERS: = Marcelle Boudreaux – Staff report
 - Darlene Webstock – DR presentation
 - Brenda – Opposition
 - Allysa Erickson – Opposition
 - Heather Tabott – Opposition
 - Whitney Lewis – Opposition
 - Michelle Exon – Opposition
 - Nicholas Price – Opposition
 - Jennifer Phoeber – Opposition
 - Ozzie Rohm – Bike parking removal
 + Serena Calhoun – Project presentation
 + Speaker – Trash

ACTION: Took DR and Disapproved

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

ABSENT: Fong

DRA: [0572](#)

23. [2016-011929DRP](#) (S. VELLVE: (415) 558-6263)
575 BELVEDERE STREET – west side of Belvedere Street, between 17th and Rivoli Streets; lot 006 of Assessor’s Block 1286, located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District (District 5) – Request for **Discretionary Review** of Building Permit Application No. 2016.08.26.6097 proposing to demolish an exterior rear stair and construct a three-story rear horizontal addition and add two off-street parking spaces to the existing single-family residence. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Abbreviated Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Revised

SPEAKERS: = David Lindsay – Staff report
 - Steph Kubick – DR presentation
 + Jody Knight – Project presentation
 + Robert Fink – Project presentation
 + Michael H Gunters – Support, maintains neighborhood character
 + Dylan Leung – Support

ACTION: After hearing and closing public comment; Continued to January 11, 2018

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

ADJOURNMENT – 10:18 PM IN MEMORY OF MAYOR ED LEE
ADOPTED JANUARY 25, 2018