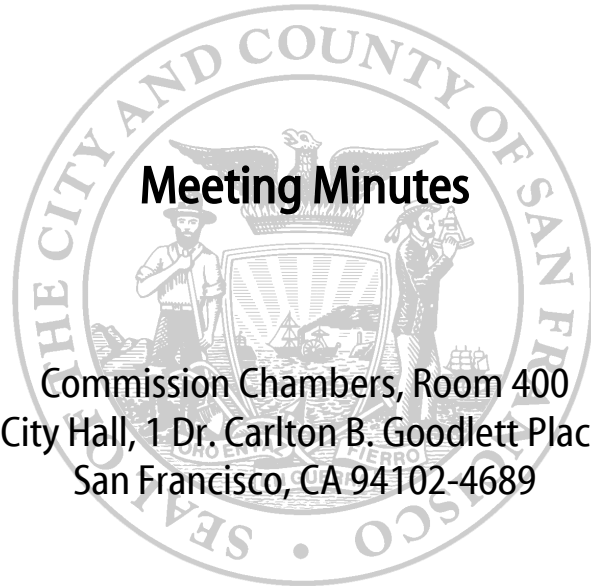


SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, December 21, 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 1:08 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Teresa Ojeda, Rachel Tanner, Audrey Butkus, Mary Woods, Brittany Bendix, Jeffery Horn, Michael Christensen, Carly Grob, Esmeralda Jardines, Tim Frye – Historic Preservation Officer, 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. 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. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

(Continued from Regular hearing of November 30, 2017)

(Proposed Continuance to January 18, 2018)

SPEAKERS: None

ACTION: Continued to January 18, 2018

AYES: Hillis, Moore, Koppel, Fong, Johnson

ABSENT: Melgar, Richards

- 2a. 2016-003836CUA (L. AJELLO: (415) 575-9142)

114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the merger of four dwelling units into two dwelling units. The proposed project would legalize the merger of four dwelling units into a 3,096 sq. ft. dwelling and a 341 sq. ft. studio unit behind the garage in a four-story residential building. The subject property is within a 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: Disapprove

(Continued from Regular hearing of October 19, 2017)

(Proposed Continuance to February 8, 2018)

SPEAKERS: - Tess Welborn – Opposed to continuance, disapprove now

ACTION: Continued to February 8, 2018

AYES: Hillis, Moore, Koppel, Fong, Johnson

ABSENT: Melgar, Richards

- 2b. 2016-003836VAR (L. AJELLO: (415) 575-9142)

114 LYON STREET – east side of Lyon Street between Oak and Page Streets; Lot 020 in Assessor’s Block 1220 (District 5) - Request for **Variance**, pursuant to Planning Code Section 134(c), to legalize the construction of a deck and stair located the rear yard of the 4-story four-unit residential building. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing of October 19, 2017)

(Proposed Continuance to February 8, 2018)

SPEAKERS: Same as Item 2a.

ACTION: Acting ZA Continued to February 8, 2018

3. 2016-007850ENV (J. DELUMO: (415) 575-9146)

88 BROADWAY/735 DAVIS STREET – 48,620-square-foot project site on the north side of Broadway between Davis Street and Front Street; Lots 7 and 8 of Assessor’s Block 0140 (District 3) – **Appeal of Preliminary Negative Declaration** for the proposed demolition of the existing surface parking lots on the site and construction of a 191,300-square-foot

mixed-use development. The project would construct two new six-story (65-foot-tall) buildings which would include 178 affordable residential units, 6,500 square feet of commercial space, and a 4,300-square-foot child care facility. The proposed project would also include two mid-block passages, three on-street loading zones, and 120 secured bicycle parking spaces. No off street vehicle parking is proposed. The project site is located in a C-2 (Community Business) and 65-X Height and Bulk (65-foot maximum height, no bulk limit) Zoning Districts and Waterfront Special Use District No.3.

*Preliminary Recommendation: Uphold Preliminary Negative Declaration
(Proposed Continuance to February 22, 2018)*

SPEAKERS: None
 ACTION: Continued to February 22, 2018
 AYES: Hillis, Moore, Koppel, Fong, Johnson
 ABSENT: Melgar, Richards

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. [2016-007238CUA](#) (A. LINDSAY: (415) 575-9178)
519 ELLIS STREET – near the southwest corner of the intersection of Ellis Street and Leavenworth Street, Lot 028 of Assessor’s Block 0334 (District 4) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 209.3, to install a new Verizon Wireless Macro Wireless Telecommunications Services Facility consisting of installation of twelve (12) new panel antennas, installation of twenty-four (24) new RRUs, installation of (4) new FRP screen walls, installation of one (1) GPS antenna, and ancillary equipment as part of the Verizon Wireless Telecommunications Network. All FRP screen elements and equipment to be painted to match existing building, and should have no external rivet bolts. The subject property is located within a RC-4 (Residential – Commercial-High Density) Zoning District, and 80-T 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, Moore, Koppel, Fong, Johnson
 ABSENT: Melgar, Richards
 MOTION: [20080](#)

5. [2015-009053CUA](#) (J. HORN: (415) 575-6925)
3601 LAWTON STREET – south side of Lawton Street and west side of 42nd Avenue; Lot 1907 in Assessor’s Block 001 (District 4) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 102, 121.1, 202.5, 303(c) and 710, for the conversion and demolition of an one-story 1,463 square foot automobile service station (dba 76) and

the construction of a 40 ft. tall, four-story-over-basement mixed-use building totaling 40,000 sq. ft. that include 15 dwelling units, approximately 4,500 sq. ft. of ground floor commercial, 6,990 square feet of private open space located on the building's roof, a 10,000 sq. ft. basement providing 24 vehicle parking spaces and 24 Class I bicycle parking spaces, and 12 Class II bicycle parking spaces at street level. The subject property is within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Hillis, Moore, Koppel, Fong, Johnson
ABSENT: Melgar, Richards
MOTION: [20081](#)

C. COMMISSION MATTERS

6. Commission Comments/Questions

Commissioner Johnson:

I wanted to say that today will be my last hearing as a Planning Commissioner for San Francisco. I have been a proud public servant in volunteer capacity for around 14 years now. I've served on Citizen Advisory Committee. I was on the OCII Commission when it was formed and I've recently served the last 3 1/2 years as Planning Commissioner. I'm leaving to hopefully continue my public service in other capacities, but I wanted to give a statement here to the Commission, to the staff and to the rest of the city that I've been honored to serve beside you, been honored to serve the city and just leave with a couple of words on this day. I was really sad coming into the building. So, I wrote some things down to make sure I didn't forget anything.

In my time at the commission, we've deliberated affordability, availability housing, shared use models for home and transit, and how SF should respond to our economic engine from the changing nature of retail and what our streets should look like to the coming role of cannabis which we'll see play out over the coming years. This Commission has also delved beyond our borders in the Planning Department to look at the city's workings. I kind of started it off but we've had a number of joint hearings with other -- our sister agencies and we've really begun pushing to have all of us work together and work better and I really appreciate the work of the staff and the Planning Commission on doing that.

I want to leave with just a couple of pet items and a few words for hopefully my successor who will be coming in the next few weeks. So the first one is I still want to push to continue to really question the role of discretionary review. The Commission needs more time in the future, not less, because this is the direction of the city. We need to be spending our time on citywide policy and what our thoughts on how we should shape this city so that it's for everybody and adjudicating private disputes between neighbors takes away from that time. I think we should be the tail that wags the dog in envisioning how societal shifts will impact what our physical environment needs to look like. We've spend a lot of time talking about the changing nature of retail and I really think it is going to require a reshaping of

what we think about the ground floor as we look at our city and we need to look at our Planning Code to make some changes so our city reflects what our society looks like. The coming revolution in personal automotive transit; I truly believe, sooner than we think, owning cars, people having personal ownership of vehicles is going to be as strange as someone saying I own a horse and buggy and when that happens, we need to be thinking about how we physically change our city to accommodate what our city will have to look like at that point. Then finally, continue to push other departments and agencies to come up with collective solutions. Too many times people think of the Planning Commission and the Planning Department as the first stop so we get a lot of comments that really don't belong to us, but because they come to us it is incumbent upon us to figure out where they go and to make everyone work together. It may not be part of our mandate, but we should find out whose it is and encourage them to work with us. So if those three things could move forward as my times in the Planning Commission have passed, I will feel like my three and a half years here was time well-spent.

I'm going to miss my fellow commissioners. You guys are some of the best co-workers I've ever had. I watched commission for years before ending up being appointed by recently passed Mayor Ed Lee and I've never seen a commission that has had as much collegiality and as much commonality as this one in terms of working together for solutions and being able to deliberate in a really great way. So, I hope you guys keep that going. I think you know the successor, whoever that is, will have to fit in just fine, they won't be as funny as me that's fine but everyone will get by but I'll miss all of you and congratulations on a year well spent. Thank you to the city attorney. I really appreciated every time you raise your eyebrows at me and give me pretty looks. With that, thank you. Let's continue on with our last meeting of the year.

President Hillis:

Thank you, Commissioner Johnson and I'll just add we will miss you. You were only in your first term here but we often look to you for guidance. You act as if you've been here for a couple terms; you certainly approach all the issues we take on with a broad policy perspective and help us do that in focus on the bigger policies issues that are facing the city and perhaps not the decks next to everybody's houses that we can get mired in and spend a lot of time in; so thank you for everything you've done here. It certainly wasn't time, you know, it was time well spent and I think we're impacted by it and so good luck and hopefully your policy perspective will continue on in bigger areas. So, thank you.

Commissioner Moore:

Thank you, Commissioner Johnson, one for telling us sad news but also leaving us with an upbeat challenge and good news. You've been a great commissioner, great sense of humor, agreeing that we disagree and still not get grumpy at each other; all those things and you definitely kept us on our toes. Thank you. On public matters comment, today we, just a few minutes ago, approved in consent service station demolishing at 3601 Largent Street. I urge the Department, I urge the Director; I urge you that we get on to having our overview of where stations are and how we need to look at this. This is an outlying district. I'm not sure how many stations there are but I think it is an urgent matter. The second part this morning two important letters came in from the public and because they came if so late, I did not have any time to read them. They are letters contributing to conversations we have later today. I urge the public to send any letters that comes through Director Ionin earlier than the day before. It is impossible for us to get these letters in time to read them;

these letters were very important and I'd just like to positively urge all of you to send those out no later than the Sunday before so that Secretary Ionin on Monday and we get them on Tuesday. I'd appreciate if all of you could think about that. You have lots of important things to say, in particular the ones we got this morning really matter.

Commissioner Richards:

Thank you to Commissioner Johnson. We started about the same time, probably about a month or six weeks apart. I recall the first time we got together and went out to lunch. We were out looking at an MCD way out in the Outer Mission and she turned to me and I turned to her and I said what the hell are we doing on this commission? We feel like the crazy aunts and uncles up here. What do we actually want to accomplish? We started going down the laundry list and I kind of got the action light going and all these policy things that we've been tackling. Some successfully like Section 317 reform, which we put on the side and then the UDG; all these different things that percolated the past couple of years have really have been a genesis from having this commission actually be able to start setting some good policy work and with the Department and I want to thank Commissioner Johnson for the help that she gave the Commission on that. I wish you the best of luck and don't forget about us.

Commissioner Johnson:

You guys don't forget about me.

Commissioner Richards:

I won't and to Commissioner Moore's point, I echo what she said about getting some really substantial comments and feedback from the public, all very good. Unfortunately a lot of them come in between 11:00 and noon on the day of the hearing and this is crazy. We can't read everything. Some commissioners may or may not, but then we rely on public testimony or public feedback here at the podium and that is really unfortunate of the person that wrote the feedback that we should be taking a look at doesn't make it and we can't read it. So, anyways, please try to send those in earlier. Thanks.

Commissioner Fong:

Commissioner Johnson, I am sad that you are leaving but I am happy for you. Personally, you have so much dedication and have so many big ideas. Maybe ideas that are too big for the Commission; so wherever you go, I hope that you are able to implement and push and move forward those big ideas of yours.

Commissioner Melgar:

I will also really miss you, Christine. I think you are one of the smartest people I've ever met and we sometimes disagree and you always make me think and I think that that is such a fantastic quality in government, policy discourses, to be able to add something with heft to the discussion and you never failed to do that and you also do it with grace. I have really just appreciated sitting next to you as a human. You are warm and wonderful so I really appreciate you and again also wish you the best of luck in what you do next. I'm looking forward to your success.

Commissioner Koppel:

I as well will be sad not having you next to me Commissioner Johnson. As sad as I am, I am that more excited for you and your opportunities to come and this is a small city and I'm

sure we won't -- not run into you. We'll probably be seeing more of you than we think. So, best of luck to you in the New Year and congratulations again.

D. DEPARTMENT MATTERS

7. Director's Announcements

Director Rahaim:

Commissioner, I guess just on behalf of the department, thank you for all your great work. We will miss your energy and your enthusiasm and just one item to point out is all your work on childcare and moving that legislation through and it really made a difference on our ability to get support for that and move that legislation through. We really appreciate that but I will certainly miss your enthusiasm and hard work on this Commission. So, thank you.

Commissioner Johnson:

Commissioner Moore recently told me I wasn't allowed to fraternize with staff; in which I said, you waited three and a half years to tell me that?

Director Rahaim:

So I guess this is the year and maybe because it's the year end, but it is also the year milestones. The last several weeks have been challenging here in City Hall with the mayor's passing and it causes us all to reflect perhaps think about change and how we are reacting to change. I am about 10 days short of my 10th anniversary as Planning Director and so of course it makes me think and I guess the one thing I will just say is to first of all thank you all for 10 years of support. I mean that is not -- that is pretty extraordinary and there are not many of my colleagues who have been in their position for 10 years. I really do appreciate your support over these years and it has been a great honor to be here and I look forward to many more to come. There will be a lot of uncertainty over the next few months. We all know that it's going to be a challenging few months for all of us in city government, given the uncertainties and the deadlines coming up, but I think, you know, I think I am encouraged by what I am hearing out of Room 200 in terms of staying the course and keep it on with our work and support of the work we've been doing. I ask for your support in the coming months as well and really thank you all for the last 10 years.

President Hillis:

Thank you, director. Who was the last Planning Commissioner -- Planning Director that served 10 years?

Director Rahaim:

Dean Macris. He was here for one length of time for 12 years, but his most recent when he came back in acting capacity was about three years in addition to that.

President Hillis:

Well, thank you for everything. We appreciate your work.

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

HISTORIC PRESERVATION COMMISSION:

Tim Frye, Historic Preservation Officer:

Here to share a few items with you from yesterday's Historic Preservation Commission hearing. Before the hearing, the Cultural Heritage Assets Committee met to briefly talk about Cultural Heritage Districts, what they mean for the city, any sort of goals that they would like to establish and give direction to the Planning Department based on some community feedback. A large number of attendees were present that voiced their support for the notation; representatives from Calle 24, SOMA Pilipinas and the various other LGBTQ Cultural Districts that are in the pipeline were also present and voiced their support. This hearing was in preparation for the full commission's review and comment of Supervisor Ronan's proposed legislation regarding Cultural Heritage Districts which will also be on your calendar in February. The Full Commission, two items to share with you. The Full Commission recommended approval of the Diamond Heights Safety Wall located at Clipper and Diamond Heights. They initiated this landmark designation last month, if I could get the overhead, please; the DPW and the Arts Commission are both examining the sculpture for aesthetic and also structural deficiencies to determine what the next best steps would be for rehabilitation and the community; this is a community supported local designation. The item will now go before the Full Board in the beginning of the year and our understanding is Supervisor Sheehy is in support of the designation.

The second designation that the Commission considered was for the Peace Pagoda Plaza in Japantown. This item has been continued a number of times due to some concerns over the Japantown community's rehabilitation of the plaza at a future date. The Japantown Task Force was present and didn't ask the Commission to postpone their vote on including the plaza in the designation, although everybody agreed that the plaza should be ultimately included in a final landmark designation. After some Q&A between the Commission and the Japantown Task Force, the Historic Preservation Commission ultimately decided to keep the plaza as part of the landmark designation and to move it to the Full Board for consideration. And, again, that will be heard in the New Year and Supervisor Breed's staff was in attendance and is committed to having some sort of discussion between the Historic Preservation Commission, Japantown Task Force and the rest of the community on next steps forward. So, that concludes my comments unless you have any questions.

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.

SPEAKER: Jerry Dratler – Mr. Santos bogus plans
Georgia Schuttish – Demolition criteria

- **Adjust** Numerical Demolition Criteria, Section 317(d)(D) which the Commission can do without legislation.
- **Amend** Numerical Demolition Criteria, Section 317(d)(B) and 317(d)(C) to replace the word "and" with the word "or" between the numerical criteria.

This would require legislation that would be relatively simple for the Commission to propose and could possibly resolve issues surrounding Tantamount to Demolition.

- **Amend** Demolition Criteria in Section 317 to make sense...some criteria should be N/A, if a building is sound and habitable, such as Sect. 317(g)(5)(C)(A) and (B). [aka Section 317(d)(3)(C) i and ii in the "Zoning Controls on Demolitions"]. Another simple fix.
- **Request** the Zoning Administrator adjust "value" for Administrative Approval of Demolitions in RH-1 Districts. Last adjusted in 2015 and currently at \$1.63 million. Or eliminate it per RET draft.

Peter Cohen

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.

9. [19960013CWP](#) (S. AMBATI: (415) 575-9183)
2016 HOUSING INVENTORY – Informational Presentation - Announcing the publication of the *2016 Housing Inventory*. This report is the 47th in the series and describes San Francisco's housing supply. *Housing Inventory* data accounts for new housing construction, demolitions, and alterations in a consistent format for analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas covered include affordable housing production, condominium conversions, and changes to the residential hotel stock. In addition, a list of major housing projects completed and approved for construction in 2016 is provided. Report is available for the public at the Planning Department and on the website.

Preliminary Recommendation: None – Informational

SPEAKERS: = Teresa Ojeda – Introduction
 = Svetha Ambati
 = Peter Cohen – Jobs-Housing Fit
 = Georgia Schuttish – OEWD Report

ACTION: None – Informational

10. 2016-013551CWP (R. TANNER: (415) 575-8730)
EXCELSIOR & OUTER MISSION NEIGHBORHOOD STRATEGY – This **Informational Presentation** is intended to introduce the Excelsior & Outer Mission Neighborhood Strategy. The presentation will describe the Excelsior & Outer Mission neighborhoods, the purpose of the Neighborhood Strategy, and the activities undertaken to date. In addition, the presentation will discuss goals and strategies that have emerged from the public engagement process. For more information, please visit: <http://sf-planning.org/excelsior-outer-mission-neighborhood-strategy>.

Preliminary Recommendation: None – Informational

SPEAKERS: = Rachel Tanner – Staff presentation
 + Suhal Sandoval, Adie to Sup. Safai – Support

- = Speaker – Population
- = Robyn Navarro – Concerns
- = Sunshine Roke – Fears
- = Terry Valen – Neighborhood efforts
- = Georgia Schuttish – Affordable housing
- = David Hooper – Gratitude
- = Mel Flores – Current process

ACTION: None – Informational

11. [2017-013096MAP](#) (A. BUTKUS: (415) 575-9129)
BURNETT AVENUE AND BURNETT AVENUE NORTH – **Zoning Map Amendment** revising Sheet ZN06 to rezone Assessor’s Parcel Block No. (AB) 2719C, Lot No. 023, located at Burnett Avenue and Burnett Avenue North, from Public (P) to Residential, Mixed Districts, Low Density (RM-1); rezoning a portion of Burnett Avenue North generally bounded by AB 2745, Lot No. 036, and AB 2719C, Lot No. 023, to RM-1; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve

- SPEAKERS: = Audrey Butkus – Staff report
 - Speaker – Opposed to re-zoning
 - Danny Moreno – Opposed to re-zoning
 - Glenn Wyatt – Opposed to re-zoning
 = David Priest – Recommendation, paper street
 = Robb Kapla, Dep. City Attorney – Response to questions

ACTION: After hearing and closing public comment; Continued to January 18, 2018

AYES: Hillis, Moore, Richards, Melgar

NAYES: Fong, Johnson, Koppel

12. [2017-011859CUA](#) (M. WOODS: (415) 558-6315)
1336 POST STREET – north side between Franklin and Gough Streets, Lot 199 in Assessor’s Block 0689 (District 2) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303(c) and 303(l), to convert a vacant grocery store (formerly “Bell Market”) located in the ground floor of a six-story residential condominium building to a health service use by a clinic providing primarily outpatient medical services (d.b.a. “Presidio Surgery Center”). The proposal involves tenant improvement work for approximately 34,600 square feet of ground floor area, and reconfiguration of the two-level garage for 87 parking spaces and five Class 1 bicycle parking spaces. No exterior work is proposed except for minor repair and maintenance work. The subject property is located within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 130-E 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
 + Jody Knight – Project presentation
 + Jessie – Project presentation

+Michael Cassidy – Support
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Johnson, Koppel, Melgar
 MOTION: [20082](#)

13. [2016-000260CUA](#) (B. BENDIX: (415) 575-9114)
1010 STANYAN STREET – east side between Carl Street and Parnassus Avenue, Lot 017 in Assessor’s Block 1273 (District 5) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 207, 209.1 and 303(c) to construct a 40-foot tall four-unit dwelling on an approximately 3,900 square foot vacant lot within a 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: Approve with Conditions

SPEAKERS: = Brittany Bendix – Staff report
 + Jonathan Pearlman – Project presentation
 ACTION: Approved with Conditions
 AYES: Hillis, Moore, Richards, Fong, Johnson, Koppel, Melgar
 MOTION: [20083](#)

14. [2017-005992CUA](#) (J. HORN: (415) 575-6925)
48 SATURN STREET – north side of Saturn Street between Temple Street and Upper Terrace, Lot 005 in Assessor’s Block 2627 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 249.77 and 303(c), to construct a new 39-foot tall, 3,043 square foot single-family dwelling on a vacant lot. 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: = Jeff Horn – Staff report
 + Jody Knight – Project presentation
 - Jim Shay – Opposed in its current form
 = Speaker – Violation of SUD and gross floor area, more units
 = Michael Cassidy – Can’t have more units without less square footage
 ACTION: Adopted a Motion of Intent to Disapprove and Continued the matter to March 8, 2018.
 AYES: Hillis, Moore, Fong, Johnson, Koppel, Melgar
 RECUSED: Richards

15. [2016-002914CUA](#) (K. DURANDET: (415) 575-6816)
2722 FOLSOM STREET – west side of Folsom Street between 23rd and 24th Streets, Lot 002 in Assessor’s Block 3641 (District 9) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) for a residential merger to merge two dwelling units into one dwelling unit. Currently, the existing three-story residence has three legal dwelling units. The subject property is located within a RH-2 (Residential House, Two-Family) Zoning District, Calle 24 Special Use 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

SPEAKERS: - Speaker – Opposed to continuance
 - Eddy Steele – Opposed to continuance
 = Michael Christensen – Staff report
 - Sean Westbrook – Opposed
 - Eddy Steele – Opposed
 - Eric Arguello – Opposed
 = Carly Grob – Response to questions
 ACTION: Disapproved
 AYES: Hillis, Moore, Richards, Fong, Johnson, Koppel, Melgar
 MOTION: [20084](#)

16. [2017-001283CUA](#) (M. CHRISTENSEN: (415) 575-8742)
 792 CAPP STREET – west side of Capp Street, between 22nd and 23rd Streets; lot 019B of Assessor’s Block 3637 (District 9) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.4, 303, and 317, proposing to demolish the existing two-story single-family home and construct a new four-story (40 foot tall) residential structure containing four dwelling units within a Residential Transit Oriented - Mission (RTO-M) Zoning District, Calle 24 Special Use 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 hearing of October 12, 2017)

SPEAKERS: = Michael Christensen – Staff report
 + Speaker – Project presentation
 + Brett Gladstone – Project presentation
 + Jim Gibson – Project presentation
 - Speaker – No to demolition, no to luxury condos
 - Dorothy Graham – No analysis of current structure
 - Robin – Evictions
 + Speaker – Want more housing
 + Edwin – Support
 + Speaker – Support
 + Tony – Support
 + Speaker – Support
 + Joshua Gold – Support
 - Andrea Contreras – Long term goal, community impact
 - Speaker – Housing for who? Cultural genocide
 - Fr. John Jimenez – Eviction leading to death
 - Victoria – Housing Accountability Act
 - Mary Mendoza – Racist statements
 - Erik Arguello – Neighborhood benefits, temporary benefits
 ACTION: After a Motion to Continue failed +3-4 (Fong, Melgar, Moore, Hillis against); and a Motion to Approve with Conditions failed +3-4 (Koppel,

Melgar, Moore, Richards against; Adopted a Motion of Intent to Disapprove and Continued the matter to March 22, 2018.

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

17. [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 hearing of November 30, 2017)

SPEAKERS: Esmeralda Jardines – Staff report
+ Justin Katalana – Project presentation
+ Speaker – Project presentation
- Shelley – Organized opposition
- Spike Khan – Organized Opposition
- Kevin Ortiz – Organized opposition
- Mary Mendoza – Street crossing safety
- Angelica Perez – Basic retail needs
- Erik Arguello –m Opposed, loss of trade shop
- Speaker – Opposed
+ David – Support
+ Jeff Hago – Support
+ Mike Schavik – Support
+ Katie – Support
- Speaker – Opposed
- Speaker – Opposed

ACTION: After a Motion to continue failed +3-4 (Fong, Johnson, Koppel, Moore against); Approved with Conditions as Amended to include:
1. Noise Mitigation measures;
2. Security mitigation measures;
3. Recycling plan;
4. White zone;
5. Smog Hog;
6. A minimum of 33% dedicated to beer production;
7. Guest Chef
8. Reduction of at least 20 seats; and
9. Hours of operation til 10pm Sun-Thurs, and Midnight Fri-Sat.

AYES: Hillis, Moore, Fong, Koppel
NAYES: Johnson, Melgar, Richards
MOTION: [20085](#)

ADJOURNMENT – 8:04 PM
ADOPTED JANUARY 25, 2018