

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, January 25, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:03 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Richard Sucre, Marcelle Boudreaux, Deborah Landis, Matt Snyder, Michael Christensen, Nicholas Foster, Seema Adina, Ella Samonsky, 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. 2017-000188ENV (J. NAVARRETE: (415) 575-9040)
ALCATRAZ FERRY EMBARKATION PROJECT – **Appeal of the Preliminary Mitigated Negative Declaration** – The proposed project would improve the existing Alcatraz Ferry Embarkation site at Pier 31½ in the Port of San Francisco by renovating the marginal wharf, bulkhead buildings and portions of the sheds at Piers 31 and 33 to provide a combination of indoor

and outdoor spaces to welcome, orient, and provide improved basic amenities for the public. The proposed project also includes new boarding ramps and floats to support the berthing of up to three ferry boats at a time. The proposed project would also establish limited (weekend only) ferry service between Pier 31½ and the Fort Baker pier in Sausalito, and would repair and upgrade the Fort Baker pier substructure, install a new gangway landing and float, and construct a new trail to the pier. The project site is zoned M-1 Light Industrial and C-2 Community Business in 40-X Height and Bulk District.

(Proposed Continuance to February 22, 2018)

SPEAKERS: Mary Wagner – City of Sausalito, City Attorney proposed hearing date

ACTION: Continued to February 22, 2018

AYES: Hillis, Moore, Richards, Koppel, Melgar

ABSENT: Fong, Johnson

2. [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
 (Continued from Regular Meeting on November 30, 2017)
(Proposed Continuance to May 24, 2018)

SPEAKERS: None

ACTION: Continued to May 24, 2018

AYES: Hillis, Moore, Richards, Koppel, Melgar

ABSENT: Fong, Johnson

3. [2017-014089AHB](#) (C. ALEXANDER: (415) 575-8724)
681 FLORIDA STREET – southern portion of the block bounded by Bryant and Florida Streets and 18th and 19th Streets; Lot 021 of Assessor’s Block 4022 (District 8) – Request for **100% Affordable Housing Bonus Program Authorization**, pursuant to Planning Code Sections 206 and 328 to allow for the demolition of an existing one-story building and construction of a new nine-story 100% affordable housing development for low-income and formerly-homeless families with 130 dwelling units and arts-related Production, Distribution, and Repair (PDR) space at the ground floor. The project requests development bonuses, zoning modifications and exceptions for 1) increased height above that which is principally permitted by the zoning district, 2) reduced rear yard pursuant to Planning Code Section 134, 3) reduced dwelling unit exposure pursuant to Planning Code

Section 140, 4) reduced usable open space pursuant to Planning Code Section 135, and 5) reduced ground floor minimum floor-to floor height pursuant to Planning Code Section 145.1. This project is within the UMU (Urban Mixed-Use) Zoning District and 68-X Height and Bulk District.

Preliminary Recommendation: Pending
(Proposed for Indefinite Continuance)

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

4. 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
 (Continued from Regular Meeting on December 14, 2017)
WITHDRAWN

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

B. COMMISSION MATTERS

5. Consideration of Adoption:
- [Draft Minutes for December 14, 2017](#)
 - [Draft Minutes for December 21, 2017](#)

SPEAKERS: Georgia Schuttish – Correction to December 21st minutes
 ACTION: Adopted
 AYES: Hillis, Moore, Richards, Koppel, Melgar
 ABSENT: Fong, Johnson

6. Commission Comments/Questions

Commissioner Richards:

A couple of things, first in this week's Business Times on page 4, there was an article about 1601 16th Street which we approved—sorry 1601 Mariposa Street, which we approved

probably a couple of years ago now has 300 units in it. What was interesting about this was the developer, it was Alta-Potrero Hill Wood Partners; they cut a floor off the development not because neighbors had blocked views or whatever, they actually cut a floor off because of construction costs. So for anybody that's thinking construction costs aren't inhibiting maybe some projects getting underway, here we have one that's already been entitled, but actually is cutting units because of construction cost.

The other thing I want to mention is, I read this past Sunday's Chronicle in the Insight Section and the Chronicle came out with an interview by State Senator Scott Weiner about SB-827, which if you take a look at some of the articles on the web, really affects pretty much every parcel in San Francisco. It up-zones every parcel to have no density even in single-family RH-1, RH-2 and RH-3 zones; doesn't have any parking minimums and there are some other things that go along with the SB-827. I would really like to understand what the impact would be here in San Francisco and the reason is I think an informed public needs to understand exactly what this is. There's a lot of words being used but people aren't internalizing what is going to happen and I really want people to understand it. Maybe Ms. AnMarie or staff could do a quick memo on what it does and what it doesn't do and what it covers, where in the city, that would be great, thank you.

Commissioner Moore:

I would like to ask for clarification just a few minutes ago we approved meeting minutes of December 21st where Commissioner Johnson resigned, and since that time, we are understanding there are reasons why she needs to be here, but I think the public is asking - I don't have an answer -- I asked the Commission Secretary and perhaps there could be clarification of what is going on so that we know ourselves of what to expect.

Jonas Ionin, Commission Secretary:

Indeed, we can formulate something.

Commissioner Moore:

Thank you.

President Hillis:

But it's my understanding, at least at this point, she's a member of this Commission, has not pulled back that resignation or it was done verbally; we'll clarify that.

Commissioner Moore:

The contradiction is with us issuing meeting memos that say that she has resigned and she said there could be intent to resign but not say she resigned, it's a typo, so we need to be kind of clear on that.

President Hillis:

We'll get clarification on that.

Commissioner Moore:

We definitely would like her to be here, but it needs to be clear to the public.

C. DEPARTMENT MATTERS

7. Director's Announcements

Director John Rahaim:

Just two items I wanted to report to you today, one is the status of the Permitting Project Tracking System, this has come up several times recently in light of our work with the Department of Building Inspection. I'm pleased to tell you that DBI is on schedule to go live this fall, specifically in September. Just to get into the weeds a little bit, the initiation started about a year ago and the consultants have completed their analysis of DBI system requirements and the configuration. They're now in stages three and four out of five; which is actually building the system and then they go into testing and training. The build is projected to be completed by April and then after that, the conversion, the data conversion, will happen in testing and training and preparation for the go-live date which is in September as I said. When they go live, this will also allow the public access portal to go live as well, so there will be a much broader public access by both project sponsors and community members access to the system, and hopefully, have better communication between the two departments which of course is one of the many goals of this system. So as you know, we went live in October 2014 and we are working with DBI and their consultants to make sure that when they go live and join with our system, that that's as seamless as possible as well. So we're happy to report that we're actually moving ahead on schedule for a September launch.

The second thing I wanted to report to you on is really news from Kevin Guy, who is the Office of Short-Term Rental Director. As you know, there has been as part of the settlement agreement with Airbnb on the litigation; we have been in phases implementing the implementation of the agreement that came about as a result of that litigation. The last phase was implemented last week at which point the agreement of course calls for anyone who is not registered to not have a posting on any of the websites. As of last week, 6,000 postings had been removed; not just from Airbnb, but from all the listing agencies. The really interesting news that Kevin is working on and his team is working on is looking at units where they had had enforcement cases and some of those are appearing on the rental market. So he believes there has been an immediate effect on making more units available on the market which is very good news. He's getting the data, but I wanted to let you know that information and really publicly thank him and his team for the extraordinary work that they've done to make this happen. Thank you, that concludes my report.

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

LAND USE COMMITTEE:

- Canceled

FULL BOARD:

- **171095 General Plan Amendment - Western Shoreline Area Plan (Local Coastal Plan).** Sponsor: Planning Commission. Staff: Wenger. PASSED Second Read
- **171096 Planning Code - Definition of Gross Floor Area.** Sponsor: Planning Commission. Staff: Butkus. Passed First Read
- **171097 Planning Code - Article 8 Corrections.** Sponsor: Planning Commission. Staff: Butkus. Passed First Read

- **171173 Planning Code - Mission Street Neighborhood Commercial Transit District.**
Sponsor: Ronen. Staff: Peterson. Passed First Read
- **171122 Interim Zoning Controls - Supervisorial District 11 - Institutional Uses, Certain Personal Service Uses, and Conversion of Commercial to Residential Use.** Sponsor: Safai. Staff: Butkus. Adopted

HISTORIC PRESERVATION COMMISSION:

None

BOARD OF APPEALS:

None

D. 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:

Georgia Schuttish – Illegal real estate activity:

- **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. Or eliminate it per RET draft. Apparently revised upward to \$1.9 million on December 15, 2017.

Todd David – RHNA Numbers

Catherine Petrin – 841 Chestnut/950 Lombard, illegal demolition

F. Joseph Butler – 841 Chestnut/950 Lombard, illegal demolition

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

9. [2017-014010CRV](#) (D. LANDIS: (415) 575-9118)
FY 2018-2020 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – An Informational Presentation of the department's proposed revenue and expenditure budget in FY 2018-

2019 and FY2019-2020, including grants, capital budget requests, and staffing changes; high-level work program activities for the department in FY 2018-2019 and FY2019-2020; and proposed dates where budget items will be discussed during the budget process.

Preliminary Recommendation: None – Informational

SPEAKERS: = John Rahaim – Introduction
 = Deborah Landis – Staff presentation
 - Sue Hestor – Loss of housing

ACTION: None – Informational

10. [2009.3461CWP](#) (M. SNYDER: (415) 575-6891)
AREA PLAN IMPLEMENTATION UPDATE AND INTER-DEPARTMENT PLAN IMPLEMENTATION COMMITTEE (IPIC REPORT) – **Informational Presentation** on the activities of the Department's Plan Implementation Group, including overview progress toward funding infrastructure projects called for in adopted area plans and coordination with CACs. Presentation of 2018 Interdepartmental Plan Implementation Committee (IPIC) Report, which includes capital planning accomplishments and recommendations for each plan area.

Preliminary Recommendation: None – Informational

SPEAKERS: = Matt Snyder – Staff presentation
 = Sue Hestor – Western SOMA at open space

ACTION: None – Informational

11. [2014-001272DVA](#) (R. SUCRE: (415) 575-9108 & M. CHRISTENSEN: (415) 575-8742)
PIER 70 MIXED-USE PROJECT – east side of Illinois Streets between 20th and 22nd Streets – Assessor's Block 4052 Lot 001 (partial), Block 4111 Lot 004 (partial), Block 4110 Lots 001 and 008A, and Block 4120 Lot 002 (District 10) – **Informational Presentation** on Phase 1 Submittal of the Pier 70 Mixed-Use Project. On December 15, 2017, the Board of Supervisors approved the Disposition and Development Agreement (DDA) associated with the Pier 70 Mixed-Use Project. The Pier 70 Mixed-Use Project includes new construction of market-rate and affordable residential uses, commercial use, retail, arts, and light industrial uses, parking, shoreline improvements, infrastructure development and street improvements, and public open space.

Preliminary Recommendation: None – Informational

SPEAKERS: = Michael Christensen – Staff presentation
 + Speaker – Project presentation

ACTION: None – Informational

- 12a. [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

(Continued from Regular Meeting on November 30, 2017)

SPEAKERS: Tom Tunney – Request for continuance
 Alan Morse – Support continuance
 Jason Mack – Support continuance
 Sophia Gomez – Support continuance
 ACTION: Continued Indefinitely
 AYES: Hillis, Moore, Richards, Koppel, Melgar
 ABSENT: Fong, Johnson

- 12b. [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 a Union Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District.
 (Continued from Regular Meeting on November 30, 2017)

SPEAKERS: Same as Item 12a.
 ACTION: ZA Continued Indefinitely

- 13a. [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 November 30, 2017)

SPEAKERS: = Nick Foster – Staff report
+ Dan Fratten – Project presentation
+ Speaker – Design presentation
+ Cynthia Gomez – Union labor, building trades
+ Kevin Carroll – Industry
+ Cassandra Costello – Demand
+ Karen Flood – Vacant lot
+ Larry Mazzola Jr. – Support

ACTION: Approved a two-year extension

AYES: Moore, Richards, Koppel, Melgar

ABSENT: Hillis, Fong, Johnson

MOTION: [20096](#)

13b. [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 November 30, 2017)

SPEAKERS: Same as Item 13a.

ACTION: Approved a two-year extension

AYES: Moore, Richards, Koppel, Melgar

ABSENT: Hillis, Fong, Johnson

MOTION: [20097](#)

- 13c. [2017-003134](#) (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 Zoning Administrator consideration of an **Elevator Height Exemption Waiver** pursuant to Section 260(b)(1)(B). The Project requests a height exemption from Section 260(b)(1)(B), which limits the height exemption applicable to elevator penthouses to 16 feet. The rooftop elevator penthouse enclosure at the Project Site would extend 29’-1” above the roof elevation of 130 feet, exceeding the allowable height by 13’-1”. The Zoning Administrator may, after conducting a public hearing, grant a height exemption for an elevator penthouse provided that the exemption is required to meet state or federal laws or regulations. The Project Sponsor has provided a technical memorandum from the Project’s elevator consultant confirming that the exemption is required to meet State of California elevator safety codes.
- SPEAKERS: Same as Item 13a.
 ACTION: ZA Closed the PH and indicated an intent to Grant
14. [2017-013406CUA](#) (S. ADINA: (415) 575-8722)
1177 CALIFORNIA STREET, UNIT 1014 AND 1015 – southeast corner of California and Jones Streets; lot 096 of Assessor’s Block 0253A (District 3) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Section 303 and 317 to merge two dwelling units within a 254-unit building. The project would merge a 1,399 square foot, two-bedroom, two and a half-bath unit (#1014) with a 795 square foot, one-bedroom, one-bath unit (#1015) within a RM-4 (Residential - Mixed, High Density) Zoning District and 65-A Height and Bulk District.
Preliminary Recommendation: Disapprove
- SPEAKERS: = Seema Adina – Staff report
 + Speaker – Project presentation
 + Stan Landfair – Project presentation
 - Wei – Opposition
 + Stephen Gomez – Support
 - Speaker – Opposition
- ACTION: Adopted a Motion of Intent to Approve with conditions:
 1. That the independent defining features of the units be retained; and
 2. That upon sale of the merged unit be restored to two units; and
 Continued the matter to February 8, 2018
- AYES: Hillis, Moore, Richards, Koppel
 NAYES: Melgar
 ABSENT: Fong, Johnson
15. [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 November 30, 2017)

- SPEAKERS:**
- = Ella Samonsky – Staff report
 - + Speaker – Project presentation
 - + Steve Perry – Design presentation
 - Speaker – Very emotional and painful
 - Maria Velez – The Mission is dying
 - Speaker – Luxury units
 - Roberto Hernandez – No community outreach
 - Carlos Bocanegra – No meetings since last hearing, affordability, parking, traffic
 - Tim Huong – The community knows what’s best for them, sanctuary city for whom
 - Patricia Juadra Ng – Give us housing
 - Raphael Picazzo – We cannot live in these units
 - Salda Rivera – the development does not represent the Latino culture
 - Speaker – Housing lottery, preserve our people
 - Norma – Gentrification
 - Olga Osbourne – Solidarity with the people of the Mission
 - Carlos Gutierrez – Care about the well-being of the Mission District
 - Scott Weaver – Looking at perfection isolation
 - Marie Sorrenson – Opposition
 - Speaker – No more familiar faces
 - Speaker – Killing Native Americans, fuck you
 - Spike Khan – Get into the details
 - + Speaker – Support
 - + Speaker – Support
 - Eric Arguello – Anger, frustration, suffering
 - Peter Papadapolous – Technical points, PDR space
 - Speaker
 - Benny Yee – Day laborer collective
- ACTION:** After hearing and closing public comment;
Continued to March 15, 2018
- AYES:** Hillis, Moore, Richards, Koppel
- NAYES:** Melgar
- ABSENT:** Fong, Johnson

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed

by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

16. [2016-003051DRP](#) (E. JACKSON: (415) 558-6363)
37 SUSSEX STREET – located on the west side of Sussex Street, between Penny Lane and Diamond Street; Lot 018 in Assessor’s Block 6729 (District 8) - Request for **Discretionary Review** of Building Permit Application No. 2016.0219.0012 proposing construction of a vertical one-story addition on a single-family dwelling. The Project is located within a RH-1 (Residential, House, Single-Family) Zoning District and 40-X Height and Bulk District.
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not take Discretionary Review and Approve

SPEAKERS: None
 ACTION: Continued to March 15, 2018
 AYES: Hillis, Moore, Richards, Koppel, Melgar
 ABSENT: Fong, Johnson

17. [2017-004890DRP](#) (E. SAMONSKY: (415) 575-9112)
3600 SCOTT STREET – located on the east side of Scott Street, between Beach Street and Capra Way; Lot 017 in Assessor’s Block 0441A (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2017.03.29.2707, proposing replace the glass deck railing, of 42 inches in height, with a glass windscreen of 72 inches in height on an existing roof deck. The Project is located 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\(h\)](#).
 Staff Analysis: Abbreviated Discretionary Review
Preliminary Recommendation: Do Not take Discretionary Review and Approve

SPEAKERS: = Marcelle Boudreaux – Staff report
 - David Johnson – DR presentation
 - Winston Nashuerad – Opposition
 - Patrick Mulligan – Opposition
 + Joram Aldman – Project presentation
 + Laurie Spiller – Rebuttal
 ACTION: Took DR and approved the project with conditions:
 1. Posts be painted a neutral color (such as white); and
 2. That upon sale the 42” railing is restored.
 AYES: Hillis, Richards, Koppel, Melgar
 NAYES: Moore
 ABSENT: Fong, Johnson
 DRA: [0575](#)

ADJOURNMENT – 5:27 PM
 ADOPTED FEBRUARY 8, 2018