

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

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

Thursday, April 12, 2018
1:00 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT MELGAR AT 2:13 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Ella Samonsky, Steve Wertheim, Aaron Starr, 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. 2016-010185CUA (V. FLORES: (415) 575-9173)
160 CASELLI AVENUE – between Danvers and Clover Streets, Lot 008 in Assessor's Block 2690 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [317](#) to allow demolition an existing single-family residence and illegal structure at the rear of the property and removal of an unauthorized dwelling unit. The proposal includes new construction of a 3-story 2-unit structure at the front of the property within a RH-2 (Residential, 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 hearing on March 29, 2018)

Note: On March 29, 2018, after hearing and closing public comment, Continued to April 12, 2018 by a vote of +5 -0 (Melgar, Moore absent).

(Proposed Continuance to May 10, 2018)

SPEAKERS: None
 ACTION: Continued to May 10, 2018
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis

B. COMMISSION MATTERS

2. Consideration of Adoption:
 - [Draft Minutes for March 22, 2018](#)
 - [Draft Minutes for March 29, 2018](#)

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

3. Commission Comments/Questions

Commissioner Richards:

Interestingly enough it's been a very busy week as Commissioner Johnson said news-wise. We've actually missed two weeks. We weren't here last week, but I hope that the Department and -- the keeping with what we were talking about would reanalyze the amendments to Senator Weiner's bill. I think it's good that we know the impact to the City and it's fair for us to continue to evolve with the amendments as they go to understand what they are and how they impact us. The other one is, while we were away there was this article "Portals of the Past" it's an interesting kind of thing in the Chronicle every week in the Bay Area section. Last week the title was "Lively lengthy battle over where to bury city's dead." I don't know if anybody remembers but we used to have cemeteries, garden cemeteries in the City. There are very few places left to bury anybody I guess from the '30s and '40s but one paragraph in the lengthy battle over whether to exhume everybody and move them to Colma struck me. And it said -- people writing into the letters to the editors -- and they said, "People that wanted the cemeteries removed were recent arrivals who have no respect for the city's past or its elders," so it just made me feel like hey this is 2018 and we have the same thing for old people who are coming new to the City, they don't respect the past so we can't change anything. There are a lot of parallels and the growth of San Francisco to what is happening today as we continue to grow. Lastly, we talked about construction costs and their impact on the ability to actually build or have a project pencil out. Interestingly that Matier and Ross have a column on a MUNI platform at Chase Center, I guess that the Warriors arena? I guess. I'm not up on my branding. \$33 million dollars -- it's a \$160,000 a foot but they're worried that nobody's going to bid on it because there are not enough workers and there's too much business to actually bid on a \$33 million

platform. I think that says -- as a comment that says a lot of what is going on in terms of the scarcity and the ability to put some of these projects through because there are not enough workers. Thanks.

C. DEPARTMENT MATTERS

4. Director's Announcements

John Rahaim, Planning Director:

The only announcement was to let the Commissioners know that we in fact are doing -- looking at the, I think it's the third version of SB-825. I think we're having a hearing on the 26th I believe in about two weeks. You will receive memo in next week's packet. Just to ask if there's anything in particular that you are interested with that legislation let us know so that can make sure we can include it in time for the packet for next week. Thanks and that's all I have today.

Commissioner Richards:

I think I mentioned this in the Building Inspection Joint hearing: the interplay of the different laws and their ability to allow local control on demolitions was a concern of mine. So housing accountability, when you have maybe two laws apply to the same project.

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

LAND USE COMMITTEE:

Aaron Starr:

This report does cover two weeks since you were on break last week. Last week's Land Use Committee didn't have any planning related items. However this week the Committee considered a resolution on San Francisco's Biodiversity Policy sponsored by Supervisors Fewer and Kim. The resolution focused on efforts to build on 35 years of helpful, but disconnected policy work to support by diversity and elevate the issues to a citywide priority. The resolution also adopts a citywide Biodiversity Vision and names fourteen city agencies that are to be part of that vision. San Francisco Planning staffs have been fully engaged in these efforts and reviewed the resolution language along the way. At the Land Use hearing ten people spoke during public comment. Speakers included representative from the Sierra Club, The Presidio Trust, and Literacy for Environmental Justice. Managers from the PUC, Rec Park, the Port, and the Public Library also spoke in support of both the resolution and the interagency collaboration co-led by the San Francisco Environment and Planning. The Committee Members added one amendment requested from Supervisor Safai. It is intended to clarify expectations of priorities on city-owned land. Supervisor Kim and Safai also raised questions from their constituents such as whether or not the biodiversity resolution would increase conflicts with public access, removal of non-native trees and pesticide herbicide use. Director Rafael and the San Francisco Environment Integrated Pest Management lead responded to concerns and clarified that the resolutions does not impact natural areas plan and or the integrated pest management ordinance. In the end the Committee unanimously passed the resolution and then sent it to the Full Board.

At the Full Board last week, the Mill's Act contract for 60 Carmelita Street was adopted. The General Plan, Planning Code Zoning Map and Development agreements for 200 Van Ness passed their first read and a resolution urging amendments to California Senate State Bill 827 sponsored by Senator Wiener was adopted. The appeal for the environmental determination for 590 Leland was continued to this week.

At the Full Board this week, the 200 Van Ness project received its second pass at second read and so it is off to the mayor for signature and the 590 Leland environmental appeal was continued for one more week to April 16th. Last week there were two introductions of note - the first one was from Supervisor Safai. It's an amendment to the definition of accessory use to allow catering as an accessory use to limited restaurants. And then we also have an ordinance that would prohibit Cannabis retail and Medical Cannabis dispensaries in Chinatown that is sponsored by Supervisors Peskin, Kim, Breed, Tang and Fewer so you all will have a fun time with that one in a few months. And that concludes my presentation.

Commissioner Richards:

Just one question - I watched the Board of Supervisors hearing on SB-827 there were like two votes. Can you explain what happened?

Aaron Starr:

I believe one was to add an amendment to it or to amend it and the final vote was to recommend it or to adopt it.

Commissioner Richards:

And the amendment was to --

Aaron Starr:

Soften some of the language. I don't know the -- I don't have the exact amendment in here, but I can probably find it for you.

Commissioner Richards:

Okay. I know Mr. David, maybe when you do public comment you can mention it us thanks.

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: Todd David – SB-827 amendments
 Laura Clark – Upzoning

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.

6. [2018-000811CUA](#) (E. SAMONSKY: (415) 575-9112)
100 BARNEVELD AVENUE /125 BAYSHORE BOULEVARD – east side of Bayshore Blvd, between Oakdale and Jerrold Avenues; Lot 002 and 019 of Assessor’s Block 5559 (District 10) - Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 210.3 and 303, to establish a Homeless Shelter (Navigation Center) with accessory Social Service use. This homeless shelter would be limited in timeframe to no more than four years and would be operated by the City and County of San Francisco. The proposed project would collectively measure approximately 22,973 square feet and involve interior tenant improvements within the existing office building (10,009 square feet) and the existing warehouse building (12,964 square feet), construction of 1,554 square feet of exterior deck and the placement of two trailers (approximately 865 square feet) containing modular restroom and shower facilities on-site within a PDR-2 (Production, Distribution and Repair) and 65-J 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: = Ella Samonsky – Staff report
 + Emily Cohen – Project presentation
 + Del Seymour – The need for more
 = Peggy House – Homeless population and taxpaying citizens, businessman
 + Laura Clark – Housing human beings is more important than parking
 - Melodie – Navigation centers are a revolving door
 + Sue Hester – Part of a solution
 = Speaker – Life safety

ACTION: Approved with Conditions
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis
 MOTION: [20151](#)

7. [2011.1356E](#) (E. WHITE: (415) 575-6813)
CENTRAL SOMA PLAN – CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT – The Central South of Market (SoMa) Plan is a comprehensive plan for the area surrounding much of the southern portion of the Central Subway transit line. The Plan includes roughly 230 acres that comprise 17 city blocks, as well as the streets and thoroughfares that connect SoMa to its adjacent neighborhoods: Downtown, Mission Bay, Rincon Hill, and the Mission District. The Central SoMa Plan seeks to encourage and accommodate housing and employment growth by (1) removing land use restrictions to support a greater mix of

uses while also emphasizing office uses in portions of the Plan Area; (2) amending height and bulk districts to allow for taller buildings; (3) modifying the system of streets and circulation within and adjacent to the Plan Area to meet the needs and goals of a dense, transit-oriented, mix-use district; and (4) creating new, and improving existing, open spaces.

Please Note: The public hearing on the Draft EIR is closed. The public comment period for the Draft EIR ended on February 13, 2017. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.

Preliminary Recommendation: Certify the Final EIR

SPEAKERS: = Steve Wertheim – Staff report
 + Mike Grisso – Flower Mart
 + Steve Oku – Flower Mart, Main site
 Eileen Tillman
 + Scott Feeney – Housing amendments
 = Andrew – We Are SOMA, affordable housing
 - David Wu – More public input, site acquisition
 + Brook Olivera – Community engagement of the park
 + Amish Gould – Flower Mart, Main site
 Laurel Winsler – Flower Mart
 Speaker – Flower Mart
 = Andrew Junius – TDM Program grandfathering provision
 = Speaker – Usable open space
 = Tara Sullivan – Exhibit 3.6 code related issues, tower separation
 = Chloe Angeles – Flower Mart, key sites exceptions
 + Todd David – Central SOMA
 - Laura Clark – West side, high property values
 - John Elberling – Employment plans

ACTION: Continued to May 10, 2018
 AYES: Fong, Johnson, Koppel, Melgar, Moore, Richards
 ABSENT: Hillis

- 8a. [2011.1356E](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – ADOPTION OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS – The Planning Commission will consider adoption of **CEQA Findings** for actions in connection with the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street. The CEQA Findings include a statement of overriding considerations; reasons for rejection of alternatives to the proposed Plan; and a mitigation monitoring program associated with the approval of the Central SoMa Plan. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.
Preliminary Recommendation: Adopt CEQA Findings

SPEAKERS: Same as item 7.
 ACTION: Improperly Noticed

- 8b. [2011.1356M](#) (S. WERTHEIM: (415) 558-6612)

CENTRAL SOMA PLAN – ADOPTION OF AMENDMENTS TO THE GENERAL PLAN – Pursuant to San Francisco Planning Code 340, the Planning Commission will consider adopting **General Plan Amendments** to add the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street; making conforming amendments to the Commerce and Industry Element, the Housing Element, the Urban Design Element, the Land Use Index, and the East SoMa and West SoMa Area Plans; affirming the Planning Department’s determination under the California Environmental Quality Act; and making environmental findings, including adopting a statement of overriding considerations, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. For more information on the Central SoMa Plan, go to

<http://centralsoma.sfplanning.org>.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: Same as item 7.

ACTION: Improperly Noticed

8c. [2011.1356T](#) (S. WERTHEIM: (415) 558-6612)

CENTRAL SOMA PLAN – ADOPTION OF AMENDMENTS TO THE PLANNING CODE AND ADMINISTRATIVE CODE – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Planning Code** and **Administrative Code Amendments** to give effect to the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street. The Planning Code amendments include adding Sections 128.1, 132.4, 175.1, 249.78, 263.32, 263.33, 263.34, 413.7, 432, 433, and 848; revising Sections 102, 124, 134, 135, 135.3, 138, 140, 145.1, 145.4, 151.1, 152, 152.1, 153, 155, 163, 169.3, 181, 182, 201, 206.4, 207.5, 208, 211.2, 249.36, 249.40, 249.45, 260, 261.1, 270, 270.2, 303.1, 304, 307, 329, 401, 411A.3, 413.10, 415.3, 415.5, 415.7, 417.5, 419, 419.6, 423.1, 423.2, 423.3, 423.5, 426, 427, 429.2, 603, 608.1, 802.1, 802.4, 803.3, 803.4, 803.5, 803.9, 809, 813, 825, 840, 841, 842, 843, 844, 845, 846, 847, 890.37, 890.116, 890.124; and deleting Sections 263.11, 425, 802.5, 803.8, 815, 816, 817, and 818. The Administrative Code amendments include revising Chapter 35. The Planning Commission will also consider affirming the Planning Department’s determination under the California Environmental Quality Act; making approval findings under the California Environmental Quality Act, including adopting a statement of overriding considerations; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code Section 302. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: Same as item 7.

ACTION: Improperly Noticed

8d. [2011.1356Z](#) (S. WERTHEIM: (415) 558-6612)

CENTRAL SOMA PLAN – ADOPTION OF AMENDMENTS TO THE ZONING MAP – Pursuant to San Francisco Planning Code 302, the Planning Commission will consider **Zoning Map Amendments**, to create the Central South of Market (SoMa) Special Use District and make

other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, encompassing an area generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street. The Zoning Map is proposed include amendments to Sheets ZN01, ZN08, HT01, HT08, SU01, and SU08 affecting all or part of the following Assessor's Blocks: 3725, 3732, 3733, 3750-3753, 3762, 3763, 3775-3778, 3785-3788; The Planning Commission will also consider affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: Same as item 7.
ACTION: Improperly Noticed

- 8e. [2011.1356U](#) (S. WERTHEIM: (415) 558-6612)
CENTRAL SOMA PLAN – ADOPTION OF THE IMPLEMENTATION PROGRAM – The Planning Commission will consider adopting the **Implementation Program** to guide implementation of the Central South of Market (SoMa) Area Plan, generally bounded on its western portion by 6th Street, on its eastern portion by 2nd Street, on its northern portion by the border of the Downtown Plan Area, and on its southern portion by Townsend Street. The Implementation Program document includes five parts: 1) An "Implementation Matrix" document conveying how each of the Plan's policies would be implemented, including implementation measures, mechanism, timelines, and lead agencies, 2) A "Public Benefits Program" document containing the Plan's public benefits package, including a description of the range of infrastructure and services that will serve new growth anticipated under the Plan, a summary of how those benefits will be funded, and a description of how this program will be administered and monitored, 3) A "Guide to Urban Design" document containing design guidance that is specific to Central SoMa in a way that complements and supplements the requirements of the Planning Code and citywide Urban Design Guidelines, 4) A "Key Development Sites Guidelines" document that includes greater direction than available in the Planning Code to the development of the Plan Area's large, underutilized development opportunity sites, in an effort to maximize public benefits and design quality, and 5) A "Key Streets Guidelines" document that includes greater policy direction for each of the major streets in the Plan Area. For more information on the Central SoMa Plan, go to <http://centralsoma.sfplanning.org>.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: Same as item 7.
ACTION: Improperly Noticed

ADJOURNMENT 4:08 PM

ADOPTED APRIL 26, 2018